



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Josh Naven)

DATE: March 2, 2017

CASE NO: PZ 17-09

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Terry Potter to rezone property from a Class R-3 (Single-Family Residential) District to a Class C-N (Neighborhood Commercial) District for the property identified as Parcel Identification Nos. 09-31-129-001 & -002 with an address of 2713 W Second St. **(Council District 5)**

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone (upon annexation) the subject property from a Class R-3 (Single-Family Residential) District to a Class C-N (Neighborhood Commercial) District.

BACKGROUND

Property Characteristics

The subject property contains .42 acres of land and is currently developed as the Last Chance Bar & Grill. The property resides in the County of Peoria and is zoned County C-2 (General Commercial) District and surrounded by County C-2 (General Commercial) District zoning to the west and south, and County R-1 (Low Density Residential) District to the northeast.

History

The property does not currently lie within the City of Peoria Municipal Boundary.

DEVELOPMENT REVIEW BOARD 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 subject property is surrounded by commercial zoning to the west and south.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the rezoning to C-N (Neighborhood Commercial) District. The subject property and surrounding properties are also zoned commercially.
<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
<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 the continuation of the existing use once annexed into the City of Peoria.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for C-N (Neighborhood Commercial) District.
<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.	Not Applicable
<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.

The Community Development Department 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 DRB Review	DRB Condition Request & Justification
No negative impact on existing uses within general area of property	Yes	None
The zoning classification is within the general area	Yes	None
Suitability of property to uses permitted in existing classification	Yes	None
Trend of development	Yes	None
Suitability of property to uses permitted in proposed classification	Yes	None
Objectives of the Comprehensive Plan	Yes	None
Investigation of other suitable ways to accomplish intended purpose	Yes	None
No detriment to public health, safety, or general welfare	Yes	None
Enjoyment of property by neighbors for intended use	Yes	None
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

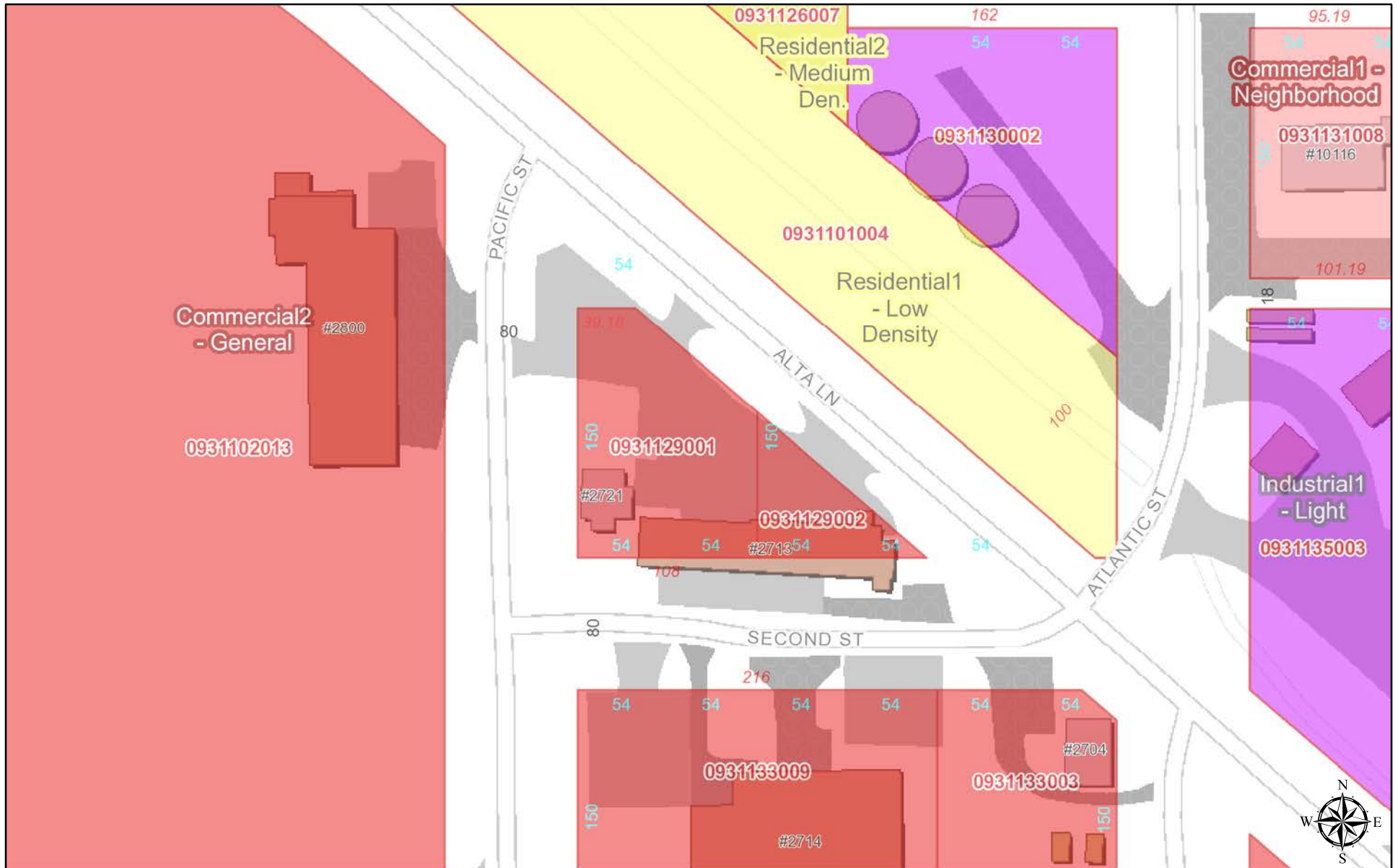
The Development Review Board recommends approval of the request.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

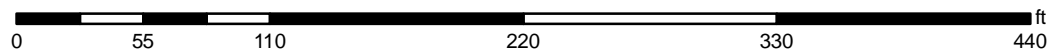
1. Surrounding Zoning
2. Aerial Photo

Peoria County, IL



Peoria County, IL, HERE, USGS

1 inch = 83 feet



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



Pacific St

Second St

Alta Ln

Atlantic St