



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: March 4, 2021

CASE NO: PZ 238-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Asif Hussain on behalf of the Salvation Army, to rezone property from a Class C-2 (Large Scale Commercial) District to a Class I-1 (Industrial/Business Park) District for the property located 2800 W Townline Road, (Parcel Identification No. 14-06-101-005), Peoria, IL (Council District 5)

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone the subject property to Class I-1 (Industrial/Business Park) District.

BACKGROUND

Property Characteristics

The subject property contains 2.89 acres of land and is currently developed with a single story 20,000 sq. ft. commercial building. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by C-2 (Large Scale Commercial) zoning to the north, south, and east, and I-1 (Industrial/Business Park) to the west.

History

In 2000, the subject property was annexed into the City of Peoria and zoned C-2 (Large Scale Commercial). The commercial building was built in 2004 as a retail store for the Salvation Army. The table below shows the zoning class history:

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	Not in the City Limits
1990 - Present	C2 (Large Scale Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property	The subject property is adjacent to I-1 (Industrial/Business Park) zoning. Existing uses of nearby property include commercial and light industrial.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	Property values will not be diminished by the I-1 (Industrial/Business Park) zoning since this zoning class is adjacent to the subject property.
<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.	None

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning will allow for re-use of the existing building.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The property meets the building envelop standards for the I-1 (Industrial/Business Park) zoning class.
<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 Salvation Army Family Store closed within the last six months. No other vacancy in the vicinity.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Commercial.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

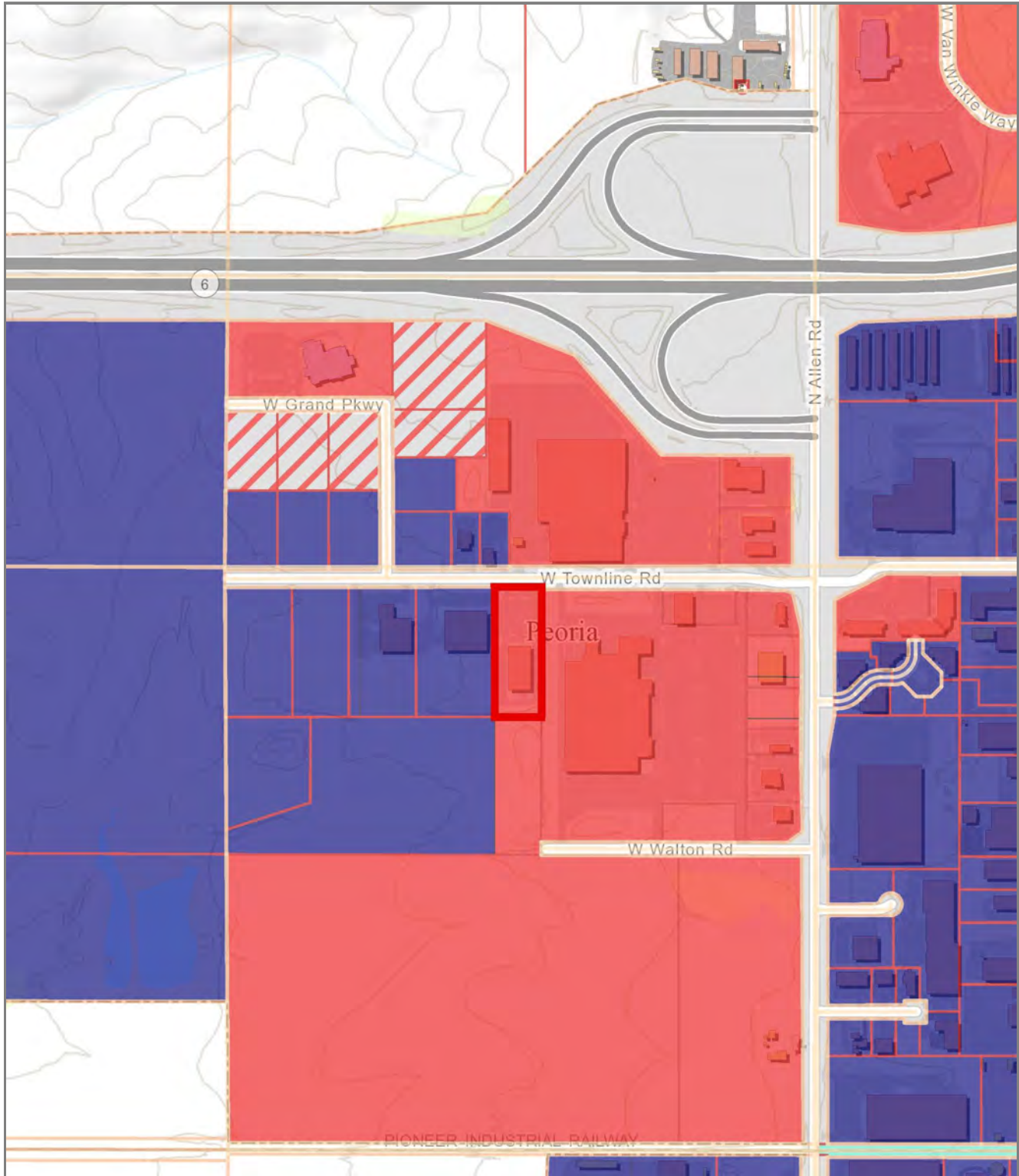
The Development Review Board recommends approval of the request based on the existing adjacent I-1 zoning and the following intent statement for the I-1 district.

The I-1 (Industrial/Business Park) zoning class is intended for "clean" (low environmental impact) industrial and commercial uses that will be compatible with neighboring residential, office, and commercial districts. It is intended to accommodate warehousing, distribution, commercial light fabrication, assembly, and storage activities, as well as associated office uses and certain other uses that are incidental to the principal ones as well as certain special uses. To ensure a high-quality industrial/business park setting, strict controls will limit outdoor storage, building facades, and on-site parking lot location and design.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

2800 W Townline Rd



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division



Map Scale
1 inch = 667 feet
2/24/2021



2800 W Townline Rd



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Map Scale
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2/24/2021

