



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kerilyn Weick)

DATE: December 1, 2022

CASE NO: PZ 1162-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Brenda Graves of Whiskey City Project, LLC to rezone property from the present 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 (Council District 3).

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone 331 NE Perry Avenue to the Class C-N (Neighborhood Commercial) District.

BACKGROUND

Property Characteristics

The subject property is approximately 0.26 acres (11,325 SF) consisting of a two-story dwelling constructed approximately in 1877 and a detached garage constructed in 1994. The most recent use was single family dwelling. Previous uses identified by city directories were family dwelling and apartment units. The north half of the lot contained a laundry and dry-cleaning business into the 1960s. The applicant estimates the property has been unoccupied for the last 2 years. The property fronts NE Perry Avenue, Spalding Avenue, and Interstate-74. Vehicle access to the property is from Spalding Avenue.

Surrounding zoning is Class R-8 (Multi-Family Residential) District to the north and east, Class N-1 (Institutional) District to the east, Class C-N (Neighborhood Commercial) District to the south, and Class B-1 (Central Business) District to the west. Surrounding uses include residential to the north, theater to the east, parking and vacant to the east, office to the south, and parking to the west, the west being across Interstate-74.

History

The zoning class for the subject property was in the Class H (Business District) through 1963. This zoning district largely encompassed the downtown area. After 1963 the zoning class changed to R-3 (High Density Residential) District. In 1980, a rezoning request was approved to change the class from R-3 (High Density Residential) District to C-2 (Neighborhood-Commercial) District. In 1993, a rezoning request was approved to change the class from C-1 (General Commercial) District to R-8 (Multi-Family Residential) District. In 1994, a rezoning request was approved to change the class from R-8 (Multi-Family Residential) District to the present-day R-3 (Single-Family Residential) District.

Date	Zoning
1931 - 1958	H (Business District)
1958 - 1963	H (Business District)
1963 - 1990	C2 (Neighborhood-Commercial)
1990 - Present	R3 (Single-Family Residential)

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 for Rezoning	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property.	There are no nearby properties in the R-3 (Single-Family) District. Subject property is across the street from property in the C-N (Neighborhood Commercial) District. Nearby uses include residential, office, theater.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning restriction.	The current R-3 (Single-Family) District does not allow for mixed uses. The C-N (Neighborhood Commercial) zoning district would afford additional uses or mixed uses for the property which may support its property value.
<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 C-N (Neighborhood Commercial) zoning district would afford additional uses or mixed uses for the property.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	The C-N district allows for uses that may suit the property and complement its surroundings.
<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.	According to the application the property has been vacant for approximately 2 years under the current zoning class. Development activity in the area includes redevelopment of a theater, removal of two dwellings and a new rooming house.
<u>LaSalle Factor #7:</u> Public need for the proposed use.	Map amendment may support the economic vitality of the existing structure, thereby helping to preserve the building constructed circa 1877.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is low density residential (over the subject parcel) and high density residential or mixed use over adjacent areas.

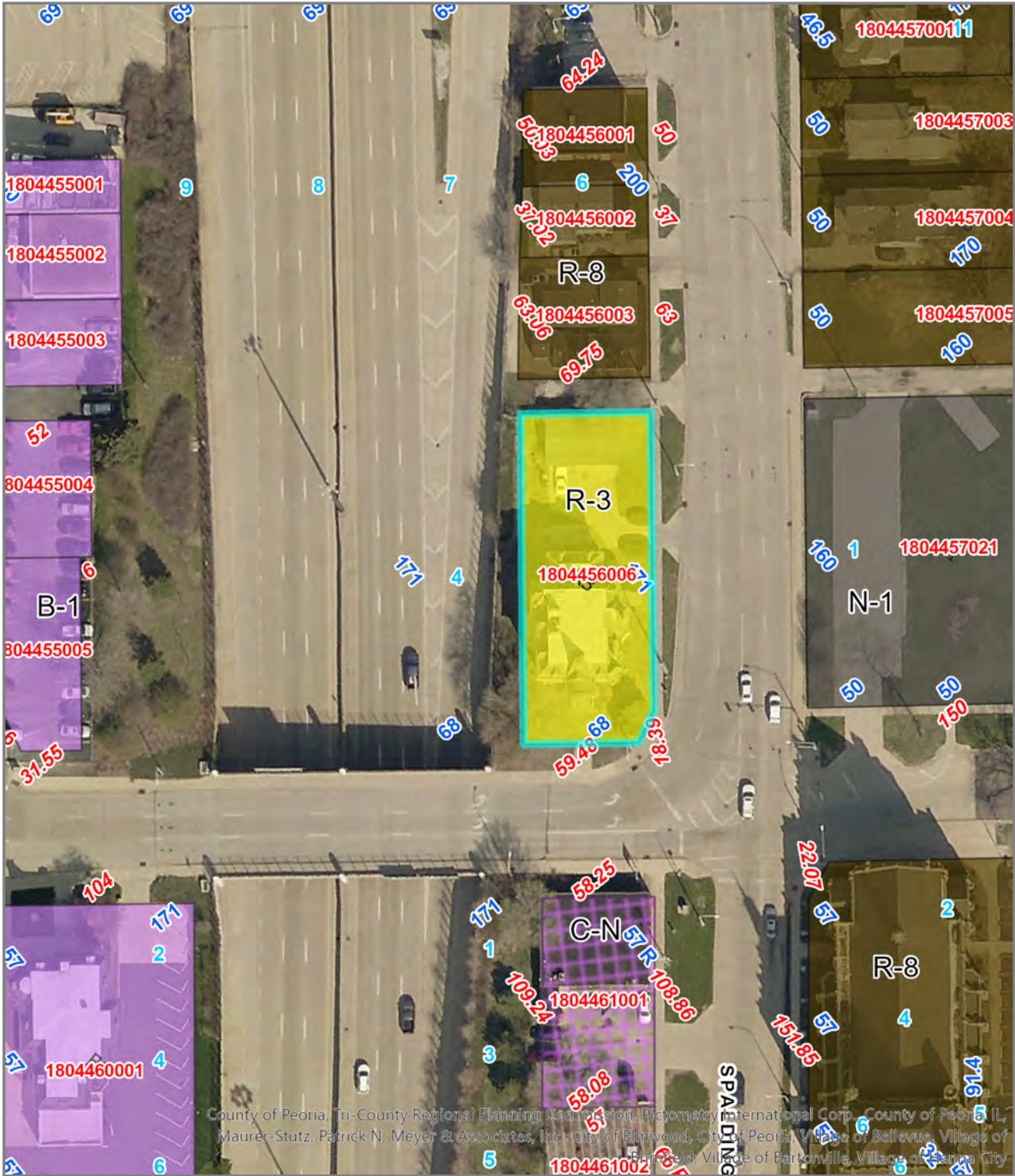
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

Zoning 331 NE Perry Ave



County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp., County of Peoria IL, Maurer-Stutz, Patrick N. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Bensfield, Village of Bartonville, Village of Sanna City



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 = 100 feet
 11/22/2022

