



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: January 3, 2019

CASE NO: PZ 19-2

REQUEST: Hold a Public Hearing and Forward a recommendation to City Council on the request of the City of Peoria to rezone property from a Class C-G (General Commercial) District to a Class B-1 (Central Business) District for the property located 701 Main Street, (Parcel Identification No. 18-09-201-001), Peoria, IL (Council District 1)

SUMMARY OF PROPOSAL

The City of Peoria is requesting to rezone the subject property to Class B-1 (Central Business) District.

BACKGROUND

Property Characteristics

The subject property contains 0.29 acres of land and is currently developed with a three story building with commercial on the ground floor and residential above. The property is zoned Class C-G (General Commercial) and surrounded by B-1 (Central Business) District zoning to the north, south, east, and west.

History

The building was built prior to 1930 with the following zoning class history:

Date	Zoning
1931 - 1958	H (Business District)
1958 - 1963	H (Business District)
1963 - 1990	C3 (General-Commercial)
1990 - Present	CG (General Commercial)

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 B-1 (Central Business) District. Existing uses of nearby property include primarily commercial.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	Property values will not be diminished by the B-1 (Central Business) zoning, since it surrounded by and has been previously zoned B-1.
<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 rezoning will eliminate spot zoning.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The property is suitable for the B-1 (Central Business) zoning class with a mix of commercial and residential uses.
<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 not vacant.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Mixed Use.

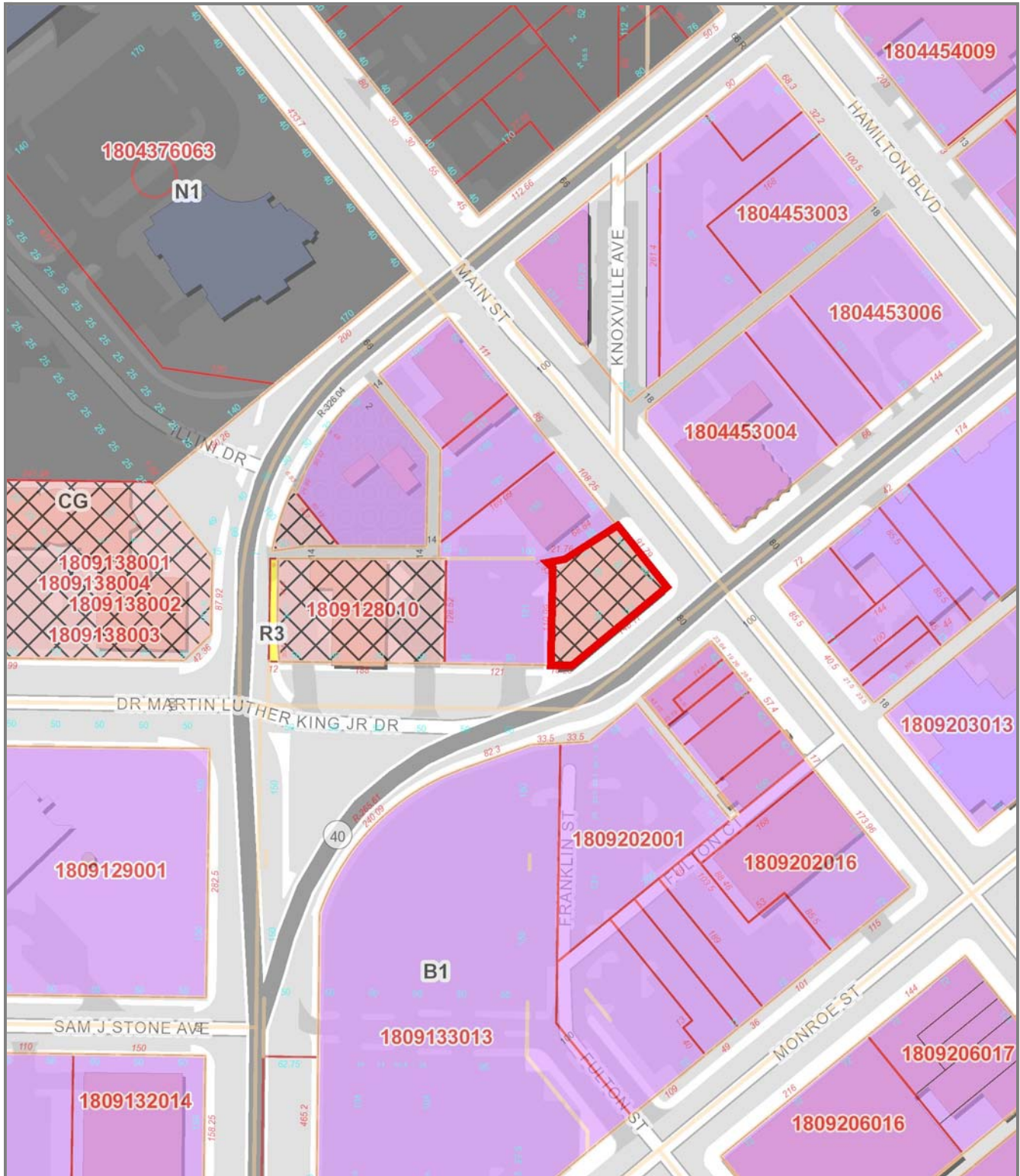
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

701 Main St



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Map Scale
1 inch = 167 feet
 12/17/2018



701 Main St



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