



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: March 5, 2020

CASE NO: PZ 20-3

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from former right-of-way to Class R-3 (Single Family Residential) District for the property located in the southeast corner of the intersection of Wilhelm Road and the Rock Island Trail, and identified as part of Outlot B in Hunter's Trail Subdivision, in the Northeast Quarter of Section 25, Township 10 North, Range 8 East. (Council District 5)

SUMMARY OF PROPOSAL

The City is requesting to rezone former right-of-way property to class R-3 (Single Family Residential) district.

BACKGROUND

Property Characteristics

The subject property contains 3,310 sq. ft. (0.076 acres) of land and is surrounded by R-3 (Single-Family Residential) zoning to the north, south, east and west.

History

On February 11, 2020 City Council approved a vacation of right-of-way. The vacated property is intended to accompany development of the area southeast of the intersection of Wilhelm Road and the Rock Island Trail. Once vacated, the property must be given a zoning classification.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	Not in the City Limits
1990 - Present	None - ROW

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.

Standard	Standard Met per Community Development Dept. Review
<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.
<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

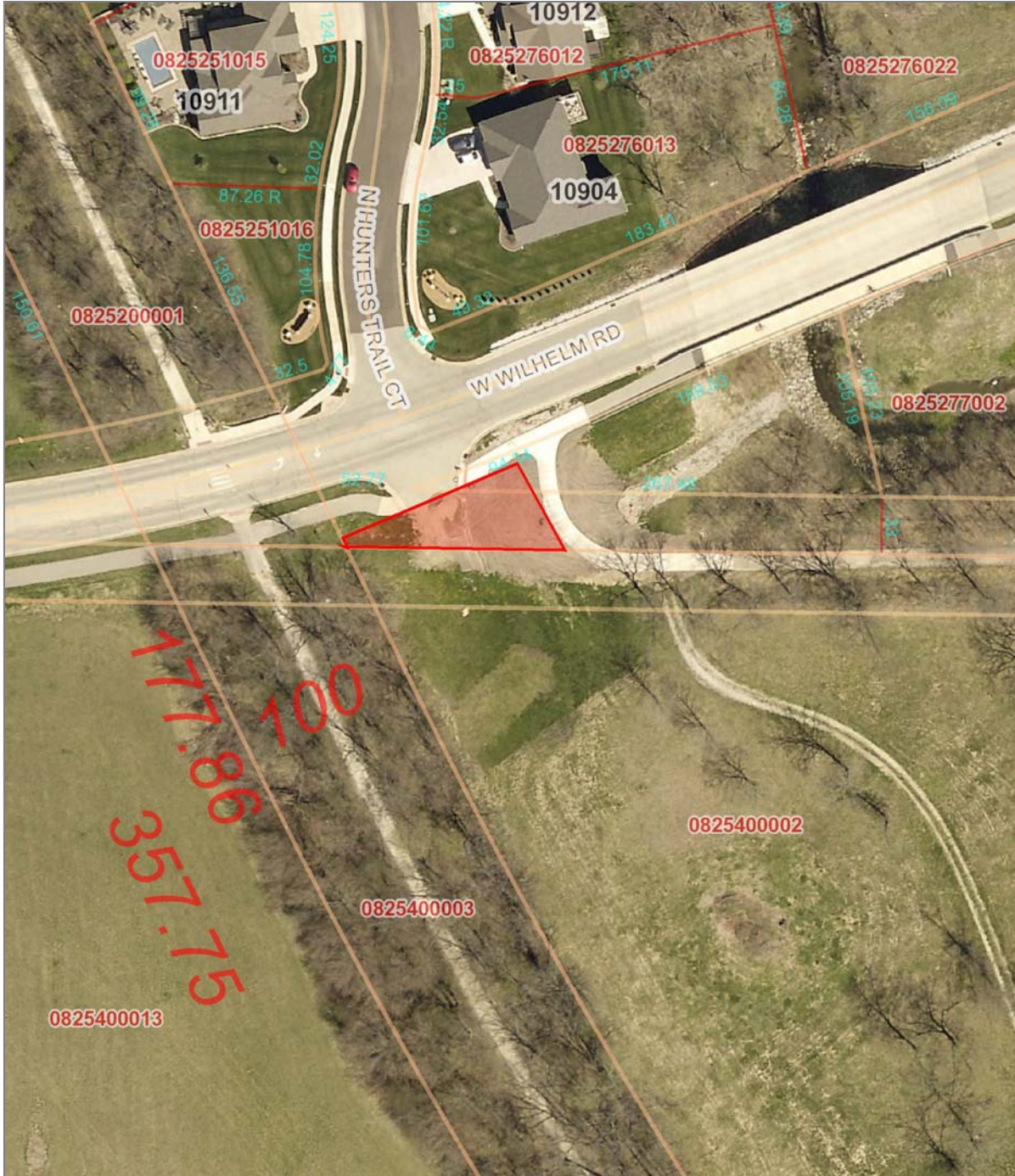
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Plat

Wilhelm Rd/Rock Island Trail



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
 2/12/2020



Wilhelm Rd/Rock Island Trail



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Map Scale
1 inch = 167 feet
 2/12/2020



