



Legislation Text

File #: 21-010, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Rezoning Property from the Current Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District for the Property Located at 2132 N GALE AVENUE (Parcel Identification No. 14-32-451-010), Peoria IL. (Council District 2)

BACKGROUND: The petitioner, Michael Honegger, on behalf of property owner, Julia Wojtalik, requests to rezone the subject property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District. The property owner also owns the adjacent parcel (2126 N University) which is in the Class CN (Neighborhood Commercial) District and intends to combine the parcels.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6-0 to approve the rezoning request.

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

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): No comments here heard at the meeting.

IMPACT IF APPROVED: The subject property will be rezoned to Class C-N (Neighborhood Commercial) District.

IMPACT IF DENIED: No change to the zoning of the property.

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