



# PLANNING & ZONING COMMISSION

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

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

**DATE:** September 5, 2019

**CASE NO:** PZ 19-23

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Brian Meginnis on behalf of Coulter Properties Inc, to rezone property from former Public Right-of-Way to Class C-1 (General Commercial) for the properties located at 4700 and 4726 N Sterling Avenue (Parcel Identification Nos. 14-19-101-001 and 14-19-401-017), Peoria IL (Council District 4)

## SUMMARY OF PROPOSAL

The petitioner is requesting to zone a portion of the subject property which was previously public right-of-way. Currently this property is without any zoning class.

## BACKGROUND

In May of 2019, the IL Dept. of Transportation transferred ownership of portions of their right-of-way to the adjacent parcels owned by Coulter Properties (also known as Peoria Disposal Company). The right of way consisted of a frontage road serving and terminating at the subject parcels. This ownership change, and subsequent change in the parcel size, requires action to assign a zoning class. The proposed zoning class of C-1 General Commercial is consistent with the remainder of the subject parcels.

## 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 properties are zoned C-1 General Commercial
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	None
<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.	Not applicable
<u>LaSalle Factor #4:</u> Relative gain to the public as compared to the hardship imposed on the individual property owner.	The proposed zoning will provide uniform zoning for the subject parcels.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	The portion of the parcels which are zoned are C-1 General Commercial.
<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.

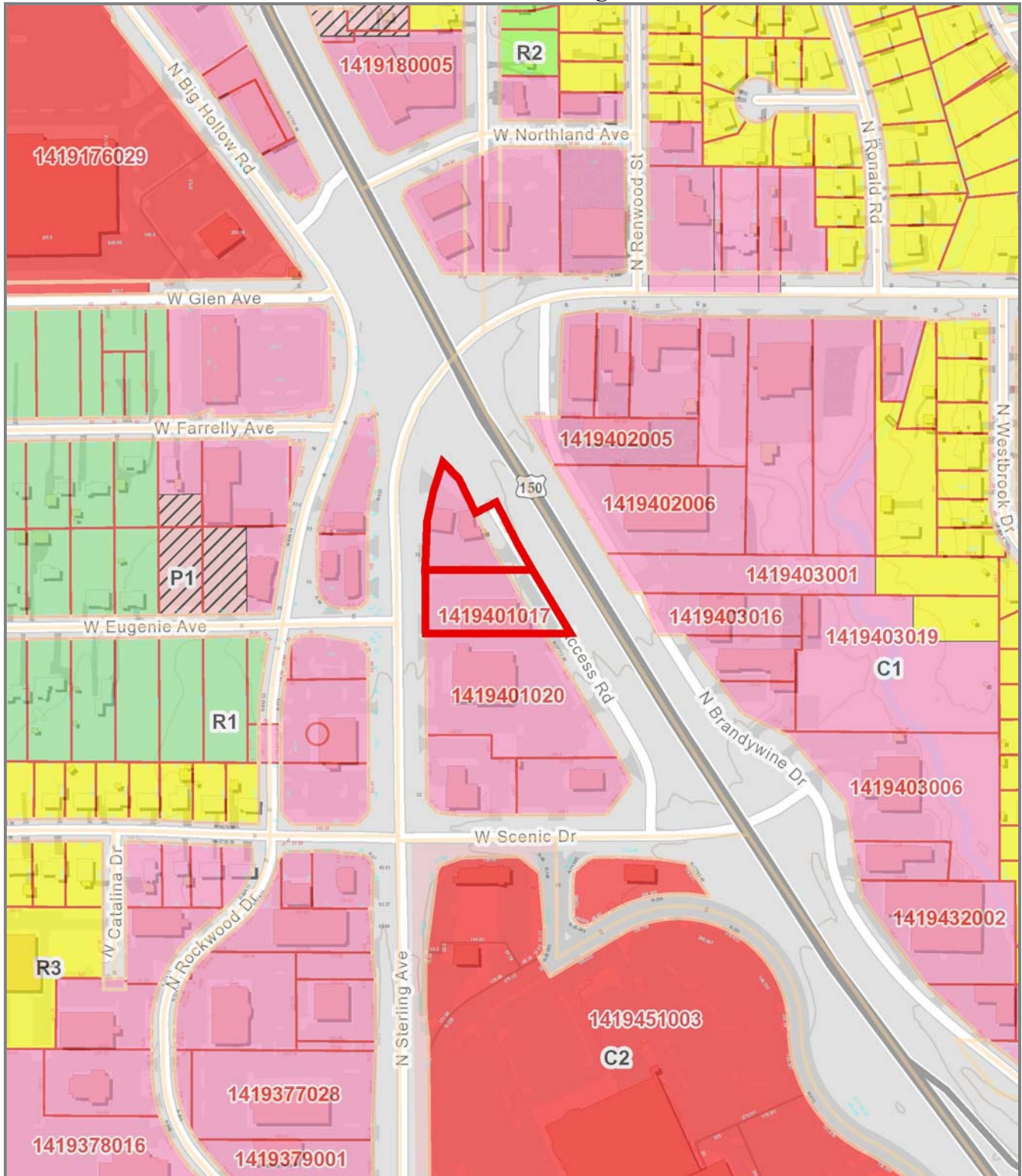
**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the request.

**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo

### 4700 & 4726 N Sterling Ave



*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 = 333 feet**  
 8/7/2019



### 4700 & 4726 N Sterling Ave



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Map Scale  
**1 inch = 83 feet**  
 8/7/2019

