



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Site Plan Review Board

DATE: May 5, 2016

CASE NO: PZ 16-11

REQUEST: Hold a Public Hearing and forward a recommendation on the request of Laura Tobben of Farnsworth Group, Inc., for Yvonne Long of Peoria Housing Authority, to rezone property from a Class I-3 (General Industrial) District to a Class R-8 (Multi-Family Residential) District for the property located at 101 Irving Street (parcel identification nos. 18-10-106-003), Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to Rezone property from Class I-3 (General Industrial) to a Class R-8 (Multi-Family Residential) District.

BACKGROUND

Property Characteristics

The property subject to rezoning contains approximately 0.72 acres of land and is subject to future redevelopment for multifamily use. The subject property is currently zoned Class I-3 (General Industrial), and is surrounded by the same to the east, southeast, and south. The property is surrounded by R-8 (Multi-Family Residential) to the north and west.

History

Date	Zoning
1931 - 1958	K – Heavy Industrial
1958 - 1963	K – Industrial
1963 - 1990	I-4 Heavy Industrial
1990 - 2012	I-3 General Industrial

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 parcel, although close to Industrial, is adjacent to a multifamily development that will continue with multifamily use.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	The rezoning will facilitate a multifamily redevelopment involving the Taft Homes.
<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.	The parcel's proximity to existing multi-family use makes it potentially more suitable to the proposed zoning than the current industrial zoning.

Standard	Standard Met per Community Development Dept. Review
<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 development that would complement the existing multifamily development.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for multifamily use development due to its size and location.
<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 property remains undeveloped.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	The rezoning contributes to a publically funded low income housing redevelopment.
<u>Comprehensive Plan Future Land Use Designation</u>	High Density Residential

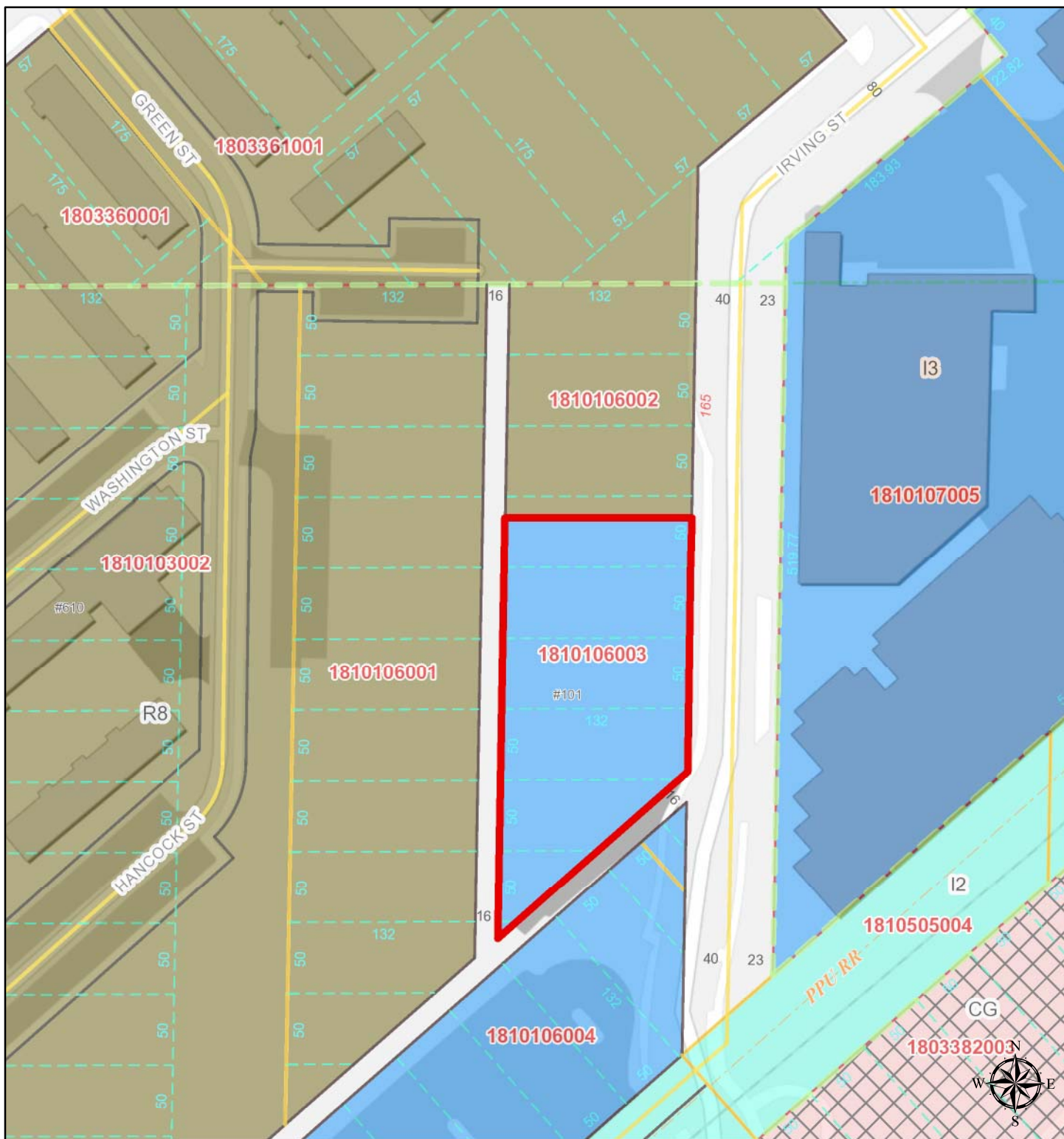
SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends approval of the request.

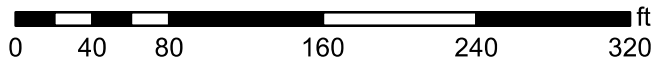
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

PZ 16-11 - 101 Irving



1 inch = 100 feet



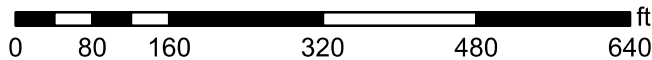
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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



PZ 16-11 - 101 Irving



1 inch = 200 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

Peoria County, IL, HERE, USGS
County of Peoria, IL and the Sanborn Map Company, Inc.

