

# PLANNING & ZONING COMMISSION

- TO: City of Peoria Planning & Zoning Commission
- **FROM**: Development Review Board (Prepared by Leah Allison)
- DATE: April 5, 2018
- **CASE NO**: PZ 18-12
- **REQUEST**: Hold a Public Hearing and forward a recommendation to City Council on the request of John E Wetzel to rezone property from a Class R-4 (Single Family Residential) District to a Class I-2 (Railroad/Warehouse Industrial) District for the property identified as Parcel Identification No. 18-03-206-013, with an address of 1824 NE Monroe Street, Peoria, IL (Council District 1)

### SUMMARY OF PROPOSAL

The petitioner, John Wetzel, is requesting to rezone the subject property from the current Class R-4 (Single Family Residential) district to a Class I-2 (Railroad/Warehouse) Industrial district.

#### BACKGROUND

#### **Property Characteristics**

The subject property is a 2,632 sq ft vacant parcel. The property is zoned Class R-4 (Single Family Residential) and surrounded by I-2 (Railroad/Warehouse Industrial) zoning to the north and east, and R-4 (Single Family Residential) to the south and across Monroe Street to the west.

#### **History**

The property was developed with a single family residence until it was demolished in 2014 after approximately five years as a vacant structure.

Date	Zoning	
1931 - 1958	C (Apartment)	
1958 - 1963	C (Apartment)	
1963 - 1990	R1 (Low-Density Residential)	
1990 - Present	R4 (Single-Family Residential)	

#### **DEVELOPMENT REVIEW BOARD 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 Peoria's Comprehensive Plan.

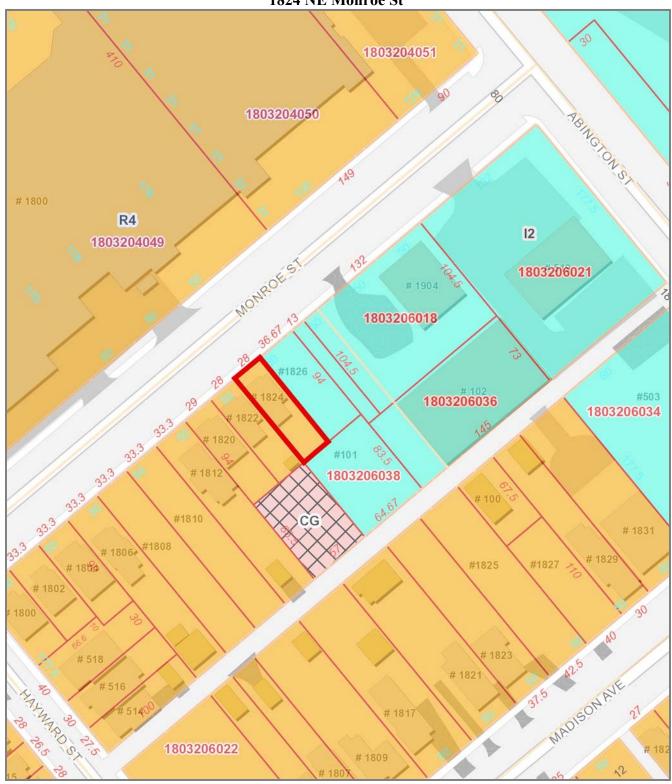
Standard	Standard Met per Community Development Dept. Review
LaSalle Factor #1: Existing uses of and zoning of nearby property	The subject property is adjacent I-2 (Railroad/Warehouse Industrial) zoning to the north and east, and R-4 (Single Family Residential) to the south and across Monroe Street to the west. Existing uses of nearby property include a school, single family residential, and light industrial uses.
LaSalle Factor #2: Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the I-2 (Railroad/Warehouse Industrial) zoning, as adjacent properties are also zoned I-2 (Railroad/Warehouse Industrial).

Standard	Standard Met per Community Development Dept. Review
LaSalle Factor #3: Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	None
LaSalle Factor #4: Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would allow for additional or expansion of industrial uses.
LaSalle Factor #5: Suitability of the property for the zoned purpose.	The subject parcel is a vacant parcel and suitable for I-2 (Railroad/Warehouse Industrial)
LaSalle Factor #6: Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	A single family residential structure was demolished in 2014 after a vacancy for approximately 5 years.
LaSalle Factor #7: 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 to rezone the subject property from R-4 (Single Family Residential) district to I-2 (Railroad/Warehouse Industrial) district.

- ATTACHMENTS
  1. Surrounding Zoning Map
  - 2. Aerial Photo



1824 NE Monroe St



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** 3/27/2018









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