



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 18-14

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of John Pappas to rezone property from a Class C-G (General Commercial) District to a Class I2 (Railroad/Warehouse Industrial) District for the properties identified as Parcel Identification Nos. 18-03-332-028 (1023 NE Adams Street), 18-03-332-029 (1025 NE Adams Street), and 18-03-332-036 (1031 NE Adams Street), Peoria IL (Council District 1)

SUMMARY OF PROPOSAL

The petitioner, John Pappas, is requesting to rezone the subject properties from the current Class C-G (General Commercial) to a Class I-2 (Railroad/Warehouse) Industrial District.

BACKGROUND

Property Characteristics

The subject property contains 0.67 acres of land and is currently developed with a single family residential structure, an accessory garage structure and vacant parcel. The property is zoned C-G (General Commercial) and surrounded by C-G (General Commercial) zoning to the south and across Morton Street to the north, I-2 (Railroad/Warehouse Industrial) zoning across Adams Street to the east, and R-6 (Multi-Family Residential) zoning to the west.

History

The subject properties were originally developed as single family and multi-family residential. From 1980 to 2013 (the last confirmed year), an auto repair business was established in an accessory garage structure located behind the single family residence. In 1980, the property was zoned C-2 Large Scale Commercial which would have allowed such use.

| Date | Zoning |
|----------------|--|
| 1931 - 1958 | J (Light Industrial) |
| 1958 - 1963 | J (Light Industrial) |
| 1963 - 1990 | C-2 (Large Scale Commercial) & P-1 (Off-Street Parking) |
| 1990 - Present | C-2 (Large Scale Commercial) and CG (General Commercial) |

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 R-6 (Multi-Family Residential) zoning to the west, C-G (General Commercial) zoning to the south. Existing uses of nearby property include a mix of residential and commercial 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 may be diminished by the I-2 (Railroad/Warehouse Industrial) zoning, as adjacent properties are zoned residential. None of the immediately adjacent properties are zoned I-2. |
| <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 all permitted uses within the I-2 zoning districts. |
| <u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose. | The current CG zoning does not limit the development and uses of this property. CG zoning allows for a variety of uses that are compatible with the surrounding properties. |
| <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 subject property has not been vacant or unsaleable for an extended period of time. |
| <u>LaSalle Factor #7</u> : Public need for the proposed use. | None |
| | |
| Comprehensive Plan Future Land Use Designation | The Future Land Use Designation is Mixed Use. |

DEVELOPMENT REVIEW BOARD RECOMMENDATION

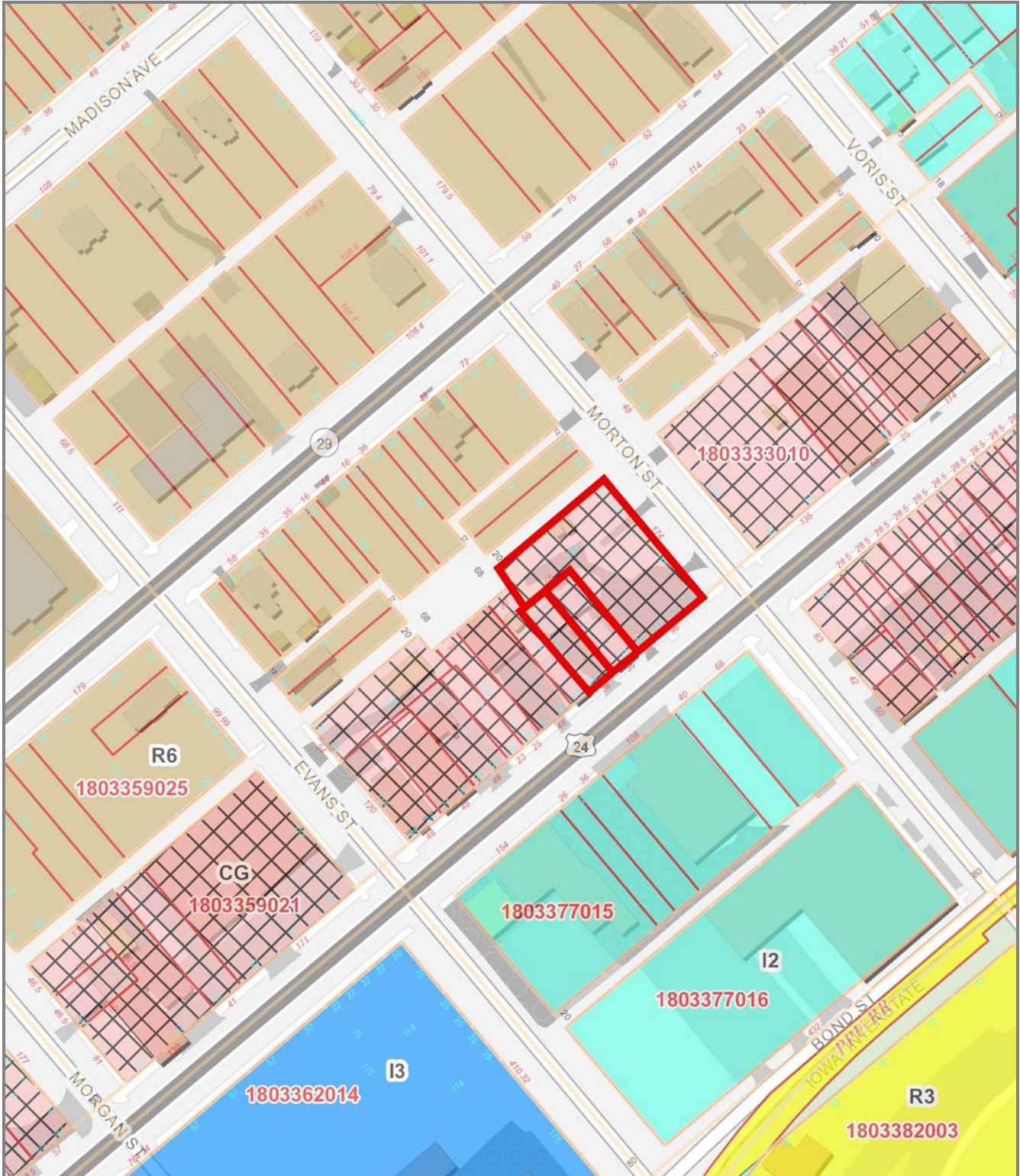
The Development Review Board recommends DENIAL of the request to rezone the subject property from a Class C-G (General Commercial) district to a Class I-2 (Railroad/Warehouse Industrial) district. Upon review the following conclusions are forwarded:

- 1) The current zoning of CG (General Commercial) does not deter, limit, or prevent the use or redevelopment of the properties.
- 2) The current zoning of CG (General Commercial) is consistent with the Future Land Use designation of Mixed Use.
- 3) No other property within the same block as the subject parcels is currently zoned I-2 (Railroad/Warehouse Industrial).

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

1023-1031 NE Adams St



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
 3/27/2018



1023-1031 NE Adams St



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Map Scale
1 inch = 83 feet
 3/27/2018

