



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: April 7, 2022

CASE NO: PZ 794-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Rev. Craig Williams of South Side Mission of Peoria to rezone property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District for the property located at 2919 W Garden Street (Parcel Identification No. 18-18-156-001), Peoria, IL (Council District 1)

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone the subject property to Class C-N (Neighborhood Commercial) District.

BACKGROUND

Property Characteristics

The subject property contains 1.85 acres and is developed with an approximately 12,600 sq. ft. building and parking lot. The property is surrounded by Class R-4 (Single Family Residential) zoning.

History

Sometime between 1947 to 1963, the property was developed with a Veterans of Foreign Wars meeting hall. In 1999, the property was approved with a special use for Church Facilities including the distribution of food and clothing and redeveloped with the current building. The Benevolence Center operated as a place for Peoria residents to receive clothing, food, and Christian counseling until closing in December 2021.

Date	Zoning
1931 - 1958	B (Two- Family)
1958 - 1963	B (Two- Family)
1963 - 1990	R-1 (Low Density Residential)
1990 - Present	R-4 (Single Family 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	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 a commercial building however, it is zoned R-4 (Single Family Residential). Existing uses and zoning of other nearby properties are residential.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	Property values will not be diminished by the proposed C-N (Neighborhood Commercial) zoning since the property is developed with a non-residential building.
<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

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning will allow for additional uses that will serve the neighborhood.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The property is currently developed with a non-residential building formerly used as the Benevolence Center.
<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 has operated as the Benevolence Center until December of 2021.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Medium Density Residential.

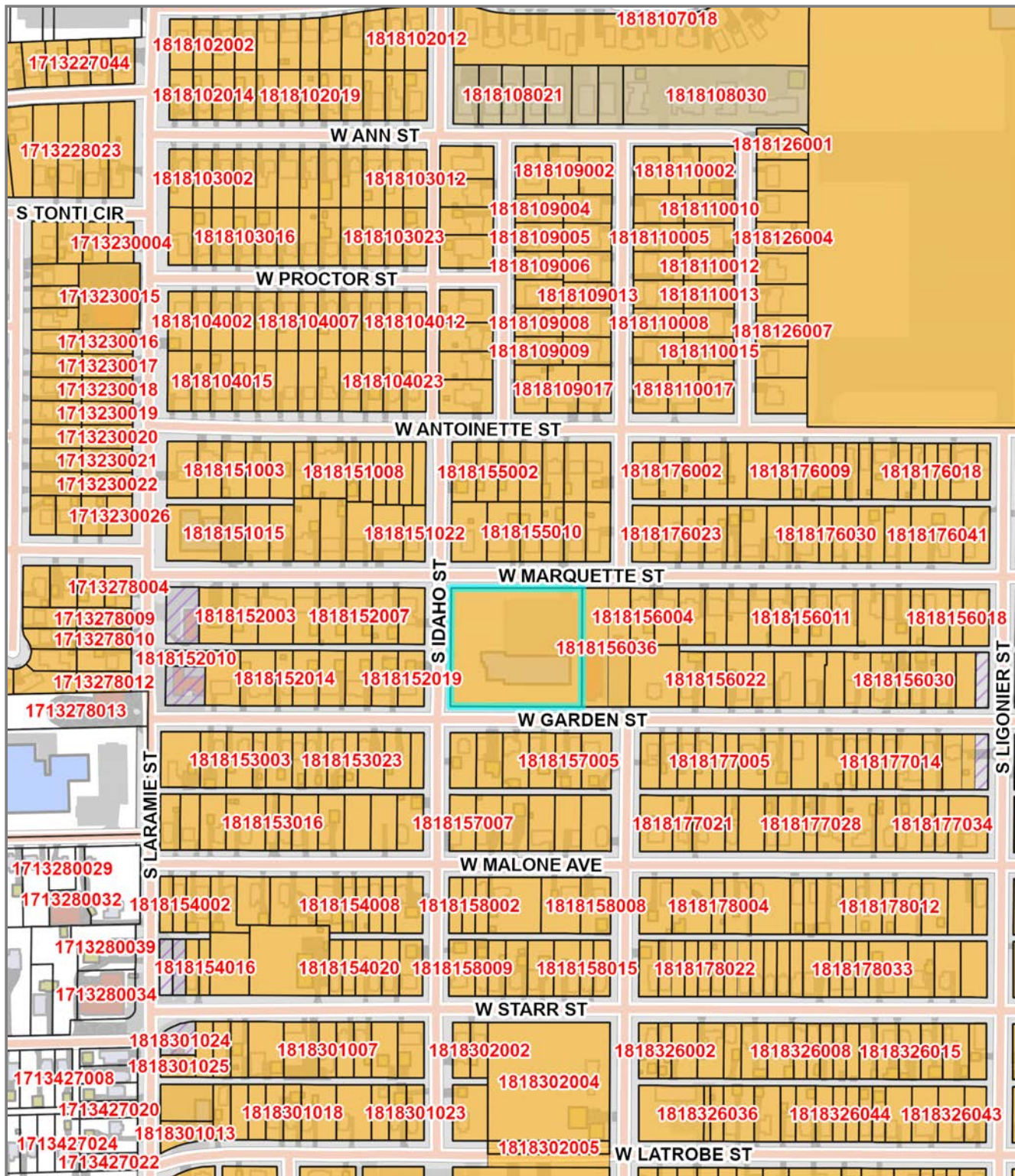
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request since the property has historically been used for non-residential purposes. It is developed with a non-residential building that may be re-purposed for uses that will serve the neighborhood.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

