



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Site Plan Review Board

DATE: June 2, 2016

CASE NO: PZ 16-19

REQUEST: Hold a Public Hearing and forward a recommendation on the request of Joe Abraham, of Joe Abraham and Son's Amusement, to rezone property from a Class R-4 (Residential) District to a Class CN (Neighborhood Commercial) District for the property located at 1904 W. Garden Street (parcel identification no. 18-18-282-018), Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to Rezone property from Class R-4 (Residential) District to a Class CN (Neighborhood Commercial) District.

BACKGROUND

Property Characteristics

The property subject to rezoning contains approximately 0.09 acres of land and is currently a vacant lot. The rezoning will allow the applicant to combine the lot with adjacent lot that is already zoned neighborhood commercial, and developed with a tavern. The subject property is currently zoned Class R-4 (Residential), and is surrounded by CN (Neighborhood Commercial) to the north, east and south; and R-4 (Single Family Residential) to the west.

History

Date	Zoning
1931 - 1958	G – Commercial
1958 - 1963	E – Commercial
1963 - 1990	R-1 Low Density Residential
1990 - 2012	R-4 Single Family Residential

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 is located between a single family residential and a commercial property developed with a tavern.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	The parcel as currently zoned is vacant. Separate from this request, the rezoning would allow the tavern on the east to expand westward; requirements for the

Standard	Standard Met per Community Development Dept. Review
	expansion will include a transitional buffer yard to create separation between the subject parcel and the adjacent residential.
<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 rezoning will allow regulated use of an otherwise vacant parcel.
<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 is subject to regulations from the Land Development Code including buffering and screening.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for inclusion with the adjacent commercial property.
<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, and may continue to be used as a gathering location.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	The rezoning allows for expanded neighborhood level commercial opportunities.
<u>Comprehensive Plan Future Land Use Designation</u>	Medium Density Residential

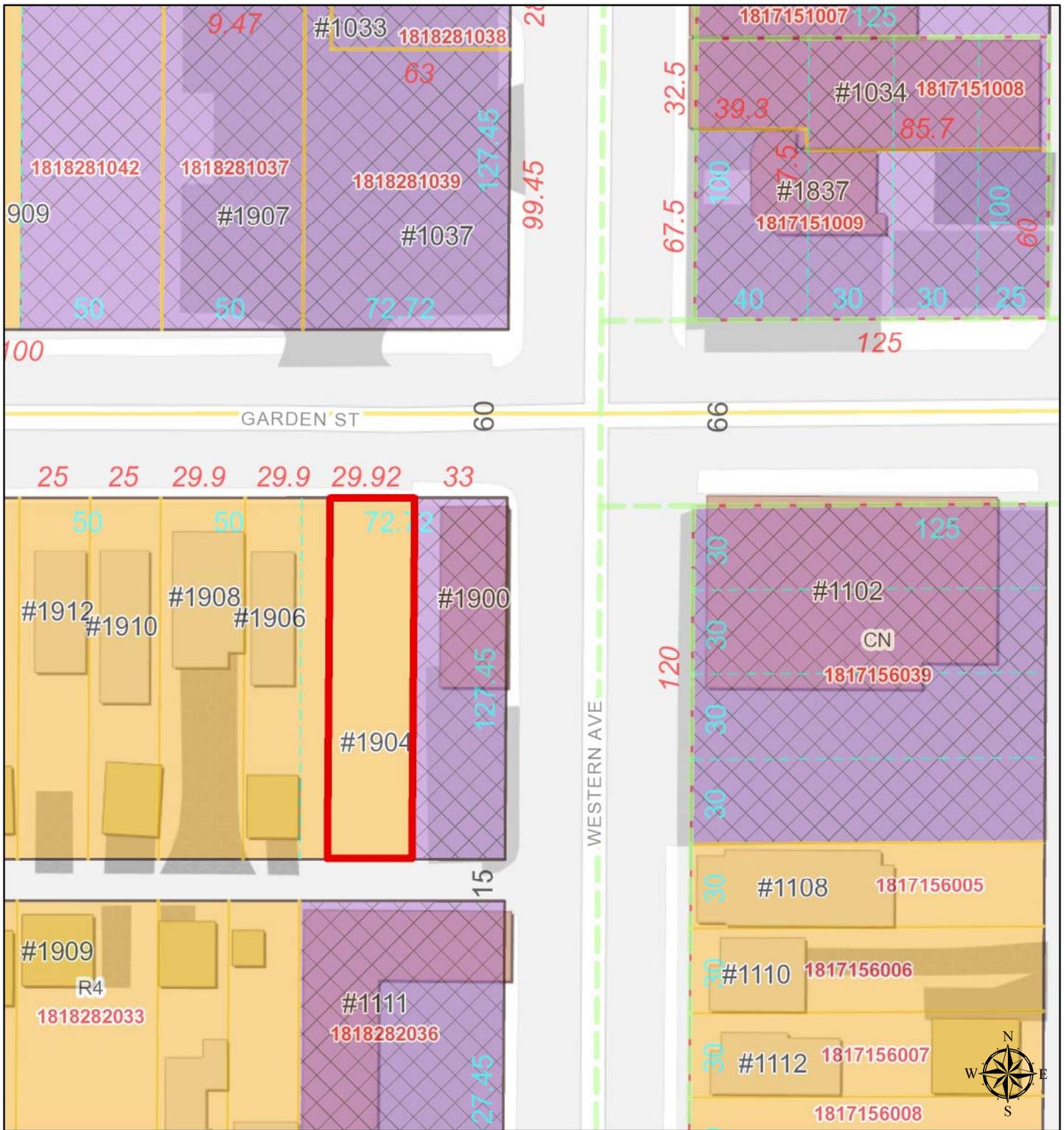
SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends approval of the request.

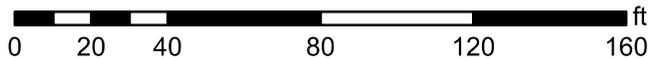
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

PZ 16-19



1 inch = 50 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

