



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Shannon Techie)
DATE: July 6, 2017
CASE NO: PZ 17-26

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of ALDI, Inc., to rezone property from a Class C-1 (General Commercial) District to a Class C-N (Neighborhood Commercial) District, for the property located at 3420 N University Street (Parcel Identification Number 14-29-404-020), Peoria, Illinois. (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to rezone property from a class C-1 (General Commercial) District to a C-N (Neighborhood Commercial) District. The Aldi store on University is planning an expansion on the north side of the building, along Merle Avenue. The most appropriate way to accommodate this request is to rezone the property from the current C1 (General Commercial) to the less intensive CN (Neighborhood Commercial). The CN District provides more flexibility on the setback of the building.

BACKGROUND

Property Characteristics

The subject property contains 1.73 acres of land and is currently developed with a grocery store. The property is zoned Class C-1 (General Commercial) District and is surrounded by C-1 (General Commercial) and R-3 (Single-Family Residential) zoning to the north, R-3 (Single-Family Residential) zoning to the east, C-1 (General Commercial) and R-3 (Single-Family Residential) zoning to the south, and C-2 (Large-Scale Commercial) zoning to the west.

History

The existing ALDI store was constructed in 2012 and is a permitted use in the existing C-1 (General Commercial) District.

The property has historically been zoned as follows:

Date	Zoning
1931-1958	E (Commercial)
1958-1963	E (Commercial)
1963 - 1990	C3 (General-Commercial)
1990 - Present	C1 (General Commercial)

Prior to October of 2016, C-N (Neighborhood Commercial) zoning was only permitted in the Heart of Peoria Area, generally south of Forrest Hill. When the Unified Code was adopted last year, it allows for properties outside of the Heart of Peoria area to request C-N (Neighborhood Commercial) zoning.

COMMUNITY DEVELOPMENT DEPARTMENT 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 City's Comprehensive Plan.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	While there is no other C-N (Neighborhood Commercial) Zoning immediately adjacent to this property, the types of uses allowed in the C-N District are compatible with the existing development pattern. C-N (Neighborhood Commercial) zoning is found a couple blocks south; at intersection of Forrest Hill Avenue and University Street.
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the rezoning to C-N, as uses similar to what is allowed in the C-2 District are also allowed in the C-N District and C-N is a less intensive zoning 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.	A rezoning to C-N would provide a public benefit, as it would allow for the existing commercial use to expand and continue to serve the immediate residential neighborhood, as intended by the Unified Development Code.
<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 for uses) that would complement the existing mixed-use (large and small scale commercial and single-family residential) character of the neighborhood.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for commercial development.
<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; however, the requested zoning is to downzone the property to a less intensive commercial district.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	The existing use of the property would align with the uses allowed in the C-N (Neighborhood Commercial) District.
<u>Comprehensive Plan Future Land Use Designation</u>	Yes, as the Future Land Use Designation is Commercial.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

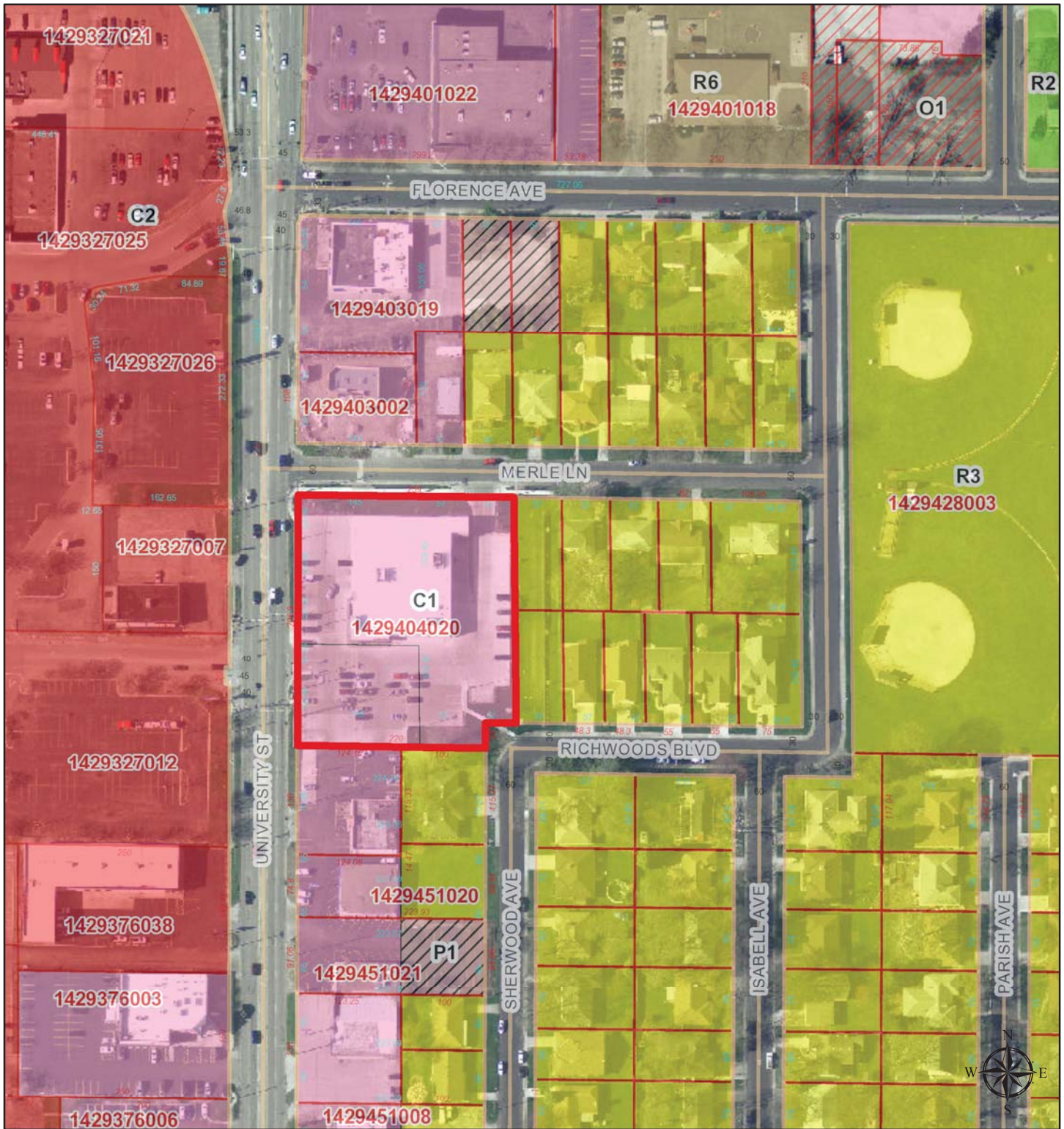
The Community Development Department recommends approval of the request.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning (County GIS Print in Color)
2. Aerial Photo (County GIS Print in Color)

3420 N University Street Surrounding Zoning



1 inch = 167 feet



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

Peoria County, IL, HERE, USGS



3420 N University Street Aerial Photo



1 inch = 167 feet



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

