



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (prepared by Kimberly Smith)  
**DATE:** July 6, 2017  
**CASE NO:** PZ 17-25

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Dallas Koerner, to rezone property from a Class CN (Neighborhood Commercial) to a Class I-2 (Railroad/Industrial) District for the property identified as Parcel Identification No. 14-35-327-004 with an address of 3100 NE Adams Street, Peoria, Illinois (Council District 1)

## SUMMARY OF PROPOSAL

The petitioner is requesting to: Rezone the property from a Class CN (Neighborhood Commercial) to a Class I-2 (Railroad/Industrial) District.

## BACKGROUND

### Property Characteristics

The subject property contains 0.33 acres of land, previously developed with a gas station. The property is zoned Class CN (Neighborhood Commercial). The property is surrounded by the Class I-2 (Railroad/Industrial) District.

### History

Date	Zoning
1931 - 1958	Zoned J, Light Industrial
1958 - 1963	Zoned J, Industrial
1963 - 1990	Zoned C-3, General Commercial
1990 - Present	Zoned CN, Neighborhood Commercial

Additional history: The property was listed in 1974 Polk City directory as Prestige Auto Center Gas Station; and held a Use with Approval obtained approximately 1974.

## DEVELOPMENT REVIEW BOARD ANALYSIS

The Community Development Department examines each rezoning application against the standards that resulted from the case of *LaSalle National Bank of Chicago V. Cook County and Peoria's Comprehensive Plan*.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property	The property is surrounded by the I-2, Railroad/Warehouse Industrial Zoning District. From available, past zoning maps, it appears the adjacent property was zoned Industrial until 1963; then C-3, General Commercial, until 1966, when it was rezoned to Industrial zoning.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	In recent years, the property has been vacant or consistently filled with unapproved uses.
<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.	The Industrial zoning will allow for greater flexibility in allowable uses.
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would help facilitate the placement of lawful uses at the subject property. It would also add the benefit required performance standards.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject property is located along a major arterial within the City, which at this location provides separation from commercial and residential uses across the street. On the subject property's side of the arterial, the area has held mostly industrial zoning since the adoption of the zoning.
<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 has not held approved uses for a number of years.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	The rezoning could help facilitate lawful occupancy of the property.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Mixed Use.

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request.

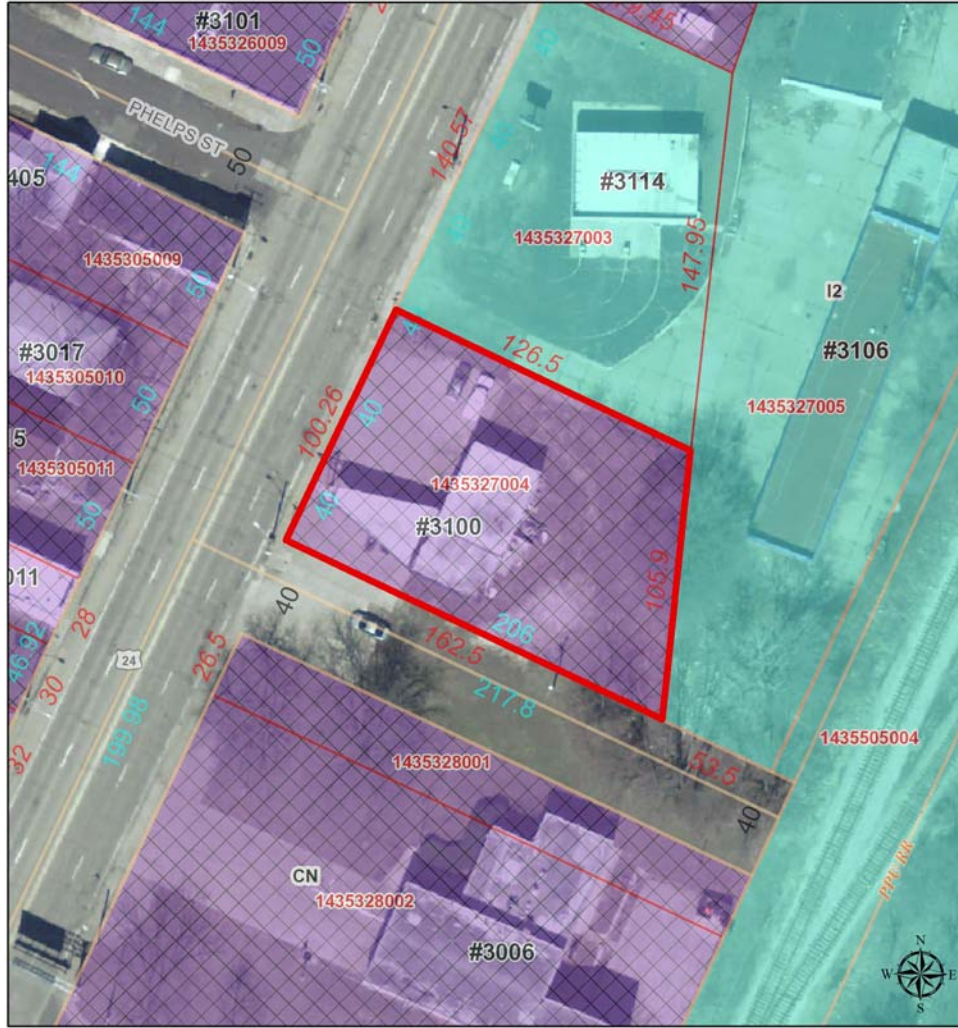
**NOTE:** The applicant is responsible for meeting all applicable code requirements through all phases of the development.

**ATTACHMENTS**

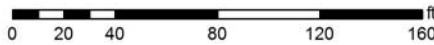
1. Surrounding Zoning
2. Aerial Photo

June 30, 2017

### PZ 17-25: 3100 NE Adams



1 inch = 50 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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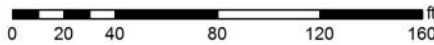


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