



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 17-28

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Pamela Howe, President, of Rebuilding Together, to rezone property from a Class R-4 (Single Family) District to a Class P-1 (Parking) District, and for a Waiver from UDC Subdivision Requirements Section 2.13.13.b.6. regarding access to street frontage, for the property located at 1322 and 1400 NE Jefferson Avenue (Parcel Identification Nos. 18-03-401-003 and part of 18-03-401-002), Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL

The petitioner is requesting to: Rezone the property from a Class R-4 (Single Family) District to a Class P-1 (Parking) District. This parking will serve the property immediate southeast, across from the alley.

The petitioner is also requesting a waiver from UDC Subdivision Requirements Section 2.13.13.b.6. regarding access to street frontage. This would allow subdivision of a 0.080 portion of the subject property to be accessed from the alley, away from Jefferson. The rest would maintain the existing residential zoning along Jefferson.

BACKGROUND

Property Characteristics

The subject property is currently undeveloped. The property is zoned Class R-4 (Single Family) District. The property is surrounded by the R-4 (Single Family) District to the north, east and west; and the I-2 (Railroad/Warehouse) District to the south.

History

Date	Zoning
1931 - 1958	Zoned C, Apartment
1958 - 1963	Zoned J, Industrial
1963 - 1990	Zoned R-1, Low Density Residential
1990 - Present	Zoned R-4, Single Family

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	Rezoning the property will alleviate overflow parking from the Industrial Parking to the south.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	The property is currently undeveloped. The proposal is to rezone only the rear portion for parking, and keep the front and middle zoned single family residential, and available for future residential development.
<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 proposed parking district restricts use of the property, and requires protections for the surrounding residential property, including screening and buffering.
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning lot split would allow off-street parking to help an adjacent business need, while still preserving the residential potential along Jefferson.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The strategic placement of the lot will not interfere with the potential for continued street rhythm of residential property along Jefferson.
<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 is undeveloped.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	The rezoning would allow two competing uses to exist in harmony.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Medium Density Residential; however it is across the alley from property designed at Heavy Industrial.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request for the rezoning, and APPROVAL of the requested Waiver, with the following conditions:

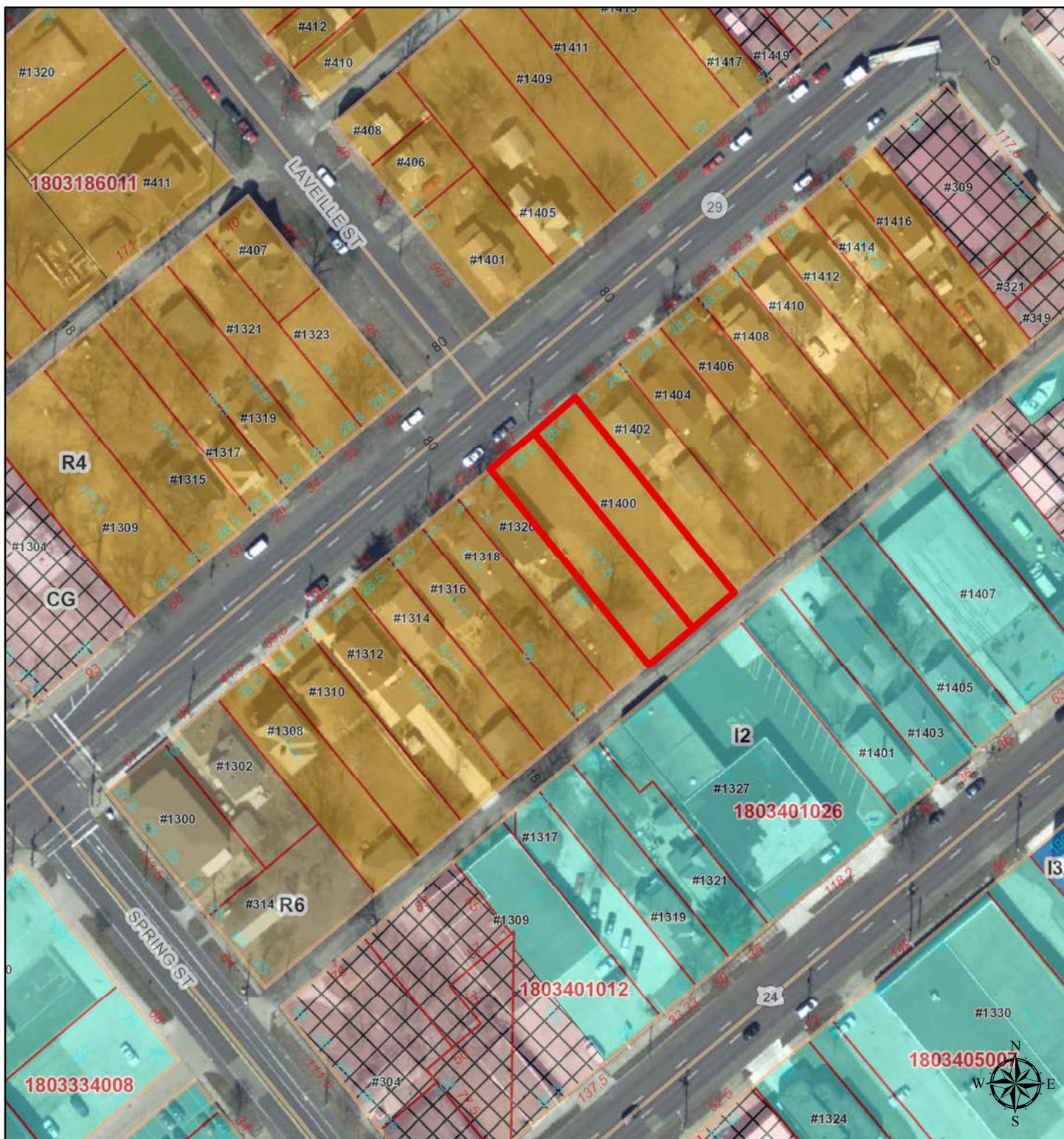
1. A Preliminary/Final Subdivision application and plat will be submitted for approval.
2. Screening will be provided as shown on the site plan.

