



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: June 7, 2018

CASE NO: PZ 18-25

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Carol Thierer Prill to rezone property from a Class C-N (Neighborhood Commercial) District to a Class R-4 (Single Family Residential) District for the property identified as Parcel Identification No. 18-18-152- 002, with an address of 3030 W Marquette Street, Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL

The petitioner, Carol Thierer Prill, is requesting to rezone the subject property from the current Class C-N (Neighborhood Commercial) district to a Class R-4 (Single Family Residential) district.

BACKGROUND

Property Characteristics

The subject property contains 0.22 acres of land and is currently developed with an approximately 1400 sq. ft., single story commercial building. The property is zoned Class C-N (Neighborhood Commercial) and surrounded by R-4 (Single-Family Residential) zoning to the south and east, and across Marquette Street to the north, and C-N (Neighborhood Commercial) zoning to the west.

History

The property was platted in 1947 but not developed until 1963 when the current commercial building was built. The property has been commercially zoned and used as a chiropractic/wellness office since 1963.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	E (Neighborhood Commercial)
1963 - 1990	C2 (Neighborhood-Commercial)
1990 - Present	CN (Neighborhood Commercial)

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 property is adjacent to R-4 (Single Family Residential) zoning to the north, south, and east, and C-N (Neighborhood Commercial) zoning to the west. Existing uses of nearby property include a church, single family residences, and a laundromat.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the R-4 (Single Family Residential) zoning, as adjacent properties are also zoned R-4 (Single Family Residential).

Standard	Standard Met per Community Development Dept. Review
<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 for additional or expansion of residential uses.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject property is developed with a single story commercial building. Interior/exterior modification may be necessary to accommodate a residential use.
<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 has been vacant since November 2017.
<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

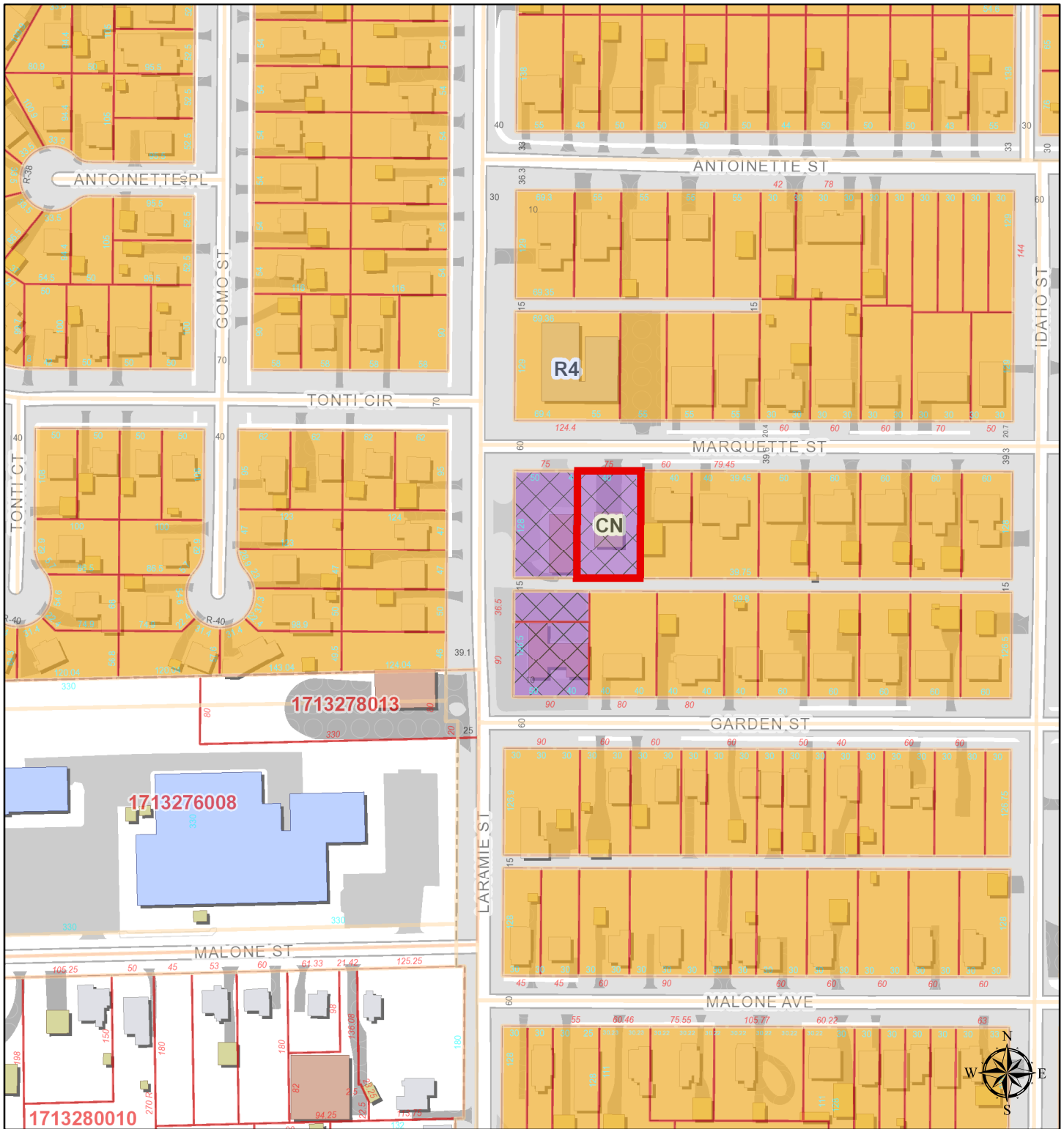
The Development Review Board recommends approval of the request.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

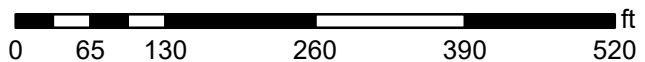
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Photos

3030 W Marquette St



1 inch = 167 feet



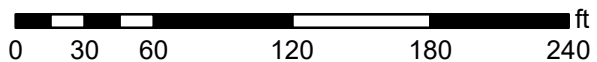
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3030 W Marquette St



1 inch = 83 feet



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County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc. Peoria County, IL, HERE, USGS



Google Maps 3030 W Marquette St



Image capture: Jul 2011 © 2018 Google

Peoria, Illinois



Street View - Jul 2011

