



## Legislation Details (With Text)

<b>File #:</b>	18-106	<b>Version:</b>	2	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Adopted	
<b>File created:</b>	4/10/2018	<b>In control:</b>		City Council	
<b>On agenda:</b>	5/8/2018	<b>Final action:</b>		5/8/2018	
<b>Title:</b>	Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE REZONING Property from a Class R-4 (Single Family Residential) District to a Class I-2 (Railroad/Warehouse Industrial) District for the Property Identified as Parcel Identification No. 18-03-206-013, with an Address of 1824 NE MONROE STREET, Peoria, Illinois. (Council District 1)				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. ORD NO 17,577 (Item No. 18-106), 2. Ordinance for PZ 18-12, 3. Agenda Packet for PZ 18-12, 4. PZ Minutes for PZ 18-12

Date	Ver.	Action By	Action	Result
5/8/2018	2	City Council	adopted	Pass
4/24/2018	1	City Council	deferred	Pass

### ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE REZONING Property from a Class R-4 (Single Family Residential) District to a Class I-2 (Railroad/Warehouse Industrial) District for the Property Identified as Parcel Identification No. 18-03-206-013, with an Address of 1824 NE MONROE STREET, Peoria, Illinois. (Council District 1)

### BACKGROUND:

Petitioner, John Wetzel, is request to rezone the subject property from Class R-4 (Single Family Residential) to Class I-2 (Railroad/Warehouse Industrial). The subject property is a 2,632 sq ft vacant parcel. The property is surrounded by I-2 (Railroad/Warehouse Industrial) zoning to the north and east, and R-4 (Single Family Residential) to the south and across Monroe Street to the west. The property was developed with a single family residence until it was demolished in 2014 after approximately five years as a vacant structure.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6 to 0 to APPROVE the request to rezone the property.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information regarding the requested rezoning.

**FINANCIAL IMPACT:** None

**NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting):** A citizen spoke in support of the request to rezone citing the property owner's service to the neighborhood.

**IMPACT IF APPROVED:** The subject property will be zoned Class I-2 (Railroad/Warehouse Industrial).

**IMPACT IF DENIED:** The subject property will not be rezoned and will remain as Class R-4 (Single Family

Residential).

**ALTERNATIVES:** N/A

**EEO CERTIFICATION NUMBER:** N/A

**WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?**

1. Grow Peoria

**WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?**

1. Grow employers and jobs.

**DEPARTMENT:** Community Development