



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: April 6, 2023
CASE NO: PZ 1273-2023

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Greater Peoria Mass Transit District to rezone property from the present Class R-4 (Single Family Residential) District to Class I2 (Railroad/Warehouse Industrial) District for the property located at 111 Van Buren Street (Parcel Identification No. 18-03-230-021), Peoria, IL (Council District 3).

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone the property at 111 Van Buren Street to Class I-2 (Railroad/Warehouse Industrial) District.

BACKGROUND

Property Characteristics

The subject property is 0.11 acres. The property is currently developed with a dwelling. The property is adjacent to other parcels also acquired by City Link for re-development as part of City Link’s building and parking lot expansion. City Link’s bus depot is in the Class I-2 (Railroad/Warehouse Industrial) District. The surrounding parcels on the same side of Van Buren Street are in the class I-2 (Railroad/Warehouse Industrial) District. Parcels across the street are in the Class R-4 (Single Family Residential) District and Class C-G (General Commercial) District.

History

The subject property is developed with a residential structure. In 2022, a petition by City Link was approved to rezone seven surrounding parcels from Class C-G (General Commercial) and Class R-4 (Single Family Residential) districts to Class I-2 (Railroad/Warehouse Industrial) District.

Date	Zoning
1931 - 1958	B (Two Family)
1958 - 1963	B (Two Family)
1963 - 1990	R-1 (Low Density Residential)
1990 - Present	R-4 (Single Family Residential)

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 for Rezoning	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 I-2 (Railroad/Warehouse Industrial) zoning. Existing uses of nearby property include residential, commercial and industrial.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning restriction.	Property values will not be diminished by the I-2 (Railroad/Warehouse Industrial) zoning since this zoning class is adjacent to the subject property.

<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 will allow for expansion of City Link's customer and employee parking.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	The rezoning will permit the subject parcel to become part of a larger zoning lot for parking lot expansion. The zoning lot meets the building envelop standards for the Class I-2 (Railroad/Warehouse Industrial) District.
<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 only recently been acquired by City Link. However, some surrounding residential property had been vacant prior to acquisition by City Link for redevelopment.
<u>LaSalle Factor #7:</u> Public need for the proposed use.	NA
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Medium Density Residential.

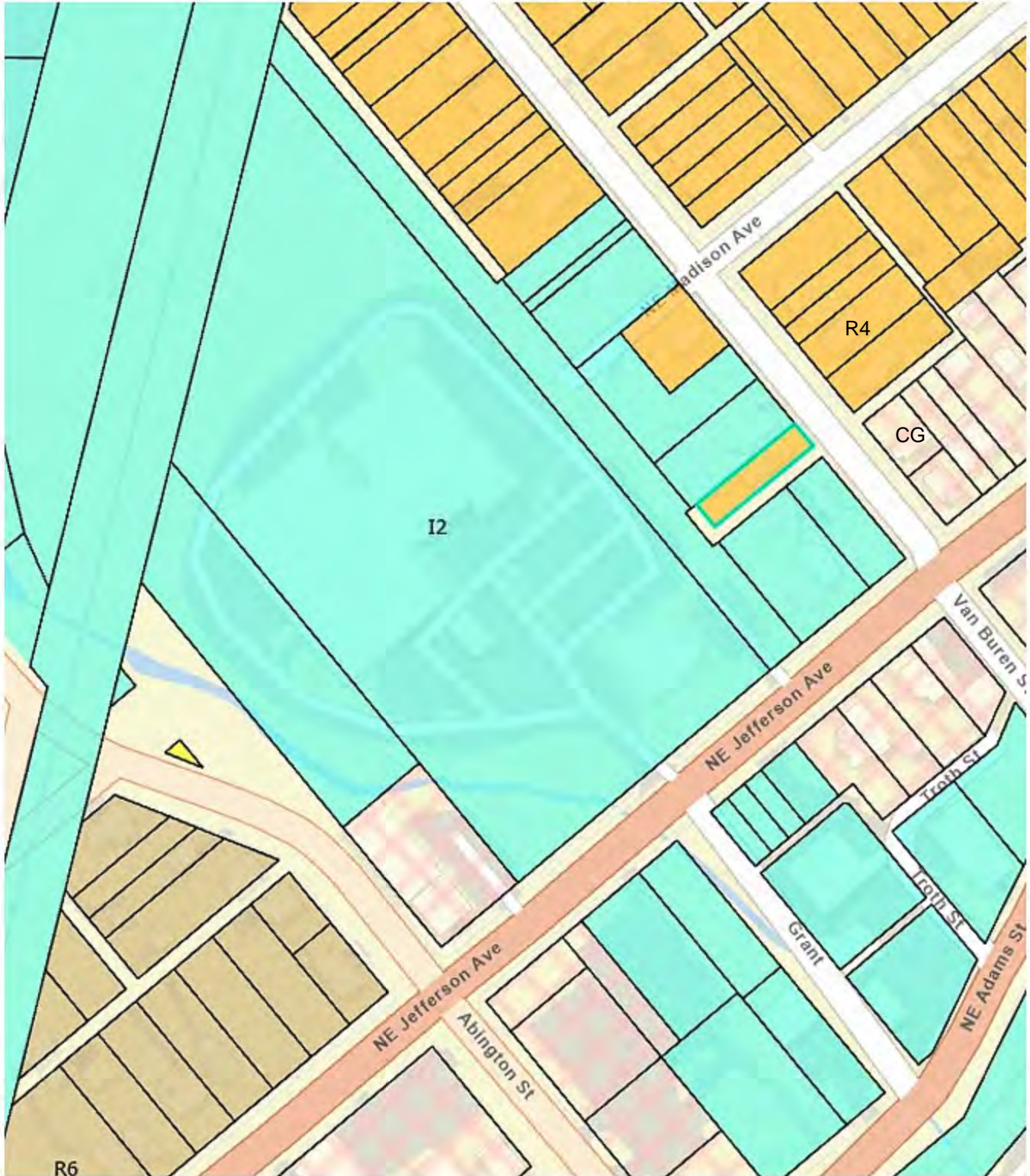
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request based on the existing adjacent I-2 (Railroad/Warehouse Industrial) zoning.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

2105 NE Jefferson St - City Link



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
2/4/2022

2105 NE Jefferson St - City Link



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