



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: April 1, 2021
CASE NO: PZ 255-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Michael R Seghetti of Elias, Meginnes and Seghetti, P.C. on behalf of Second Chance Investments, LLC and 110 Illinois St, LLC to rezone property from Class R-6 (Multi-Family Residential) District to a Class C-G (General Commercial) District for the properties located at 1515 N Dechman Ave and 106, 108, 110 E Illinois Ave (Parcel Identification Nos. 18-04-251-005, 18-04-251-002, 18-04-251-003, and 18-04-251-004), Peoria IL. (Council District 3)

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone four parcels to Class C-G (General Commercial) District.

BACKGROUND

Property Characteristics

The subject property consists of four contiguous parcels, summing to 0.42 acres in the northeast corner of the block bounded by N Knoxville Ave, E Illinois Ave, N Dechman Ave, and E Pennsylvania Ave. Three of the four parcels contain multi-family buildings, more specifically, two fourplexes and one duplex. One of the fourplexes is occupied, the other buildings are not occupied. Assessment records indicate the structures were built prior to 1940. The fourplexes are legally nonconforming, each having three more dwelling units than the current density standard allows. Redevelopment of the 0.42 acre property would permit no more than 6 dwelling units, based on density standards in the R-6 (Multi-Family Residential) District. The westmost parcel has been used for ingress/egress to the adjoining commercial lot.

The block includes four other parcels. According to the petitioner, other buildings in the block have been vacant for at least one year. Uses in the block had consisted of gas station, vehicle sales, apartments, and one single-family residential dwelling. Land uses across Illinois Ave are restaurant and single-family residential. Land uses across Dechman Ave are single-family residential and apartments. Uses along and across Knoxville Ave are primarily commercial. Surrounding zoning is Class C-G (General Commercial) District to the north, south, and west, Class R-6 (Multi-Family Residential) to the north, and Class R-4 (Single Family Residential) to the east. Class N-1 (Institutional) consisting of OSF Saint Francis Medical Center is half a block south of the subject property.

History

In 1957 the Northwest corner of the block, including 106 E Illinois, was rezoned from C (Apartment) to E (Commercial). The other subject parcels have remained in the Apartment or High Density Residential zoning classification. In 1963 the south half of the block was rezoned to Commercial. In 1972 property across E Illinois was rezoned from R-3 (High Density Residential) to C-3 (Commercial). In 2005, property at 1505 E Pennsylvania was granted a special use to allow a multiple dwelling unit structure. This property is across Dechman Avenue.

Date	Zoning
1931 - 1958	E (Commercial) and C (Apartment)
1958 - 1963	E (Commercial) and C (Apartment)
1963 - 1990	R-3 (High Density Residential)
1990 - Present	R-6 (High Density 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 for Rezoning	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property	Other property in the same block is zoned C-G (General Commercial) District. Nearby uses include commercial or have been used commercially.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning restriction.	C-G (General Commercial) zoning district would afford additional uses for redevelopment of the property and block. Current density is nonconforming to the R-6 district.
<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 be consistent with zoning classification of adjacent property and allow for redevelopment of the block that has had vacant uses.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	C-G (General Commercial) District would afford the subject property and adjoining property to be redeveloped in conformance with standards of the CG district.
<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.	Only one of the four parcels is occupied. Property has been vacant for one year or longer. Other property in the block has been vacant.
<u>LaSalle Factor #7:</u> Public need for the proposed use.	Proposal would allow for redevelopment of the block which has had a history of vacancies and property maintenance cases.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Commercial and Medium Density Residential.

