



## Legislation Text

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**File #:** 19-221, **Version:** 1

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**ACTION REQUESTED:**

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from Staff to Waive the Requirement for a SETBACK ENCROACHMENT AGREEMENT for the Property Located at 710 W. DETWEILLER DRIVE (Parcel Identification No. 14-05-476-010), Peoria IL. (Council District 5)

**BACKGROUND:** The property located at 710 W. Detweiller Dr. has been developed as a Shell gas station for more than 40 years. It is located at the corner of Detweiller Dr. and Knoxville Ave.

A Setback Encroachment Agreement is recorded on the property which holds the property owners responsible for the removal of structures, at their expense, if the full setback of 100 feet from the centerline or 25 feet from the right-of-way of Knoxville Avenue or a portion thereof is needed for public improvement.

Due to the age of the property, existing site conditions, and no pending plans for expansion or redevelopment, the owners of the property are requesting a waiver of the requirement for a Setback Encroachment Agreement. Please see the attached petition and supporting documents.

**FINANCIAL IMPACT:** N/A

**NEIGHBORHOOD CONCERNS:** N/A

**IMPACT IF APPROVED:** The property will remain as currently developed. The existing Setback Encroachment Agreement will be waived.

**IMPACT IF DENIED:** The property will remain as currently developed. The existing Setback Encroachment Agreement will remain in place.

**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