



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (prepared by Kerilyn Weick)  
**DATE:** May 6, 2021  
**CASE NO:** PZ 277-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to the City Council on the request of Steve Roehm, of University Professional Building LLC, to rezone property from a Class O-1 (Arterial Office) District to a Class C-1 (General Commercial) District for the property located at 5006 N University Street (Parcel Identification No. 14-20-251-008), Peoria IL (Council District 3).

## SUMMARY OF PROPOSAL

The petitioner is requesting to rezone one parcel to Class C-1 (General Commercial) District to be consistent with the zoning district to the south.

## BACKGROUND

### Property Characteristics

The subject property consists of one 0.55 acre (23,958 SF) parcel used as an orthodontic office since construction in 1982.

Surrounding uses are office to the north and west, multi-family residential to the west, and single-family residential to the east and south. The single-family residential dwelling to the south is in the Class C-1 (General Commercial) district. A variety of commercial uses are further south. Surrounding zoning is O-1 (Arterial Office) to the north and west, R-1 (Single-Family Residential) and P-1 (Parking) to the east, and C-1 (General Commercial) to the south.

### History

In 1968 adjacent property to the north was rezoned from Class R-1 (Low Density Residential) to Class C-2 (Neighborhood Commercial). In 1974 the subject parcel was rezoned from Class R-1 (Low Density Residential) to Class C-1 (Commercial Residential). Both properties are currently in Class O-1 (Arterial Office) district. In 2008 the parcel immediately to the south was rezoned from Class R-4 (Single-Family Residential) to Class C-1 (General Commercial).

Date	Zoning
1931 - 1958	Not within city Limits
1958 - 1963	Not within city Limits
1963 - 1990	C-1 (Commercial Residential)
1990 - Present	O-1 (Arterial Office)

## 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
LaSalle Factor #1: Existing uses of and zoning of nearby property	Subject property is adjacent to C-1 (General Commercial) zoning. Nearby uses include commercial.
LaSalle Factor #2: Extent to which property values are diminished by the particular zoning restriction.	C-1 (General Commercial) zoning district would afford additional uses for redevelopment of the 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 proposed zoning will be consistent with the zoning classification of adjacent property.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	The property meets the building envelop standards for the C-1 (General Commercial) 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, with a single owner and tenant has not been vacant. There are vacancies in nearby property.
<u>LaSalle Factor #7:</u> Public need for the proposed use.	Not known.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Office with Commercial immediately adjacent to the south.

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the request.

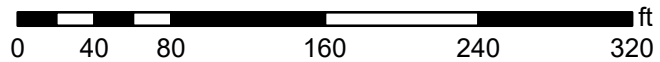
**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo

# Zoning 5006 N University Street



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

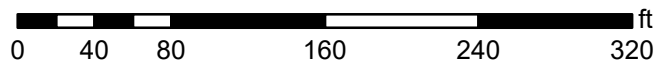
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# 5006 N University Street



1 inch = 100 feet



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