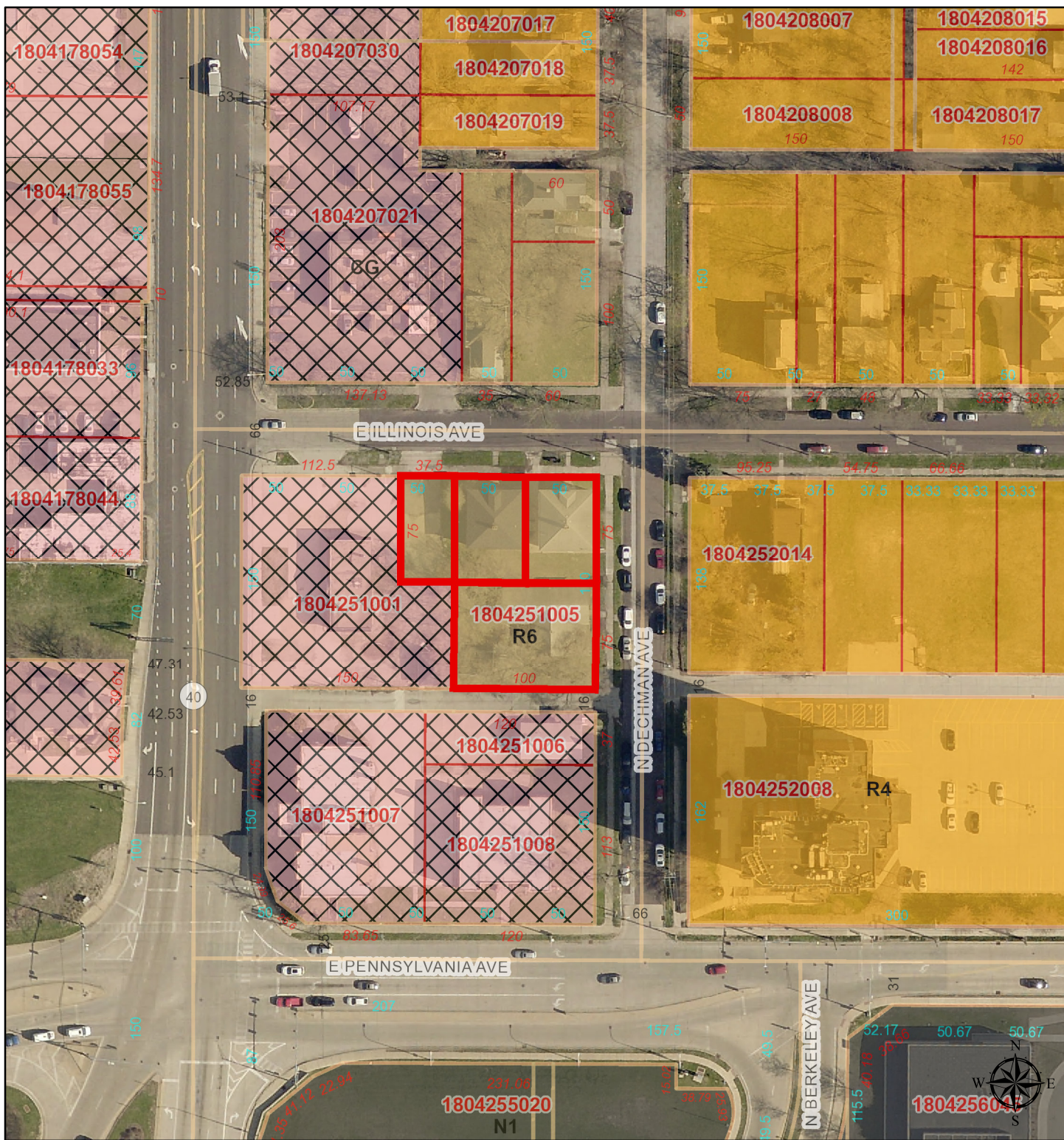
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request.

