



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (prepared by Leah Allison)
DATE: December 1, 2016
CASE NO: PZ 16-41

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of James Tillman to Rezone Property from a Class R-4 (Single Family) District, to a Class CN (Neighborhood Commercial), for the property located at 908 Howett (Parcel Identification No. 18-08-477-011), 912 Howett (Parcel Identification No. 18-08-477-010), 313 New Street (Parcel Identification No. 18-08-477-023) and 319 New Street (Parcel Identification No. 18-08-477-022), Peoria, Illinois (Council District 1).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to rezone the property from a Class R-4 (Single Family) District, to a Class CN (Neighborhood Commercial).

BACKGROUND

Property Characteristics

The subject parcels comprise 0.31 acres of land. The property is zoned Class R-4 (Single Family Residential). It is surrounded by R-4 (Single Family Residential) zoning to the north and west; and CN (Neighborhood Commercial) to the east.

History

The zoning history is listed below.

Date	Zoning
1931 - 1958	C (Apartment)
1958 - 1963	C (Apartments)
1963 - 1990	R-1 (Low Density Residential)
1990 - Present	R-4 (Single Family Residential)

SITE PLAN 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 surrounded a mix of residential and neighborhood commercial zoning, with some vacant parcels.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	The requested zoning district matches that to which it is adjacent.
<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

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 for additional commercial uses to support the neighborhood.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for CN (Neighborhood 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.	The property is vacant.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Medium Density Residential.

SITE PLAN REVIEW BOARD RECOMMENDATION

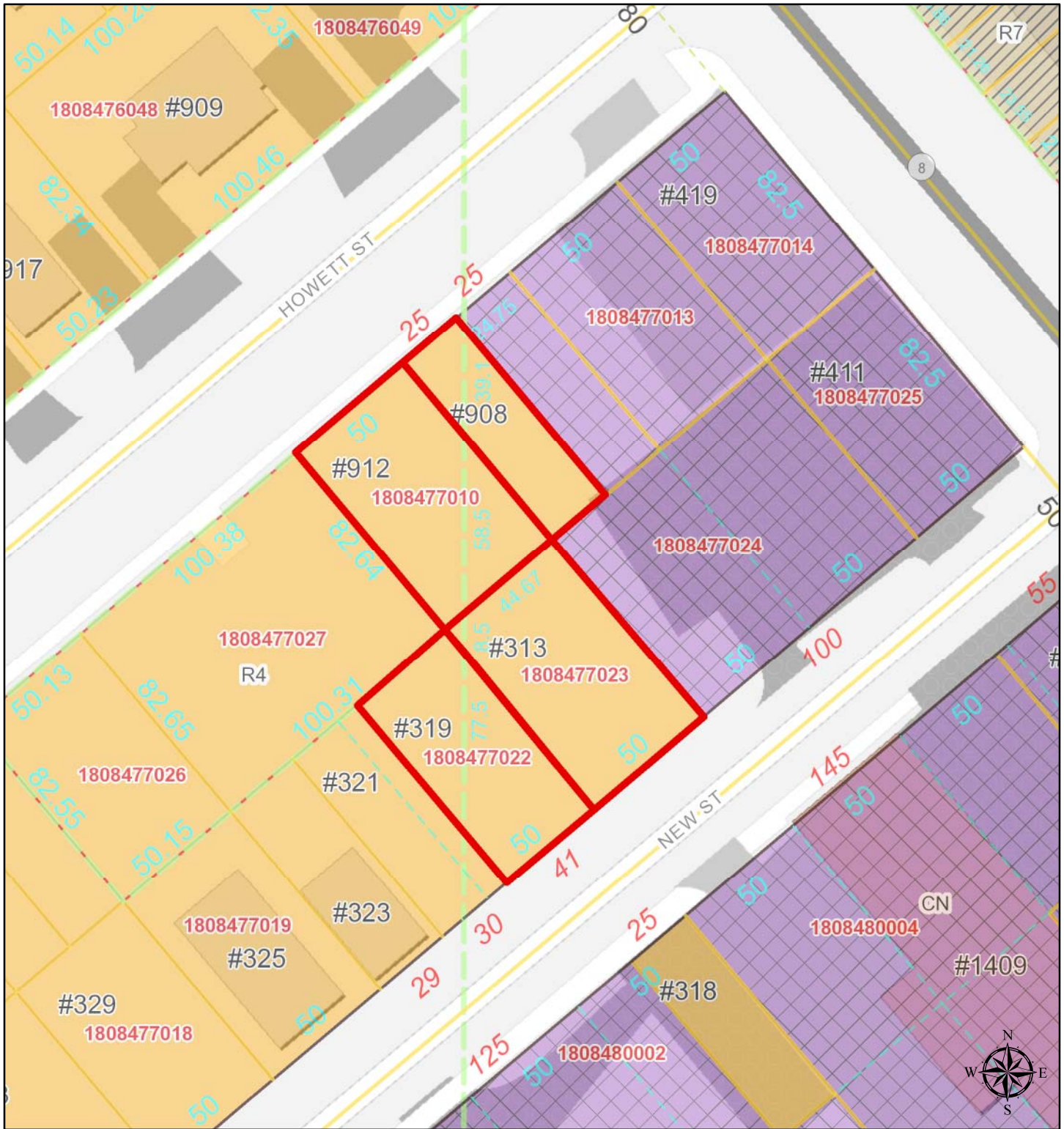
The Site Plan Review Board recommends APPROVAL of the request.