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

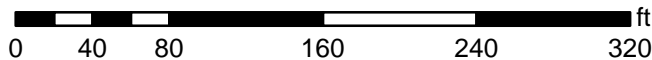
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan

PZ 17-28: 1322 and 1400 NE Jefferson



1 inch = 100 feet

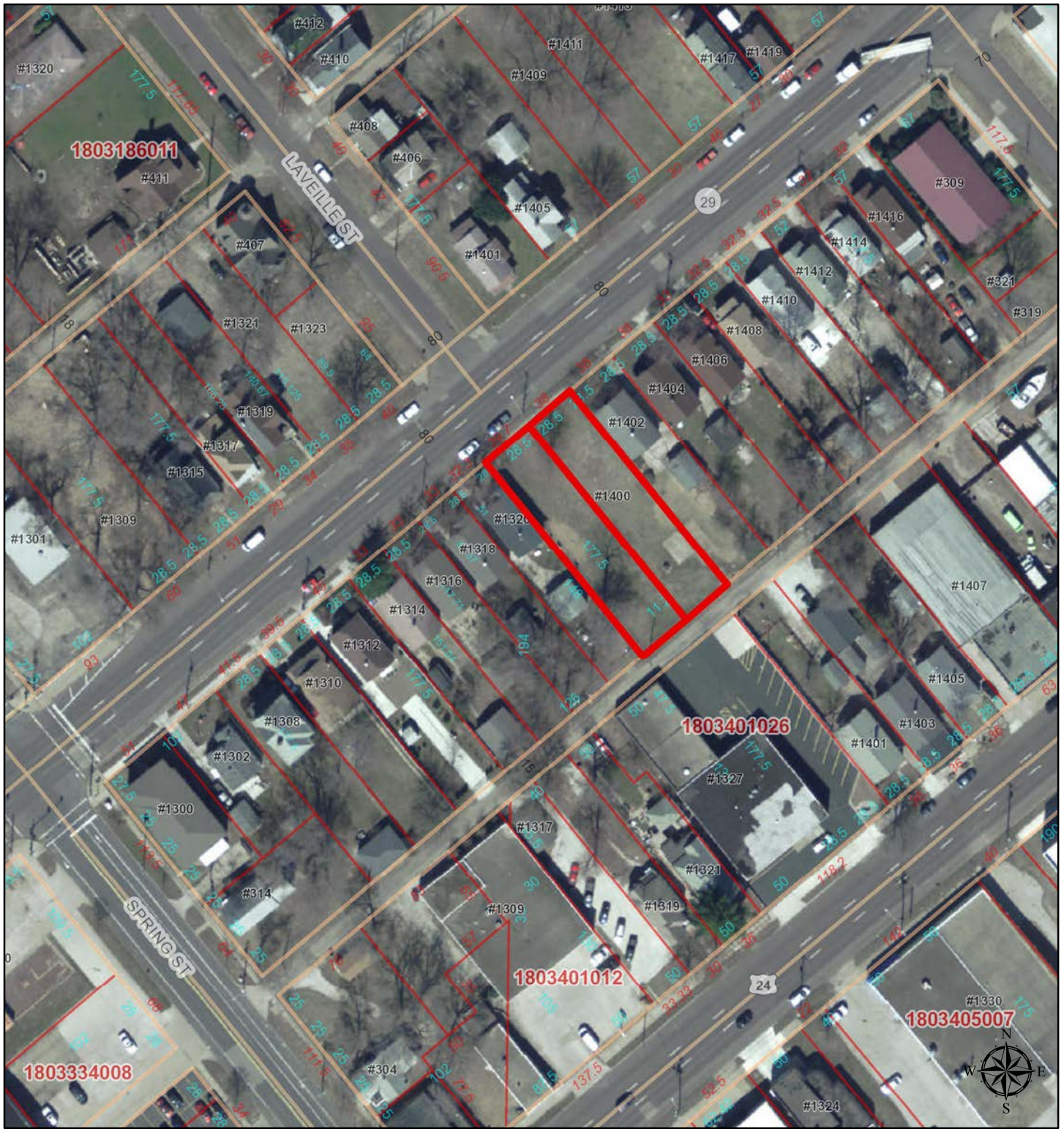


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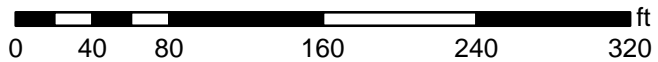
Peoria County, IL, HERE, USGS



PZ 17-28: 1322 and 1400 NE Jefferson



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Peoria County, IL, HERE, USGS



