



# PLANNING AND ZONING COMMISSION

**TO:** City of Peoria Planning and Zoning Commission

**THRU:** Site Plan Review Board

**FROM:** Kimberly Smith, Senior Urban Planner

**DATE:** January 7, 2016

**SUBJECT:** Public Hearing on the request of James Cole, of Security Fence, to Rezone Property from the CN (Neighborhood Commercial) District to I-2 (Railroad/Warehouse) District, for the property located at 105 South Street and 2200 SW Washington Street (Parcel Identification Numbers 18-17-257-016 and -017), Peoria, Illinois (Council District 1). Case No. 15-56.

---

## **BACKGROUND AND REQUEST**

The subject property is one of the final towing companies under review as part of a project to review the Zoning status of existing tow companies; and related eligibility to remain on the official Tow Rotation for the City of Peoria Police Department.

As currently zoned, a towing and impound lot is not permitted at the subject property. The petitioner requests a rezoning from CN (Neighborhood Commercial), to I-2 (Railroad/Warehouse Industrial), to allow for the existing towing and impound lot to lawfully continue. Separate from the rezoning request, certain site improvements, such as paving and screening, will be required.

## **PROPERTY CHARACTERISTICS**

The subject property is currently zoned CN (Neighborhood Commercial), and is surrounded by CN to the north, I-2 (Railroad/Warehouse) to the west and east, and I-3 (General Industrial) to the south.

From 1990 – 2012, the property was zoned C-1 (General Commercial).

From 1963 – 1990, the property was zoned W-1 (Warehouse and Wholesale).

From 1958 – 1963, the property was zoned K (Industrial).

From 1931 – 1958, the property was zoned K (Heavy Industrial).

## **STAFF COMMENTS:**

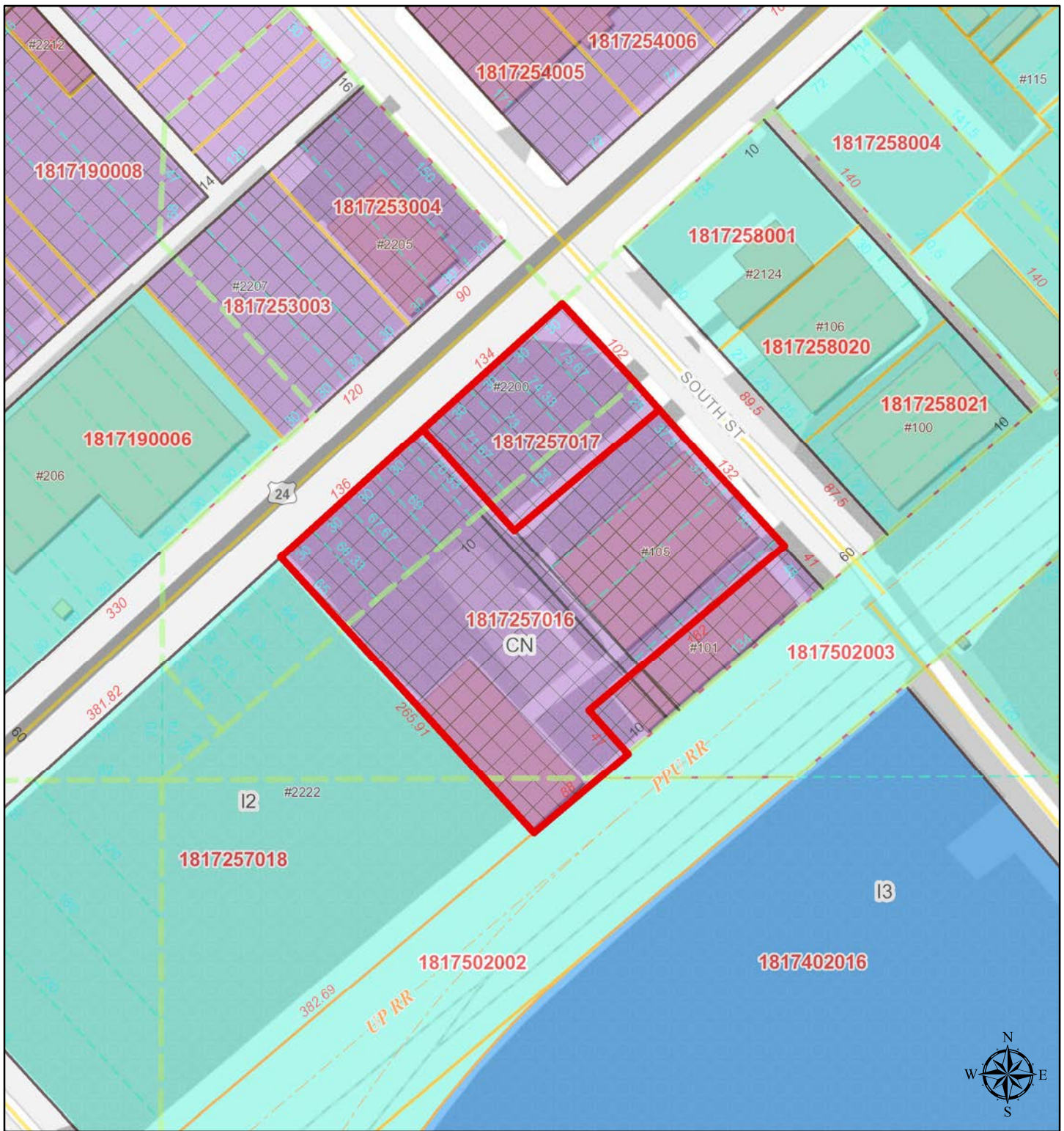
1. When evaluating whether a Zoning Map amendment is appropriate, the Commission should consider the holdings from the La Salle National Bank V. City of Highland Park case offer factors to consider in determining whether a rezoning is appropriate:
  - Uses and zoning of nearby property
  - Diminution of property values
  - Promotion of public welfare
  - Gain-loss balance (does the current or proposed zoning deny reasonable economic use)
  - Suitability as zoned
  - Length of time property remains vacant
  - Community need
  - Care with which the community has undertaken its development land (is it spot zoning)
2. Public Works has no objection to the zoning change request.
3. Staff finds the proposed I-2 (Railroad/Industrial) Warehouse district, and the requested Special Use for Towing and Impound, is appropriate at the subject site.

**SPRB RECOMMENDATION:**

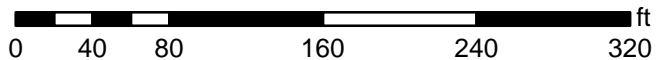
The Site Plan Review Board recommends APPROVAL of the proposed rezoning of the subject property from CN (Neighborhood Commercial) to I-2 (Railroad/Warehouse Industrial).

Attached: Map showing surrounding zoning classifications

# PZ 15-56 - 105 South St and 2200 SW Washington St



1 inch = 100 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

Peoria County, IL, HERE, USGS