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.

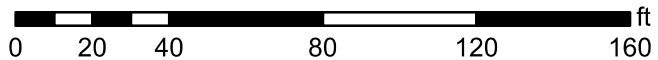
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

PZ 16-41: Zoning Map



1 inch = 50 feet

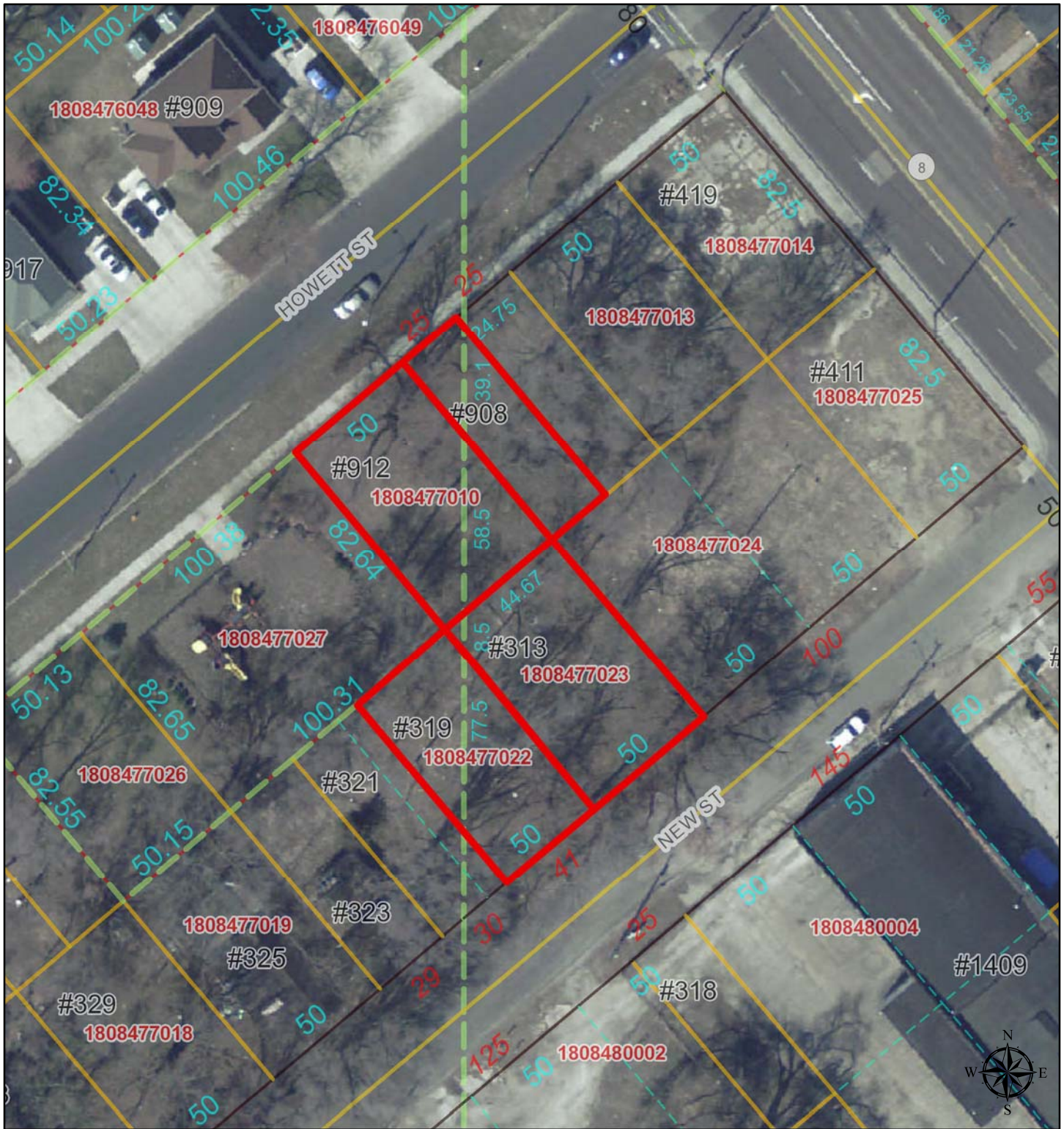


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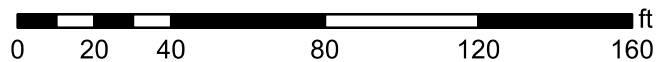
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PZ 16-41: Aerial map



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