LEGAL DESCRIPTION

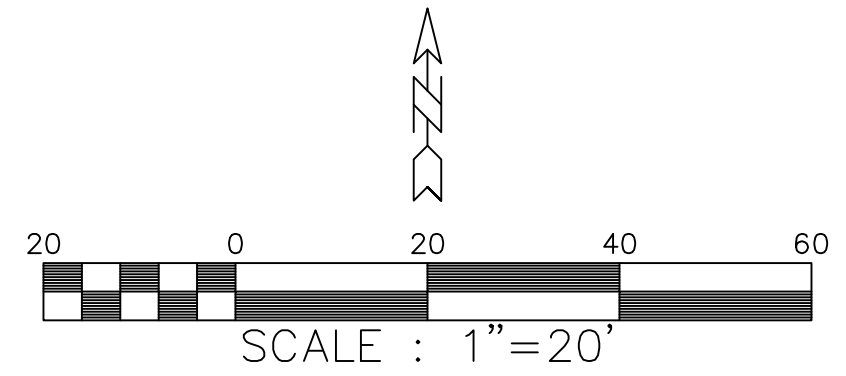
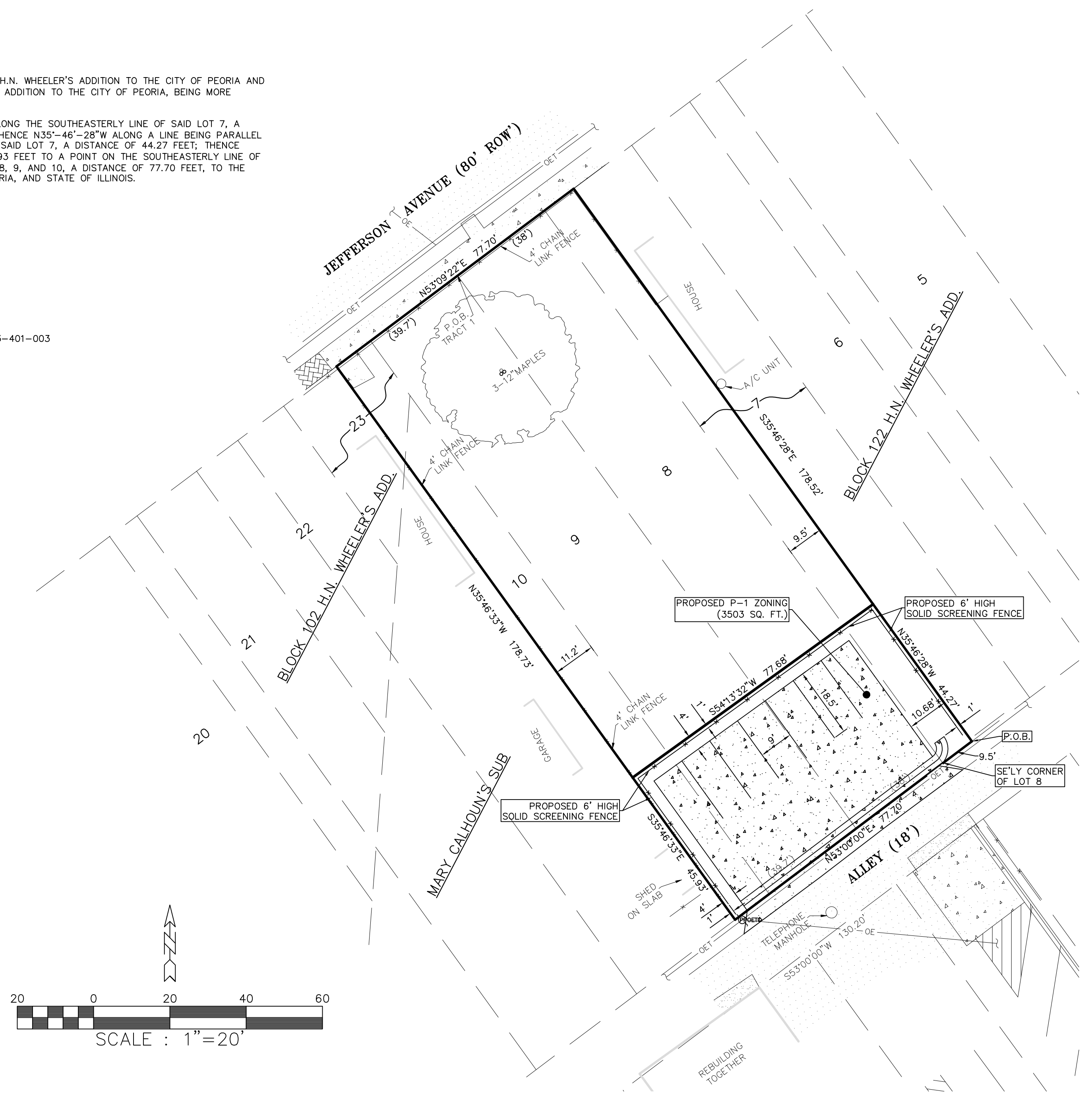
(3503 SQ. FT. - 0.080 ACRES)

A PART OF LOTS 7, 8, 9 AND 10 IN BLOCK 122 AND PART OF LOT 23 IN BLOCK 102 OF H.N. WHEELER'S ADDITION TO THE CITY OF PEORIA AND SUBDIVISION OF BLOCKS NUMBERED 102, 106 AND 109 IN MORTON, VORIS, AND LAVELLE'S ADDITION TO THE CITY OF PEORIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE N53°-00'-00"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N35°-46'-28"W ALONG A LINE BEING PARALLEL TO, AND 9.50 FEET NORMAL DISTANCE NORTHEASTERLY OF, THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 44.27 FEET; THENCE S54°-13'-32"W, A DISTANCE OF 77.68 FEET; THENCE S35°-46'-33"E, A DISTANCE OF 45.93 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 10; THENCE N53°-00'-00"E ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 7, 8, 9, AND 10, A DISTANCE OF 77.70 FEET, TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA, AND STATE OF ILLINOIS.

SITE DATA

OWNER: REBUILDING TOGETHER, PEORIA
 PT. OF PIN NOS.: 18-03-401-002 AND 18-03-401-003
 EXISTING ZONING: R-4
 PROPOSED ZONING: P-1
 PARCEL AREA: 3503 SQ. FT. - 0.080 ACRES



DRAWN BY: CME
APPROVED BY: GRZ
DATE: JUNE 1, 2017
DWG: 20617-L-001

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-5074
 DESIGN FIRM REGISTRATION NO. 184-003189

SITE PLAN
 FOR
REBUILDING TOGETHER, PEORIA