



Legislation Text

File #: 18-106, **Version:** 2

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