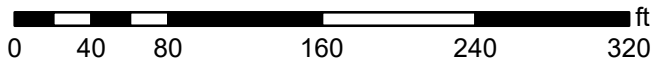
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

PZ 255-2021 Zoning Map



1 inch = 100 feet

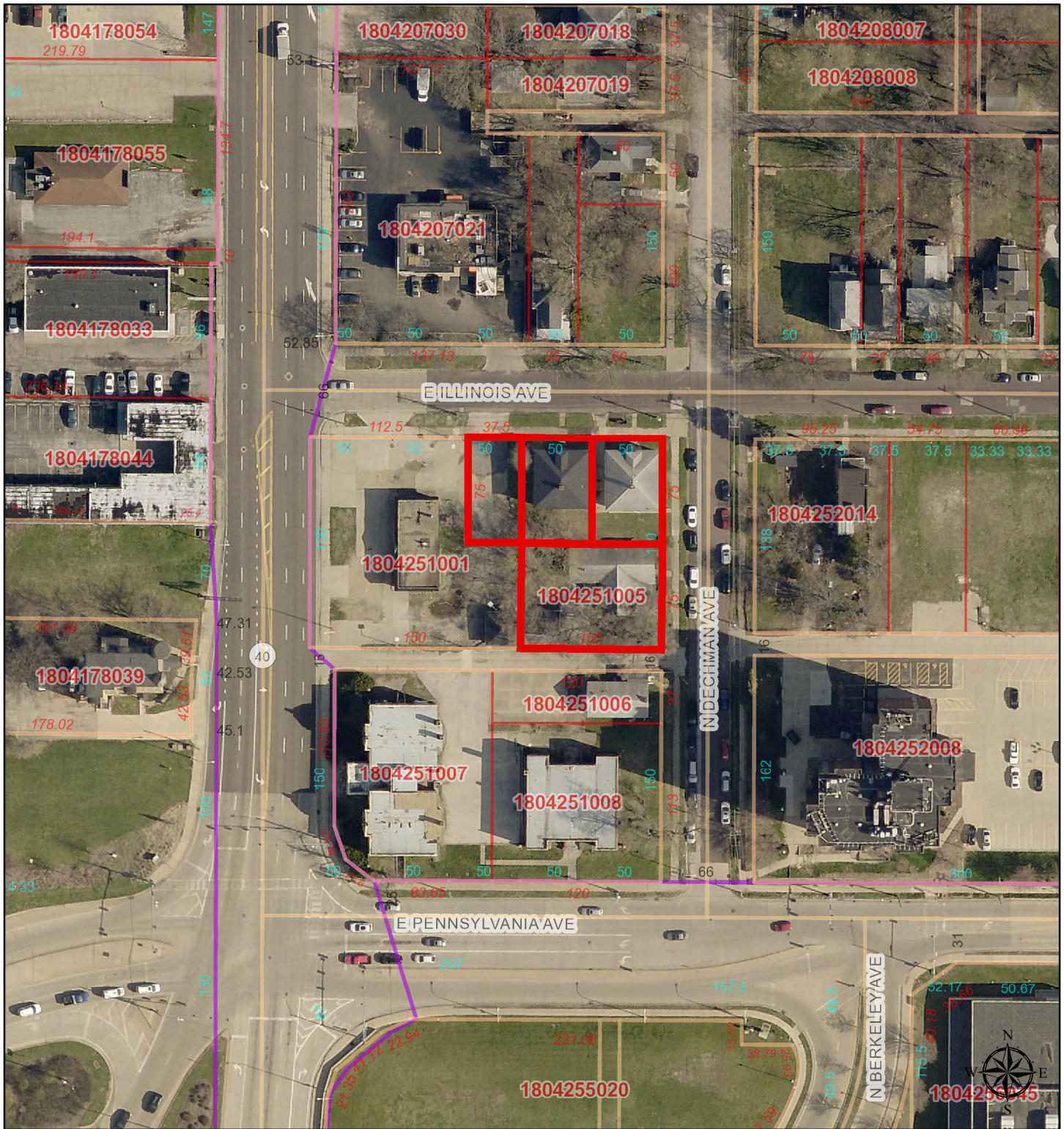


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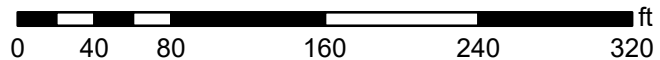
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PZ 255-2021 Aerial Map



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