



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: February 6, 2020

CASE NO: PZ 20-1

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Davis of Woodland Baptist Church, to rezone property from the present Class R-6 (Multi-Family Residential) District to a Class R-3 (Single Family Residential) District for the property located at 6847 N Allen Road (Part of Parcel Identification No. 14-07-376-003), Peoria, IL (Council District 5)

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone 0.568 acres from Class R-6 (Multi-Family Residential) to Class R-3 (Single Family Residential).

BACKGROUND

Property Characteristics

The 0.568 acres is developed as a parking lot and part of a larger 3.5-acre parcel owned by Peoria Rescue Ministries. The property is zoned Class R-6 (Multi-Family Residential) and surrounded by R-3 (Single Family Residential) zoning to the north, west, and south, and R-7 (Multi-Family Residential) zoning to the east.

History

In 1969, the 3.5-acre parcel was approved by special permit for a Community Home, followed by a Special Use for a Shelter for Women and Children and Childcare for Residents and Clients in 2003. In 2008, special uses for both the subject property and the property to the north were amended to modify the boundaries to remove/add 0.568 acres respectively. See attached ordinance no. 16,275. The current request to rezone aligns with the boundary amendments approved as part of the 2008 Special Use/Ordinance No. 16,275. Upon approval of the rezoning, a survey plat will be recorded to transfer ownership of the 0.568 acres and amend the property line.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R6 (Multi-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 single family residential zoning on the north, south, and 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 R-3 (Single Family Residential) 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
<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 for the transfer of property.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The property is suitable for the R-3 (Single Family Residential) zoning class as the adjacent properties is 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.	Not Applicable
<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 meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Ordinance No. 16,275
2. Surrounding Zoning
3. Aerial Photo

ORDINANCE NO. 16,275

AN ORDINANCE WHICH A: AMENDS ORDINANCE NO. 14,109 FOR PROPERTY LOCATED AT 6915 N ALLEN ROAD, PEORIA, ILLINOIS, A SPECIAL USE FOR CHURCH FACILITIES IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO INCLUDE ADDING LAND FOR PARKING OBTAINED FROM PART OF THE ABUTTING PROPERTY TO THE SOUTH; AND B: AMENDS ORDINANCE NO. 15,927 FOR PROPERTY LOCATED AT 6847 N ALLEN ROAD, PEORIA, ILLINOIS, A SPECIAL USE IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR A SHELTER FOR WOMEN, CHILDREN, AND CHILDCARE FOR RESIDENTS AND CLIENTS BY SUBTRACTING LAND BEING ADDED TO THE ABUTTING PROPERTY TO THE NORTH.

WHEREAS, the property herein described is now zoned in a Class R-3 (Single-Family Residential) District and R-6 (Multi-Family Residential) District; and

WHEREAS, said Zoning Commission has been petitioned to grant an amendment to the existing Special Use as directed by Section 2.15 of Appendix B, the Permanent Zoning Ordinance of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on May 1, 2008, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law.

WHEREAS, said Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That amendment to an existing Special Use Ordinance #14,109, 6915 N. Allen Road, is hereby granted for church facilities to include adding land for parking obtained from the abutting property to the south for the following described property:

COMBINED LEGAL DESCRIPTION OF 8.021 ACRE TRACT & PROPOSED 0.568 ACRE TRACT

A PART OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION SEVEN (7), THENCE SOUTH 00°-13'-00" EAST, (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION SEVEN (7), 1069.64 FEET; THENCE NORTH 89°-56'-00" WEST, 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF ALLEN ROAD AND THE POINT OF BEGINNING FOR THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE

ORDINANCE NO. 16,275

SOUTH 00°-13'-00" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 500.00 FEET; THENCE NORTH 89°-56'-00" WEST, 66.00 FEET; THENCE SOUTH 00°-13'-00" EAST, 80.00 FEET; THENCE NORTH 89°-56'-00" WEST, 309.52 FEET; THENCE NORTH 00°-13'-00" WEST, 80.00 FEET; THENCE NORTH 89°-56'-00" WEST, 548.08 FEET; THENCE SOUTH 52°-02'-36" WEST, 185.96 FEET; THENCE NORTH 00°-11'-59" WEST, 209.19 FEET; THENCE NORTH 66°-59'-38" EAST, 1034.33 FEET; THENCE SOUTH 89°-56'-00" EAST, 115.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 8.589 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

And amending a Special Use Ordinance #15,927, 6847 N. Allen Road, for a shelter for women, children, and childcare for residents and clients by subtracting land being added to the abutting property to the north for the following described property:

LEGAL DESCRIPTION OF 2.932 ACRE TRACT

A PART OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 7, THENCE SOUTH 00°-13'-00" EAST, (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1569.64 FEET; THENCE NORTH 89°-56'-00" WEST, 50.00 FEET TO THE NORTHEAST CORNER OF A 3.500 ACRE TRACT, THE PLAT OF WHICH IS RECORDED IN TRACT SURVEY BOOK 25, PAGE 15 IN THE PEORIA COUNTY RECORDER'S OFFICE, SAID NORTHEAST CORNER BEING ALSO THE WEST RIGHT OF WAY LINE OF ALLEN ROAD AND THE POINT OF BEGINNING FOR THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE SOUTH 00°-13'-00" EAST, ALONG THE EAST LINE OF SAID 3.500 ACRE TRACT AND SAID WEST RIGHT OF WAY LINE, 406.00 FEET TO THE SOUTHEAST CORNER OF SAID 3.500 ACRE TRACT; THENCE NORTH 89°-56'-00" WEST, ALONG THE SOUTH LINE OF SAID 3.500 ACRE TRACT 375.52 FEET TO THE SOUTHWEST CORNER OF SAID 3.500 ACRE TRACT; THENCE NORTH 00°-13'-00" WEST, ALONG THE WEST LINE OF SAID 3.500 ACRE TRACT, 326.00 FEET; THENCE SOUTH 89°-56'-00" EAST, 309.52 FEET; THENCE NORTH 00°-13'-00" WEST, 80.00 FEET TO THE NORTH LINE OF SAID 3.500 ACRE TRACT; THENCE SOUTH 89°-56'-00" EAST, ALONG SAID NORTH LINE, 66.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.932 ACRE, MORE OR LESS.

