



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: April 5, 2018

CASE NO: PZ 18-12

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of John E Wetzel to rezone property from a Class R-4 (Single Family Residential) District to a Class I-2 (Railroad/Warehouse Industrial) District for the property identified as Parcel Identification No. 18-03-206-013, with an address of 1824 NE Monroe Street, Peoria, IL (Council District 1)

SUMMARY OF PROPOSAL

The petitioner, John Wetzel, is requesting to rezone the subject property from the current Class R-4 (Single Family Residential) district to a Class I-2 (Railroad/Warehouse) Industrial district.

BACKGROUND

Property Characteristics

The subject property is a 2,632 sq ft vacant parcel. The property is zoned Class R-4 (Single Family Residential) and surrounded by I-2 (Railroad/Warehouse Industrial) zoning to the north and east, and R-4 (Single Family Residential) to the south and across Monroe Street to the west.

History

The property was developed with a single family residence until it was demolished in 2014 after approximately five years as a vacant structure.

| Date | Zoning |
|----------------|--------------------------------|
| 1931 - 1958 | C (Apartment) |
| 1958 - 1963 | C (Apartment) |
| 1963 - 1990 | R1 (Low-Density Residential) |
| 1990 - Present | R4 (Single-Family Residential) |

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 adjacent I-2 (Railroad/Warehouse Industrial) zoning to the north and east, and R-4 (Single Family Residential) to the south and across Monroe Street to the west. Existing uses of nearby property include a school, single family residential, and light industrial uses. |
| <u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning | Property values should not be diminished by the I-2 (Railroad/Warehouse Industrial) zoning, as adjacent properties are also zoned I-2 (Railroad/Warehouse Industrial). |

| Standard | Standard Met per Community Development Dept. Review |
|---|---|
| <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 would allow for additional or expansion of industrial uses. |
| <u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose. | The subject parcel is a vacant parcel and suitable for I-2 (Railroad/Warehouse Industrial) |
| <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. | A single family residential structure was demolished in 2014 after a vacancy for approximately 5 years. |
| <u>LaSalle Factor #7</u> : Public need for the proposed use. | None |
| | |
| Comprehensive Plan Future Land Use Designation | The Future Land Use Designation is Medium Density Residential. |

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request to rezone the subject property from R-4 (Single Family Residential) district to I-2 (Railroad/Warehouse Industrial) district.

ATTACHMENTS

1. Surrounding Zoning Map
2. Aerial Photo