RIGHT OF WAY VACATION PLAT

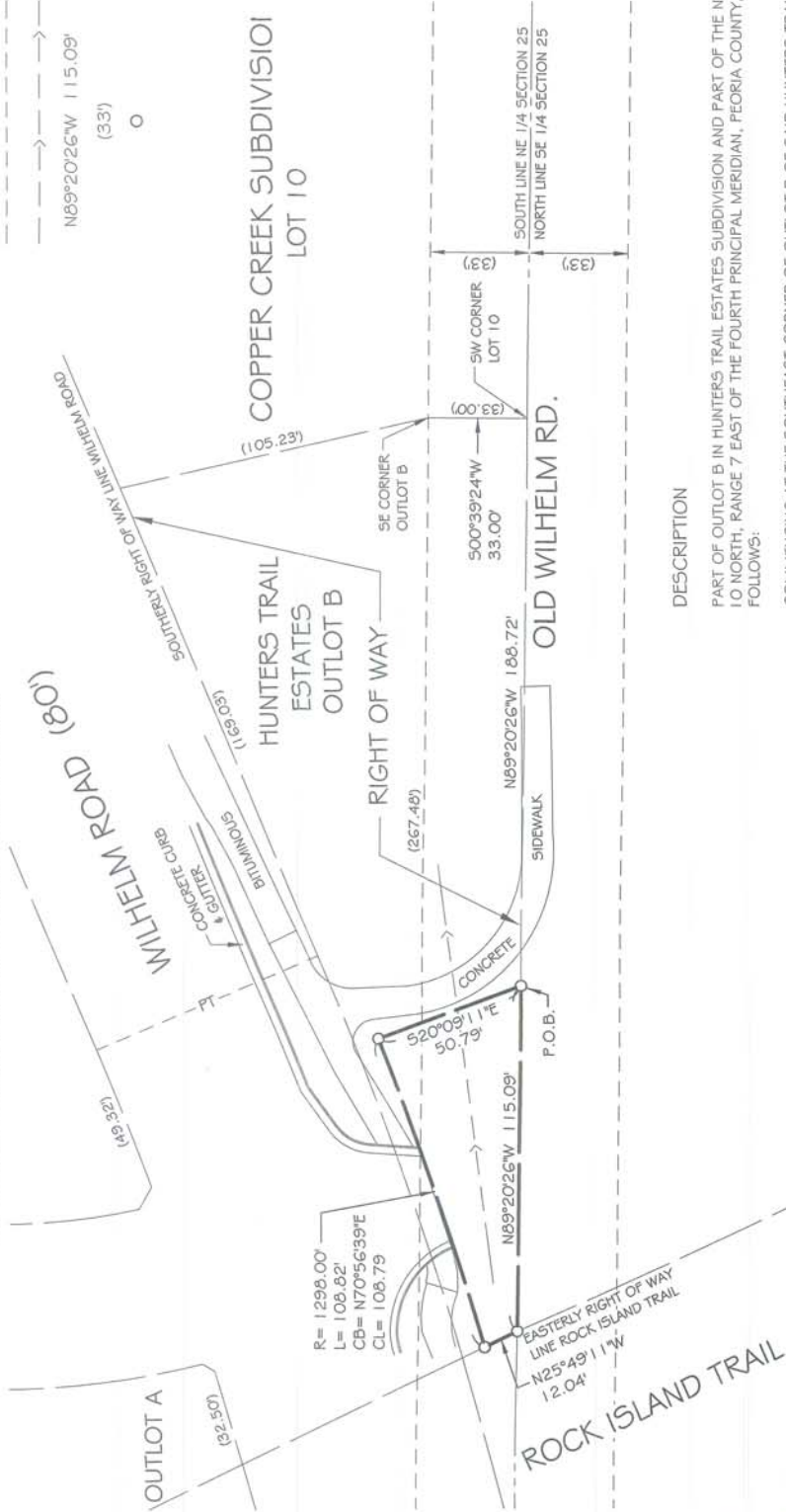
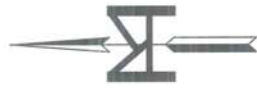
PART OF OUTLOT B IN HUNTERS TRAIL ESTATES SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

LEGEND

- RIGHT OF WAY VACATION LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- STORM SEWER
- MEASURED BEARING & DISTANCE
- RECORD DISTANCE
- SET IRON ROD

N89°20'26"W 115.09'
(33)

N



DESCRIPTION

PART OF OUTLOT B IN HUNTERS TRAIL ESTATES SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT B OF SAID HUNTERS TRAIL ESTATES, THENCE SOUTH 00 DEGREES 39 MINUTES 24 SECONDS WEST, (BEARINGS ASSUMED FOR DESCRIPTIVE PURPOSES ONLY), A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89 DEGREES 20 MINUTES 26 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 186.72 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 20 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 115.09 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND TRAIL; THENCE NORTH 25 DEGREES 49 MINUTES 11 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 12.04 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1298.00 FEET AND AN ARC LENGTH OF 108.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 70 DEGREES 56 MINUTES 39 SECONDS EAST, A DISTANCE OF 108.79 FEET; THENCE SOUTH 20 DEGREES 09 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.076 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS OR RIGHT OF WAY OF RECORD.

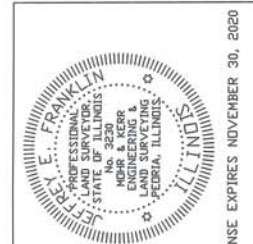
RIGHT OF WAY VACATION PLAT

PART OF OUTLOT B IN HUNTERS TRAIL ESTATES SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

CITY OF PEORIA

CLIENT:

SURVEYED	W/C
DRAWN	JEF
CHECKED	
SCALE	1" = 40'
DATE	01-13-20



DATE: 1-13-20

JEFFREY E. FRANKLIN
REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3230
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LICENSE EXPIRES NOVEMBER 30, 2020

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.

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PROJECT NO.
19-122
SHEET 1 OF 1
DRAWING NO. 1