



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: December 3, 2020
CASE NO: PZ 168-2020

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of Michael Honegger, on behalf of Julia Wojtalik, to rezone property from the current Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District for the property located at 2132 N Gale Avenue (Parcel Identification No. 14-32-451-010), Peoria IL. (Council District 2)

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone the subject property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District. The property owner also owns the adjacent parcel (2126 N University) which is in the Class CN (Neighborhood Commercial) District and intends to combine the parcels.

BACKGROUND

Property Characteristics

The subject property is approximately 3,484 square feet and is currently undeveloped. The most recent use was a dwelling which was demolished in 2017 due to dangerous and unsafe conditions. Surrounding zoning is R-4 (Single Family Residential) to the north, south, and east and C-N (Neighborhood Commercial) District to the west. The property owner owns the parcel to the west which is 6,534 square feet and developed with a commercial building. The most recent use was office space.

History

Before 1963 the property was in the Class E (Commercial) zoning district. The City Directory record indicates a residential use on the subject property as early as 1930.

Date	Zoning
1931 - 1958	E (Commercial)
1958 - 1963	E (Commercial)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (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 for Rezoning	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 commercial zoning to the west and residential zoning to the north, south, and east. Existing uses of nearby property include commercial and residential.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning restriction.	Without the rezoning, the subject property remains in the residential zoning district. Any residential development would have no bufferyard from the adjacent commercial 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.	Health, safety, general welfare of the public should not be diminished by the request.
<u>LaSalle Factor #4:</u> Relative gain to the public as compared to the hardship imposed on the individual property owner.	The proposed zoning will allow the adjacent commercial property to provide on-site parking and a buffer to residential property.
<u>LaSalle Factor #5:</u> Suitability of the property for the zoned purpose.	Commercial development will require a Transitional Bufferyard or solid fence along the common lot line. The adjacent commercial use does not currently have a buffer.
<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 subject property has been vacant since 2017 when the dangerous and unsafe dwelling was removed.
<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

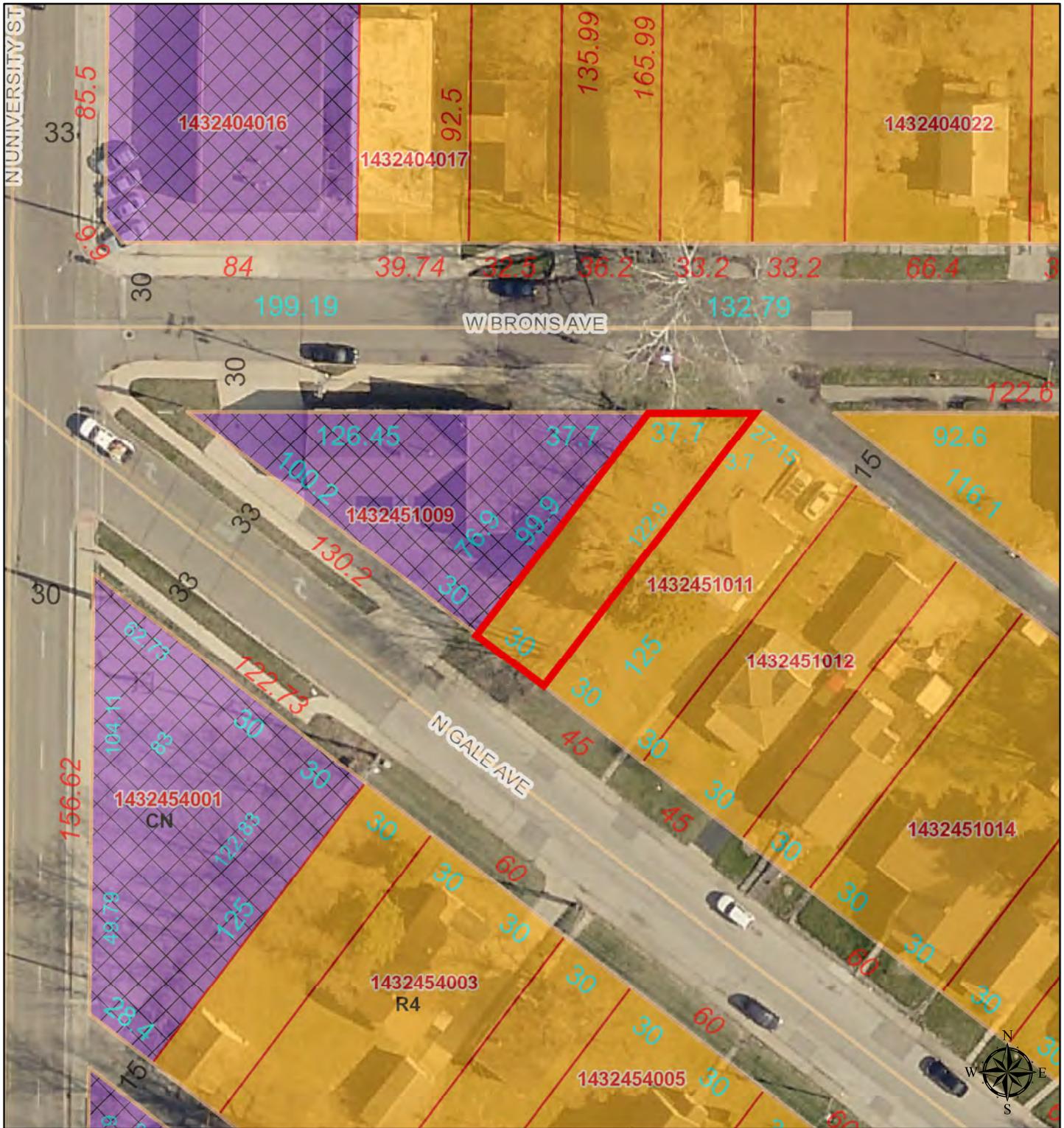
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request to rezone the subject property to a Class CN (Neighborhood Commercial) District.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

Zoning 2132 N Gale Ave



1 inch = 50 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



2132 N Gale Ave



1 inch = 50 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