2919 W Garden Street

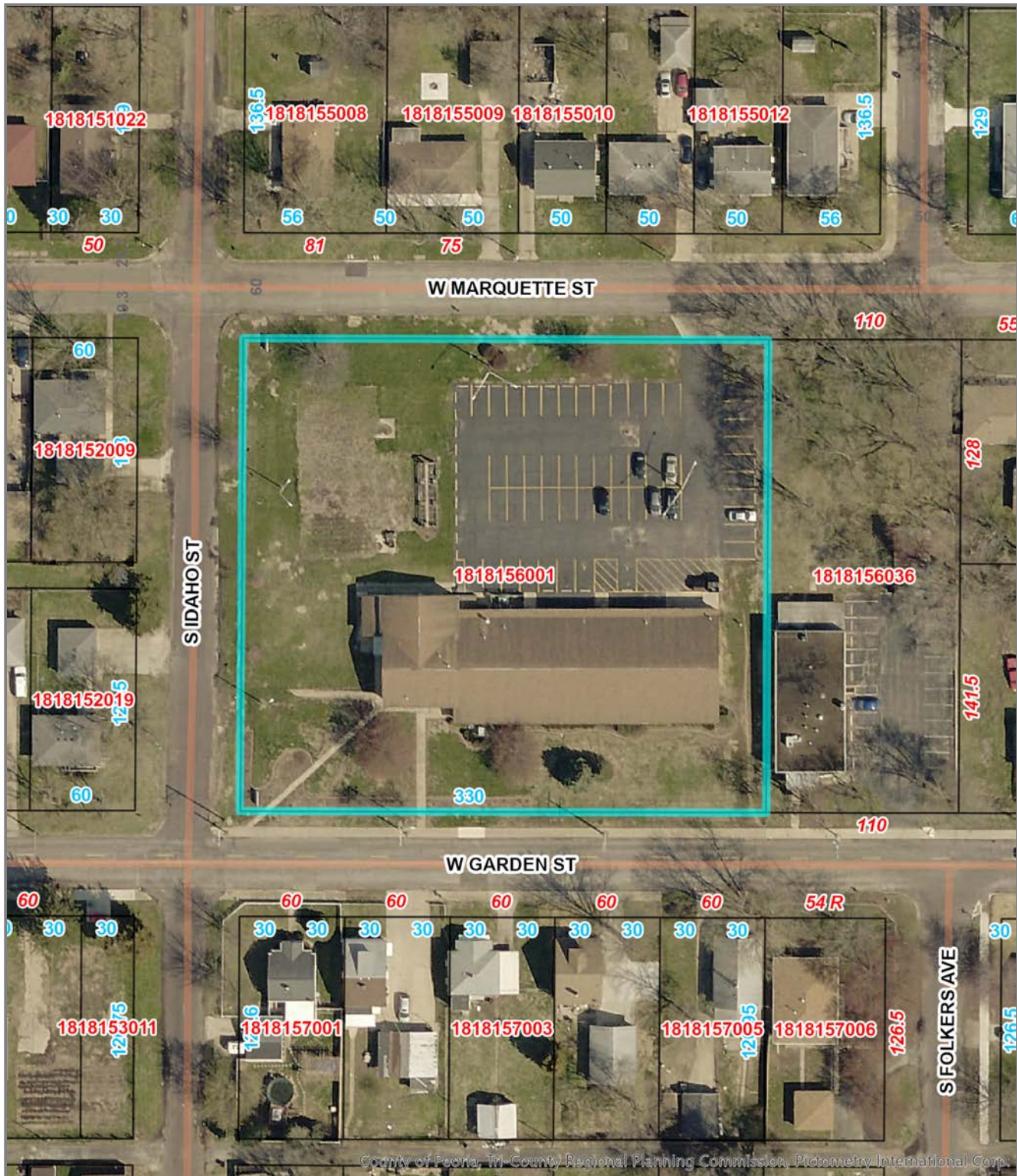


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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 = 333 feet
3/22/2022

2919 W Garden Street



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
3/22/2022