



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (prepared by Kerilyn Weick)  
**DATE:** May 5, 2022  
**CASE NO:** PZ 818-2022

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Pastor Richard Hammonds of Gospel Experience Church, to rezone property from Class R-4 (Single Family Residential) District to Class P-1 (Parking) District for the property located at 414 Phelps and 418 Phelps (Parcel Identification Nos. 14-35-326-002 and 14-35-326-003), Peoria IL (Council District 1).

## SUMMARY OF PROPOSAL

The petitioner is requesting to rezone two parcels to Class P-1 (Parking) District to be used for parking for an existing place of worship. The place of worship, Gospel Experience Church, is located at 3101 NE Madison Avenue (the northwest corner of NE Madison Ave and Phelps St). Gospel Experience Church has owned 414 Phelps St since 2015 and acquired 418 Phelps St in 2021.

## BACKGROUND

### Property Characteristics

The subject property consists of two parcels, each 0.16 acre (6,970 SF). Total area proposed for rezoning is 0.32 acres (13,939 SF). Both parcels are undeveloped.

Surrounding land use is residential to the north, south, and west and commercial to the east being along NE Adams Street. Gospel Experience Church, is located across Madison Avenue from the subject property. The properties to the north, south, and west are zoned R-4 (Single-Family Residential) District. The properties to the east are zoned CN (Neighborhood Commercial) District.

### History

In 1931 the subject parcels were in zoning Class B (Two Family Dwelling). The zoning designation was reclassified to Class R-1 (Low Density Residential) District in 1963, which transitioned to Class R-4 (Single-Family Residential) District in 1990. Properties to the east, along NE Adams Street, have a history of industrial to commercial zoning classifications. In 2012, property along Sloan and NE Madison Ave was rezoned from R-4 (Single Family Residential) District to CN (Neighborhood Commercial) District for a different place of worship.

The most recent use of both parcels was residential. The dwelling at 414 Phelps Street was demolished in 2010. The dwelling at 418 Phelps Street was demolished in 2017.

Date	Zoning	Zoning to the East
1931 - 1958	B - (Two Family Dwelling)	J (Light Industrial)
1958 - 1963	B - (Two Family)	J (Industrial)
1963 - 1990	R-1 (Low Density Residential)	C-3 (General Commercial)
1990 - Present	R-4 (Single-Family Residential)	CN (Neighborhood 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.

<b>Standard for Rezoning</b>	<b>Standard Met per Community Development Dept. Review</b>
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property	Subject property is in the R-4 (Single Family Residential) District. Adjacent zoning includes CN (Neighborhood Commercial) District. Nearby uses include residential, commercial, and places of worship.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning restriction.	Property is currently undeveloped. The proposed P-1 (Parking) District would allow the nearby place of worship to use the property for parking.
<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 P-1 (Parking) District limits the use of the property and requires protections for residential property, including screening.
<u>LaSalle Factor #4:</u> Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would allow the addition of off-street parking to alleviate on-street parking congestion.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	The width of the property can be suitable to design a parking lot. A transitional bufferyard will be required.
<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.	414 Phelps has been vacant since 2010. 418 Phelps has been vacant since 2017.
<u>LaSalle Factor #7:</u> Public need for the proposed use.	The rezoning would allow the addition of off-street parking which may alleviate on-street parking congestion.
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Medium Residential with Commercial immediately adjacent to the east. The P-1 (Parking) District is intended to provide a transition between commercial and residential areas.

