



# PLANNING & ZONING COMMISSION

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

**FROM:** Development Review Board (Prepared by Leah Allison)

**DATE:** June 10, 2021

**CASE NO:** PZ 301-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Jean Heinz to rezone property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District for the properties located at 309 S Warren Street, 2808 SW Jefferson Street, and 2810 SW Jefferson Street (Parcel Identification Nos. 18-17-326-006, 18-17-326-007, and 18-17-326-010), Peoria, IL (Council District 1)

**SUMMARY OF PROPOSAL**

The petitioner is requesting to rezone three lots from Class R-4 (Single Family Residential) to Class C-N (Neighborhood Commercial).

**BACKGROUND**

**Property Characteristics**

The lots total 0.32 acres and are vacant. The property is surrounded by classes C-N (Neighborhood Commercial), R-4 (Single Family Residential) zoning and I-2 (Railroad/Warehouse Industrial).

**History**

Date	Zoning
1931 - 1958	J (Light Industrial)
1958 - 1963	J (Industrial)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (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	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 neighborhood commercial zoning on the north and east. Single family zoning and uses are located to the west.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	Property values will not be diminished by the C-N (Neighborhood Commercial) zoning
<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 proposed zoning will provide uniform zoning.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The property is suitable for the C-N (Neighborhood Commercial) zoning class as the adjacent properties to the north and east are the same.
<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 on Jefferson St has been vacant for more than 10 years. The property on Warren Street has been vacant for 2 years.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation Medium Density Residential

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

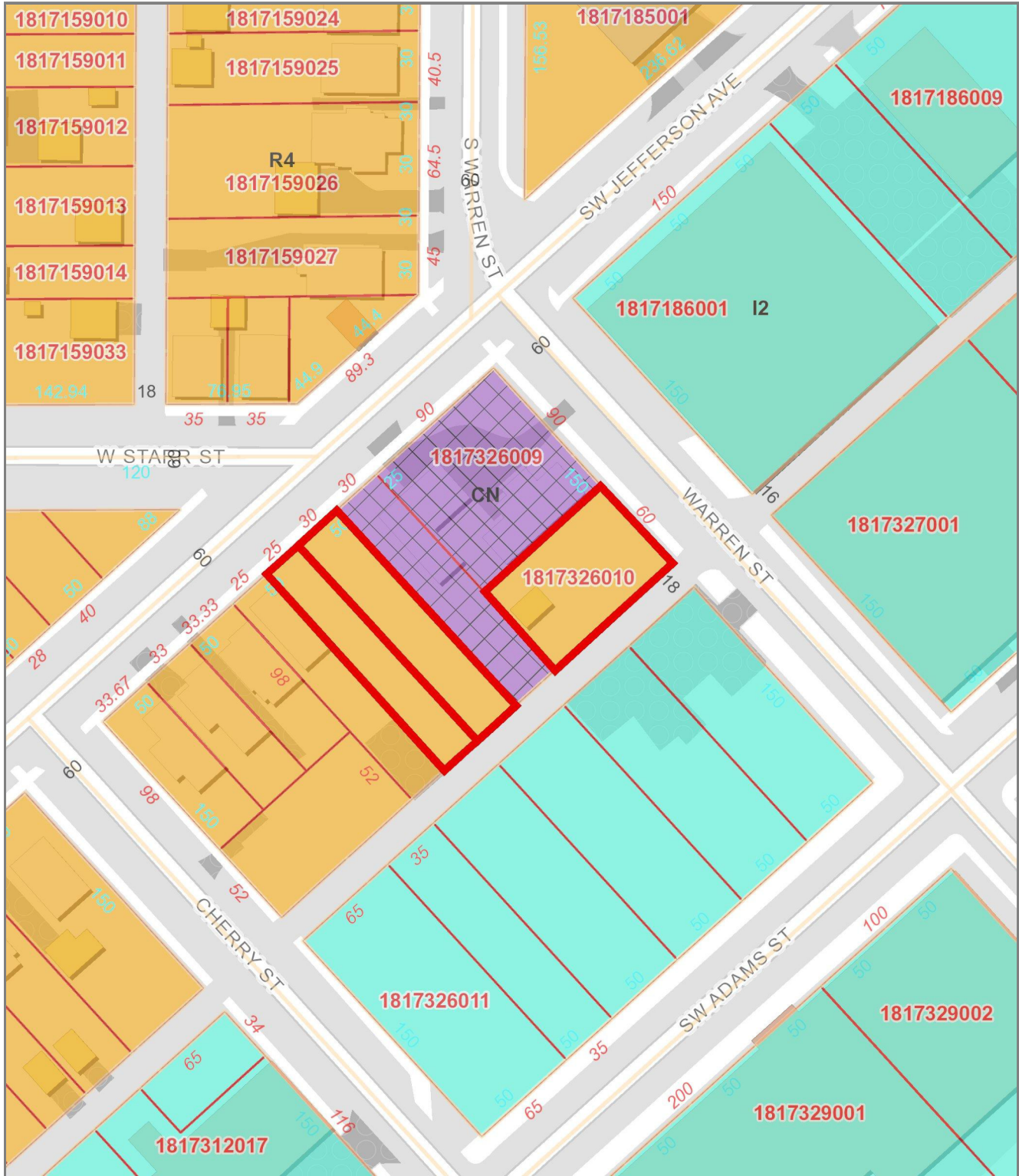
The Development Review Board recommends approval of the request.

**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

**309 S Warren, 2808 & 2810 SW Jefferson Ave**



*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 = 83 feet**  
 5/19/2021



309 S Warren, 2808 & 2810 SW Jefferson Ave



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5/19/2021