Per the submitted Site Plan Attachment "A" and the following conditions:

1. Landscaping adjacent and immediately south of the proposed parking lot must screen the proposed parking lot from the property to the south.
2. Cross easement agreement between the church and the property to the south must be provided to the Planning and Growth Management Department.
3. Storm sewer easements must be approved prior to work commencing.
4. All parking for the disabled must meet the requirements of the Illinois Accessibility Code and the City of Peoria Zoning Ordinance as to parking space size, configuration and signage.


Section 2. All provisions of Appendix B, the Permanent Zoning Ordinance of the City of Peoria, with respect to the Class R-3 (Single-Family Residential) District and R-6 (Multi-Family Residential) District shall remain applicable to the above-described premises, with exception to the amended Special Use herein permitted.

ORDINANCE NO. 16,275

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

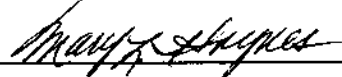
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS
27TH DAY OF MAY, 2008.

APPROVED:



Mayor

ATTEST:



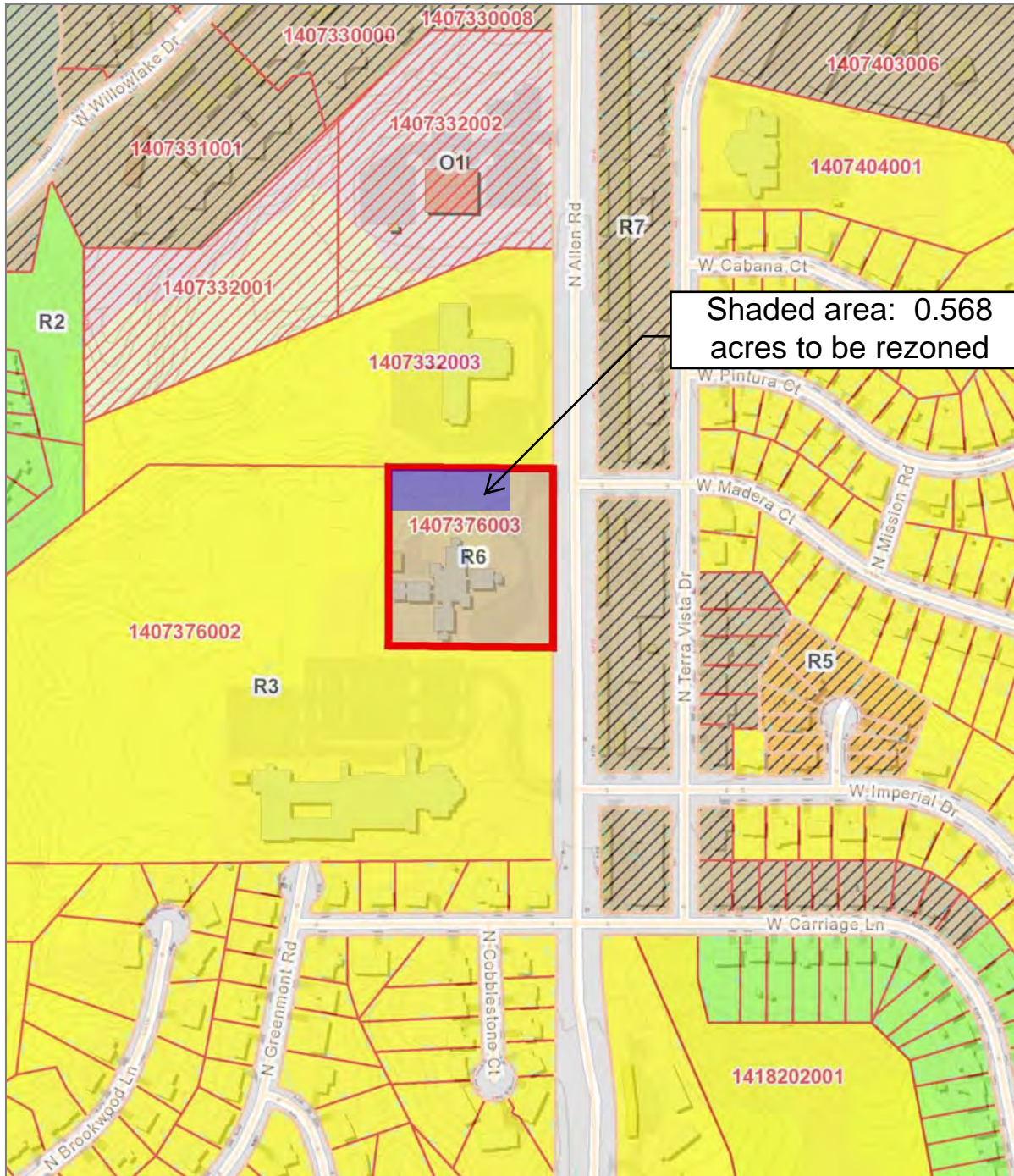
City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

6847 N Allen Road



Shaded area: 0.568 acres to be rezoned



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 = 333 feet



6847 N Allen Road



Shaded area: 0.568 acres to be rezoned



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