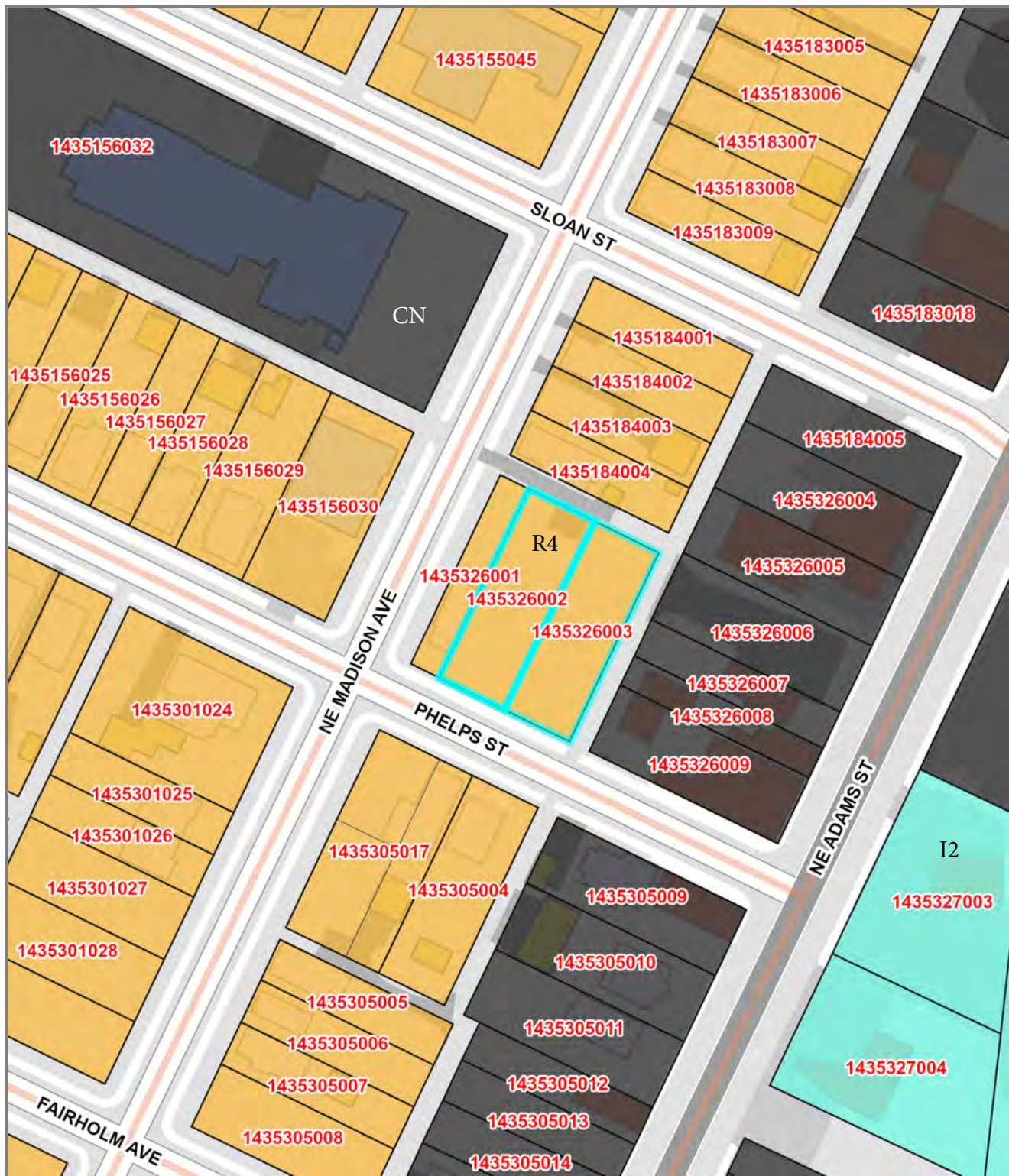
### **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the request.

### **ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo

# Peoria County, IL



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 = 100 feet  
4/22/2022



1435155045

1435183005

1435183006

1435183007

1435183008

1435183009

1435183018

1435156032

1435184001

1435184002

1435184003

1435184004

1435184005

1435156025

1435156026

1435156027

1435156028

1435156029

1435156030

1435326004

1435326005

1435326006

1435326007

1435326008

1435326009

1435301024

1435301025

1435301026

1435301027

1435301028

1435305017

1435305004

1435305009

1435305010

1435305011

1435305012

1435305013

1435305005

1435305006

1435305007

1435305008

1435327003

1435327004

SLOAN ST

NE MADISON AVE

PHELPS ST

NE ADAMS ST

FAIRHOLM AVE

1435326001

1435326002

1435326003

County of Peoria Regional Planning Commission, Planometry International Corp.



Map Scale  
1 inch = 100 feet  
4/22/2022