



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: April 2, 2020

CASE NO: PZ 20-6

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from a Class R-4 (Single Family Residential) District to a Class C-G (General Commercial) District for the property located at 1909 and 1913 W Howett Street (Parcel Identification Nos. 18-07-482-033 and 18-07-482-032), Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone property from a Class R-4 (Single Family Residential) District to a Class C-G (General Commercial) District.

BACKGROUND

Property Characteristics

The two subject parcels contain approximately 0.09 acres of land each, totaling 0.18 acres. The parcels are currently zoned Class R-4 (Single Family Residential), and surrounded by the same to the north, west, and south. To the east of the property is C-G (General Commercial), and to the southeast is C-N (Neighborhood Commercial).

History

Date	Zoning
1931 - 1958	B – Two Family Dwelling
1958 - 1963	B – Two Family
1963 - 1990	R-1 – Low Density Residential
1990 - 2012	R-4 – Single Family Residential

ANALYSIS

The Community Development Department examines each rezoning application against the standards that resulted from the case of *LaSalle National Bank of Chicago V. Cook County and Peoria's Comprehensive Plan*.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	The parcel is adjacent to commercial zoning that fronts a commercial corridor.

<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	The rezoning will facilitate the construction of a new fire station to serve the neighborhood.
<u>LaSalle Factor #3</u> : Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	The rezoning would allow for services that are intended to enhance, not diminish, surrounding property.
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would allow development that would complement the existing single family and commercial development.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcels are separated by existing commercial zoning only by an alley. A partial vacation of this alley will connect the parcels, making them suitable for commercial or public service development.
<u>LaSalle Factor #6</u> : Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	The property is in an economically challenged area.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	The rezoning will allow for an important service, a fire station to be built. Should this use ever change, the location is well located for commercial development that could economically benefit the area.
<u>Comprehensive Plan Future Land Use Designation</u>	Mixed Use

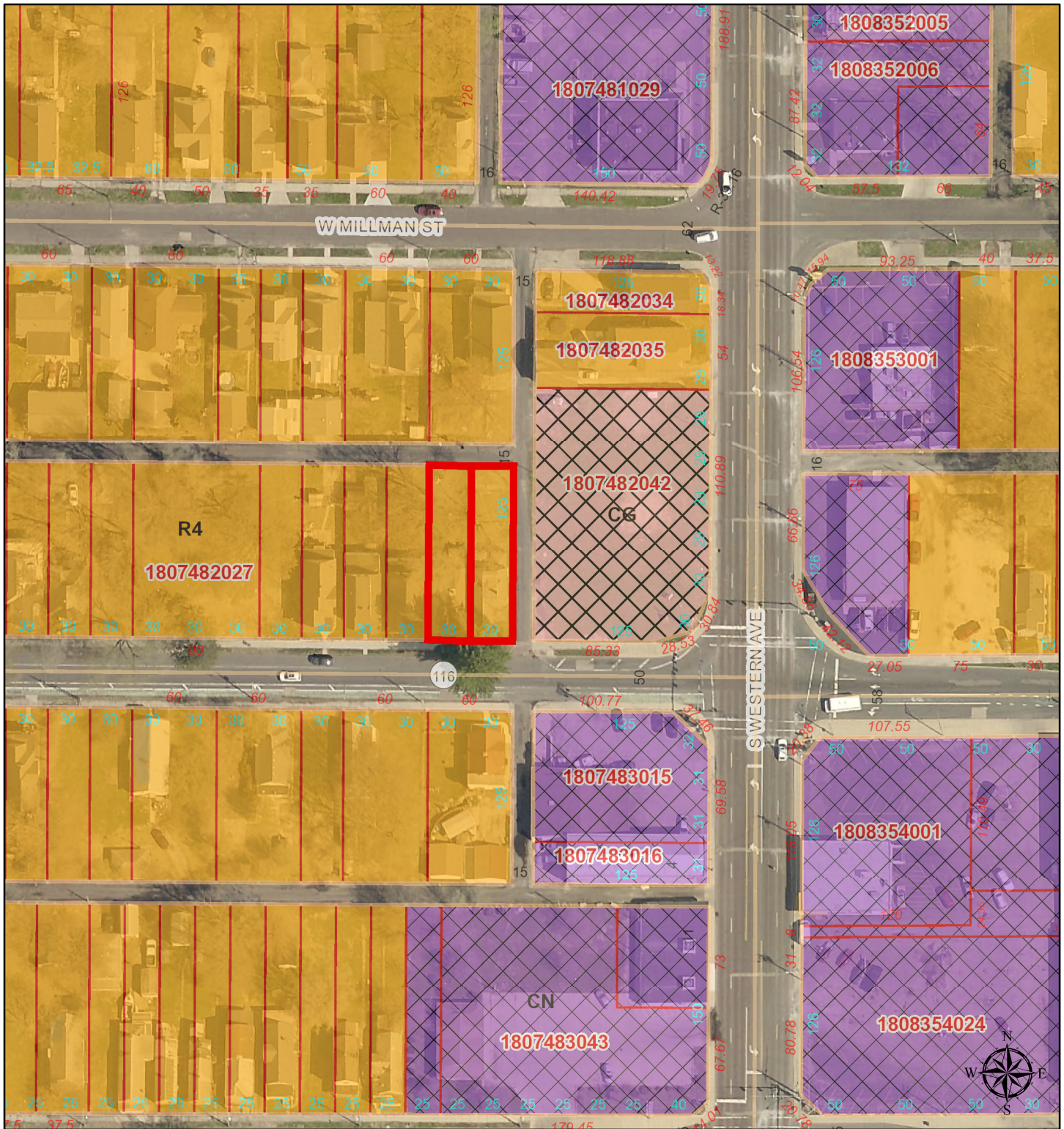
DEVELOPMENT BOARD RECOMMENDATION

The Development Review Board recommends approval of the request.

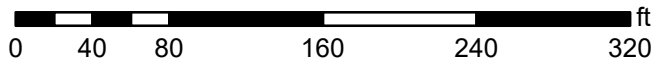
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Proposed Ordinance

PZ 20-6 Surrounding Zoning



1 inch = 100 feet



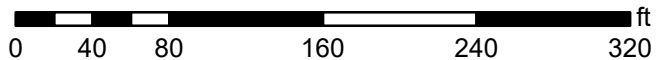
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PZ 20-6 Aerial



1 inch = 100 feet



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AN ORDINANCE REZONING THE PROPERTY FROM CLASS R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A CLASS C-G (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTIES LOCATED AT 1909 AND 1913 W HOWETT STREET, (PARCEL IDENTIFICATION NOS. 18-07-482-033 AND 18-07-482-032), PEORIA IL.

WHEREAS, the property herein described is now zoned Class R-4 (Single Family Residential) District; and

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.8 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on April 2, 2020, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such rezoning will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Code are hereby amended by changing the classification of the following described property to Class C-G (General Commercial) District instead of Class R-4 (Single Family Residential) District:
SELBY PARK ADD SE 1/4 SEC 7-8-8E LOT 10 BLK 1 (88-11570)

And

SELBY PARK ADD SE 1/4 SEC 7-8-8E LOT 11 BLK 1

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Ordinance shall extend to said above-described premises as herein reclassified and rezoned.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS _____ DAY OF

_____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel