



Legislation Text

File #: 18-076, **Version:** 3

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to AMEND a Decision of the Historic Preservation Commission Regarding a Requested Height Waiver for a Wall in the Rear Yard, for the Property Located at 1808 WEST MOSS AVENUE (Parcel Identification Number 18-08-156-002), Peoria, Illinois. HPC 18-01.

BACKGROUND:

The parties involved in this case have worked diligently to pursue a mutually agreeable remedy. The current proposal is one that the petitioner and both adjacent neighbors at 1812 W. Moss Avenue and 1802 W Moss Avenue have agreed to. City Staff supports this resolution. Support letters from the adjacent property owners and the proposed modifications to the eastern wall are shown on Attachments A - D. Beyond the modifications to the eastern wall, all other existing work related to the project will remain as built. Any future expansion or additional development will require a separate Certificate of Appropriateness from the Historic Preservation Commission.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS:

IMPACT IF APPROVED: The wall would be modified as agreed to by the property owners and shown on the attachments.

IMPACT IF DENIED: The wall height would need to be reduced, so that no portion of the wall exceeds 6 feet in height.

ALTERNATIVES:

EEO CERTIFICATION NUMBER: N/A

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

1. Not applicable.

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

1. Reinvest in neighborhoods.

DEPARTMENT: Community Development