



Legislation Text

File #: 23-011, **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 & Zoning Commission and Staff to ADOPT an ORDINANCE REZONING Property from Class R-3 (Single Family Residential) District to Class C-N (Neighborhood Commercial) District for the Property Located at 331 NE PERRY AVENUE (Parcel Identification No. 18-04-456-006), Peoria, IL.

BACKGROUND: Petitioner Brenda Graves of Whiskey City Project, LLC is requesting to rezone this property to C-N Neighborhood Commercial. The proposed zoning would allow for upper story residential with office use on the main level. The proposed zoning would also allow for short term rental use.

The Planning & Zoning Commission found that the request in case PZ 1162-2022 met the Findings of Fact and voted 5 to 0 to approve the request to rezone.

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

FINANCIAL IMPACT: None

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): Three written comments were received in opposition to the request. The comments asked for more information on the proposed use and more communication with the applicant and the neighborhood associations in the area.

IMPACT IF APPROVED: The property will be rezoned from Class R-3 (Single Family Residential) to Class C-N (Neighborhood Commercial).

IMPACT IF DENIED: The property will not be rezoned and will remain as Class R-3 (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.
2. Reinvest in neighborhoods.

DEPARTMENT: Community Development