



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (Prepared by Leah Allison)

**DATE:** May 3, 2018

**CASE NO:** PZ 18-19

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Tyler Seibert to rezone property from a Class R-4 (Single Family Residential) District to a Class C-G (General Commercial) District for the property identified as Parcel Identification No. 18-19-177-025, with an address of 2311 S Ligonier Street (also known as 4201 SW Adams Street), Peoria, IL (Council District 1)

**SUMMARY OF PROPOSAL**

The petitioner, Tyler Seibert, is requesting to rezone the subject property from the current Class R-4 (Single Family Residential) district to a Class C-G (General Commercial) district.

**BACKGROUND**

**Property Characteristics**

The subject property is a 3,485 sq ft parcel developed with a single story commercial building. The property is zoned Class R-4 (Single Family Residential) and surrounded by C-G (General Commercial) zoning to the north, across Ligonier Street to the east, and across Adams Street to the south. The parcel to the west of the subject property is zoned R-4 (Single Family Residential).

**History**

The property was developed in 1915 with a single family residential house located at the north end of the parcel. Between 1939 and 1944, a commercial building was built adjacent to the house. Since 1944, the commercial building has been used as a bar/tavern. In 2013, the house was demolished. As a result, the property has been non-conforming for its use.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
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 to C-G (General Commercial) zoning to the west, across Ligonier Street to the north, and across Adams Street to the east. Existing uses of nearby property include a commercial, light industrial, and residential uses.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	Property values should not be diminished by C-G (General Commercial) zoning, as adjacent properties are also zoned C-G (General Commercial).
<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 bring the existing commercial building into compliance with the zoning class.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is developed with a commercial building and suitable for C-G (General Commercial) zoning.
<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 building has been vacant since March 2017 when it was last used as a bar/tavern.
<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.

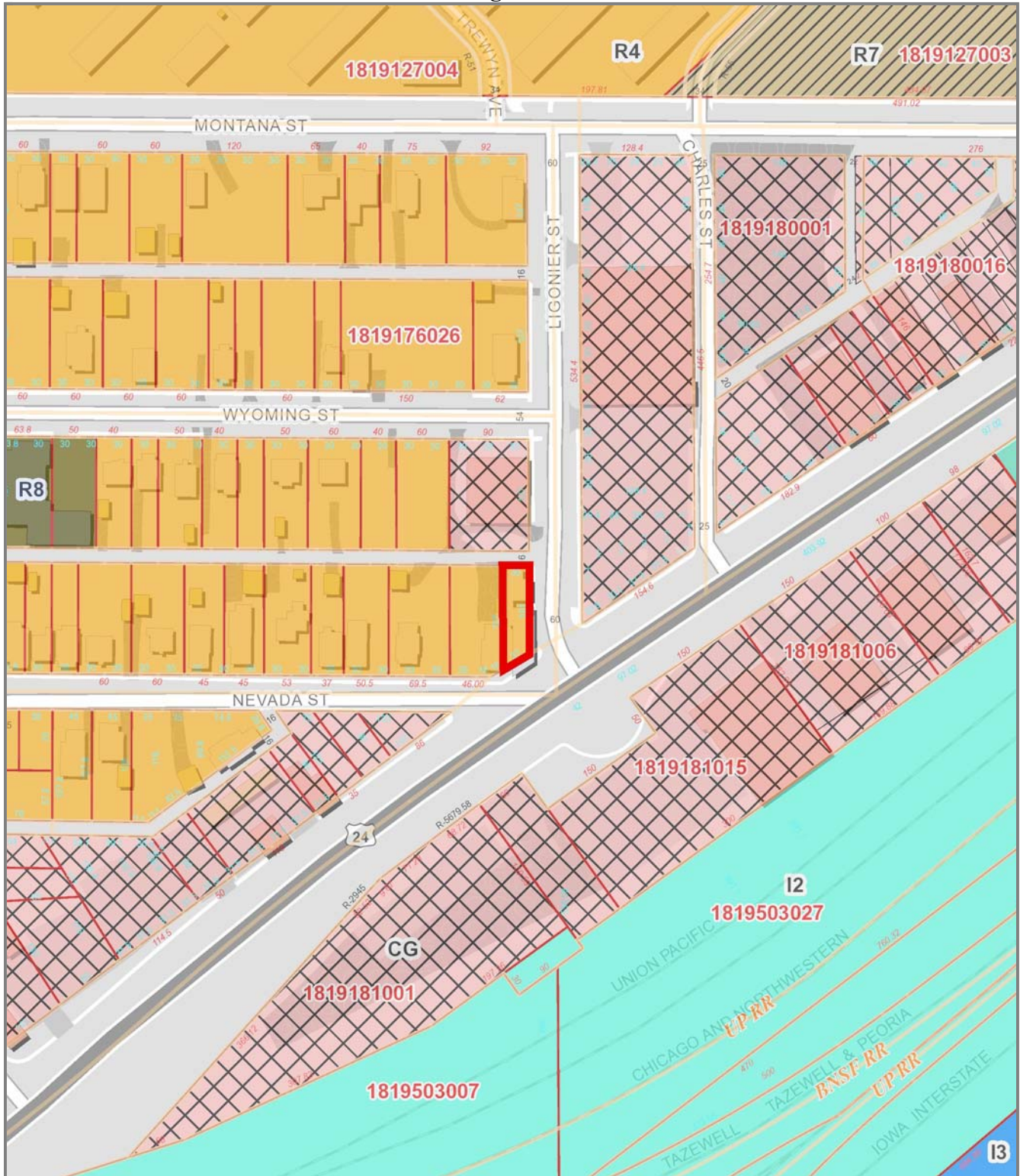
**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request to rezone the subject property from R-4 (Single Family Residential) district to C-G (General Commercial) district.

**ATTACHMENTS**

1. Surrounding Zoning Map
2. Aerial Photo

### 2311 S Ligonier Street



*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 = 167 feet**  
 4/26/2018



### 2311 S Ligonier Street



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