



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: March 3, 2022
CASE NO: PZ 727-2022

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 Classes of C-G (General Commercial) and R-4 (Single Family Residential) Districts to I-2 (Railroad/Warehouse Industrial) District for the properties located at 113 Van Buren St, 201 Van Buren St, 205 Van Buren St, 2112 NE Madison St, 2111 NE Jefferson St, and 2133 NE Jefferson St (Parcel Identification Nos. 18-03-230-001, 18-03-230-014, 18-03-230-015, 18-03-230-024, 18-03-230-025, 18-03-230-026, and 18-03-230-027), Peoria, IL (Council District 1)

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone the subject properties to Class I-2 (Railroad/Warehouse Industrial) District.

BACKGROUND

Property Characteristics

The subject property contains 2.6 acres comprised of seven parcels. One parcel is developed as part of CityLink’s existing site. The remaining six parcel have been acquired for re-development as part of City Link’s plans for a building and parking lot expansion. The properties are zoned Class C-G (General Commercial) and R-4 (Single Family Residential) Districts and surrounded by Class C-G (General Commercial), R-4 (Single Family Residential), and I-2 (Railroad/Warehouse Industrial) Districts.

History

The subject properties were originally developed with residential structures. Five of the parcels are currently vacant lots.

Date	Zoning
1931 - 1958	B (Two- Family) J (Industrial)
1958 - 1963	B (Two- Family) J (Industrial)
1963 - 1990	R-1 (Low Density Residential) C-3 (General Commercial) I-2 (Light Industrial)
1990 - Present	CG (General Commercial) 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	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	The subject properties are 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	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 property meets the building envelop standards for the I-2 (Railroad/Warehouse Industrial) zoning class.
<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.	Vacancy of the properties varies from 1 to 10 years.
<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, Commercial, and Industrial.

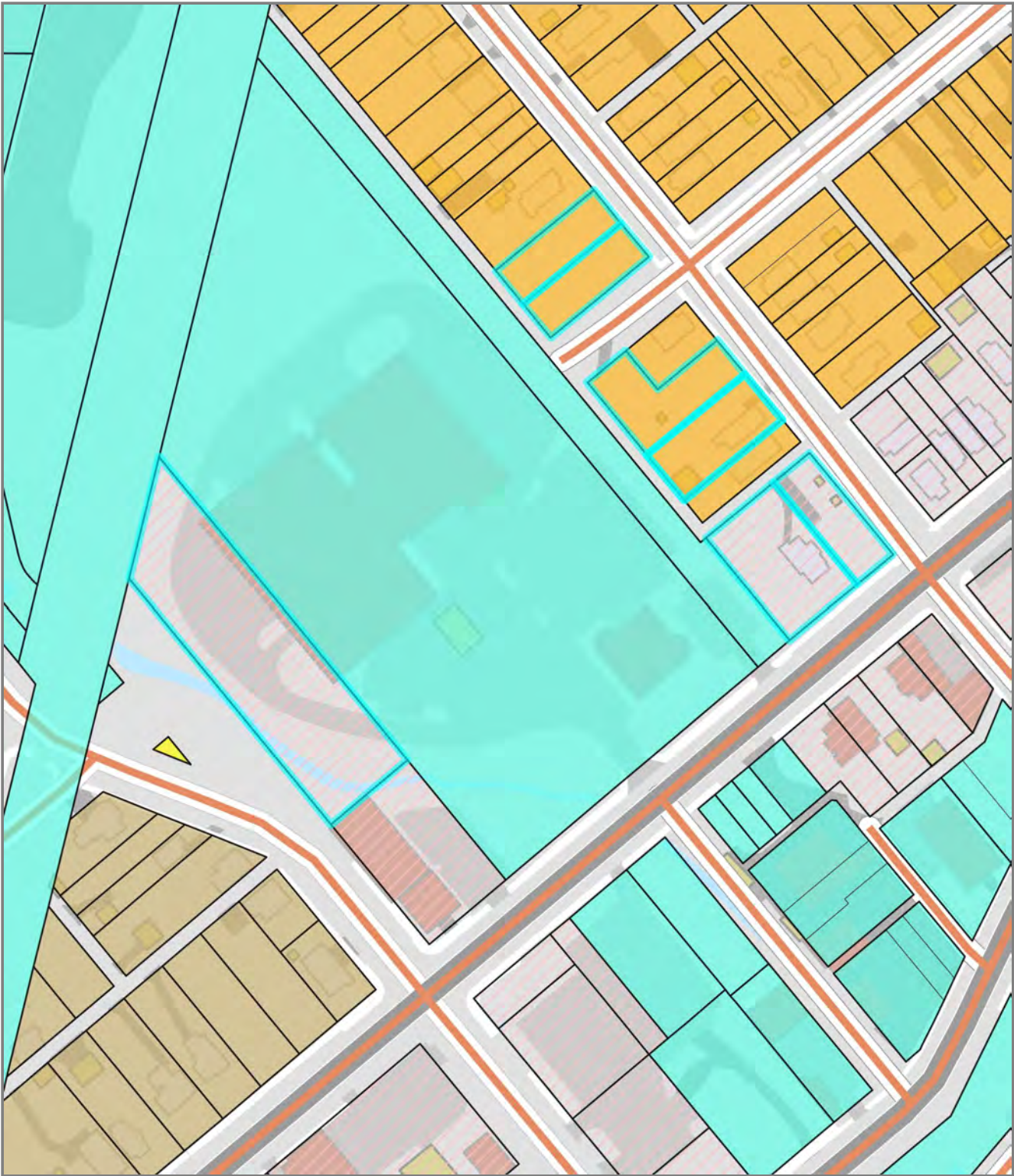
DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

Van Buren/Madison/Jefferson



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