



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Julia Hertaus)
DATE: October 6, 2022
CASE NO: PZ 1051-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Hodel, of Zendavor Signs and Graphics Inc, on behalf the Greater Peoria Family YMCA to amend existing Special Use Ordinance No. 15,476, in a Class R-3 (Single-Family Residential) District for a Legal Nonconforming Recreational Facility to Add a Freestanding Sign for the property located at 7000 N Fleming Lane (Parcel Identification No. 14-07-427-001 and 14-07-476-007), Peoria IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use Ordinance No. 15,476, to add a freestanding sign. The exact sign square footage is 65 sq. ft. with a height of 10 ft, however; the sign area as defined in the Unified Development Code is the mean of the smallest rectangle that will encompass the extreme limits of the sign. Therefore, the overall sign area is 120 sq. ft and height of 10 ft. The proposed freestanding sign will replace an existing sign that measures 10 sq. ft and approximately 6 ft in height located along the Willow Knolls Rd frontage. A second existing freestanding sign which is 22.5 sq. ft. in area and 5 ft. in height is located along the driveway further into the campus and is intended to remain. Other existing building signage will remain unchanged.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	No change to existing parking plan.	None	The current number of parking spaces (146) requires at least 5 bike parking spaces be added.
Mechanical & Utility Screening	No change	None	None
Landscaping	No change	None	None
Buffers & Screening	No change	None	None
Signs	One freestanding sign with exact area measuring 65 sq. ft. and 10 ft. in height to be placed at the entrance on Fleming Ln off Willow Knolls Rd. The sign area using a rectangle to encompass the extreme limits of the sign measures 10 ft. in height x 12 ft. in length.	Request to increase the sign size from 20 sq. ft to 65 sq. ft. (120 sq. ft. with the sign area rectangle) and from 5 ft. in height to 10 ft. in height.	No objection to the proposed freestanding sign with the following conditions: 1. Remove the existing freestanding sign at the entrance along Fleming Ln. 2. Repair the blue freestanding sign located along Fleming Ln towards campus.
Exterior Lighting	No changes to existing parking lot lighting.	None	None
Setbacks	No change to building.	None	None
Height (building)	No change to building.	None	None
Access & Circulation	No change to the existing access on Fleming Ln.	None	None

BACKGROUND

Property Characteristics

The subject property is approximately 60 acres and currently developed as the YMCA which includes indoor facilities and an outdoor swimming pool. Surrounding zoning to the north includes R7 (Multi-Family Residential), C1 (General Commercial), and C2 (Large Scale Commercial) Districts; to the west and south is majorly R3 (Single-Family Residential); and to the east both R2 (Single-Family Residential) and R7 (Multi-Family Residential).

The following parcels making up the entirety of this development: 14-07-427-001 and 14-07-476-007

History

In 1988 a Special Exception in an R-1 (Low Density Residential) District for an Existing Non-Profit Community Club was approved. This property was formerly known as Willow Knolls Country Club but became the YMCA in 2000 and has since remained as such.

A request for a Special Use for the Expansion of a Nonconforming Use in a Class R-3 (Single-Family Residential) District for additional recreational facilities and parking expansions was granted in 2003.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	R-1 (Low Density Residential)
1990 - Present	R3 (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 DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	None
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	
City Council Strategic Plan Goals	Grow Peoria: Businesses, Jobs, and Population	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board DOES NOT OBJECT to the request for a 65 sq. ft. freestanding sign at the entrance along Fleming Ln with the following conditions:

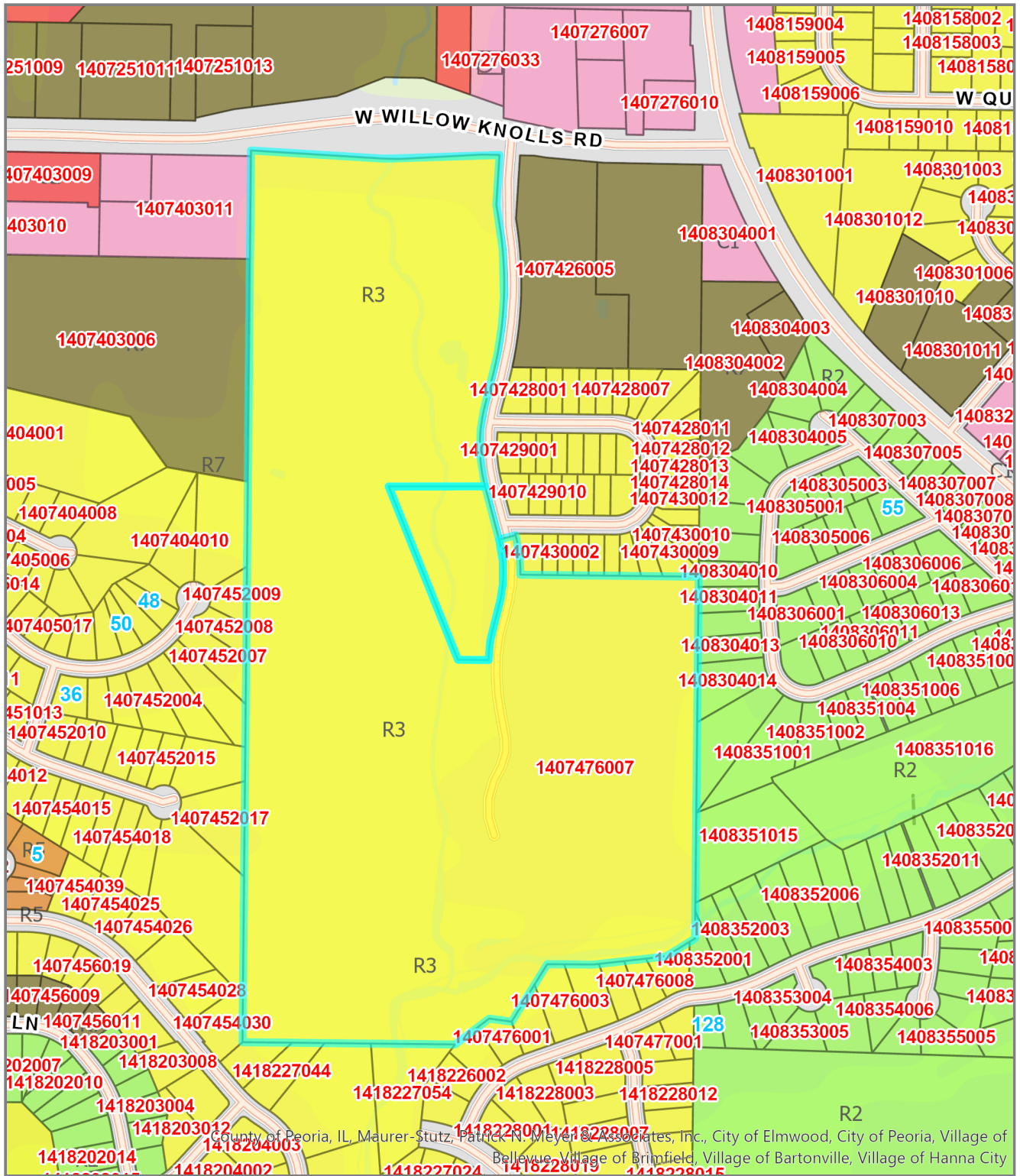
1. Remove the existing freestanding sign at the entrance along Fleming Ln.
2. Add 5 bike parking spaces.
3. Repair the blue freestanding sign located along Fleming Ln towards campus.

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 meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Existing Campus Signage Map
3. Photos of All Existing Signs
4. Proposed Sign Location
5. Proposed Sign Plan

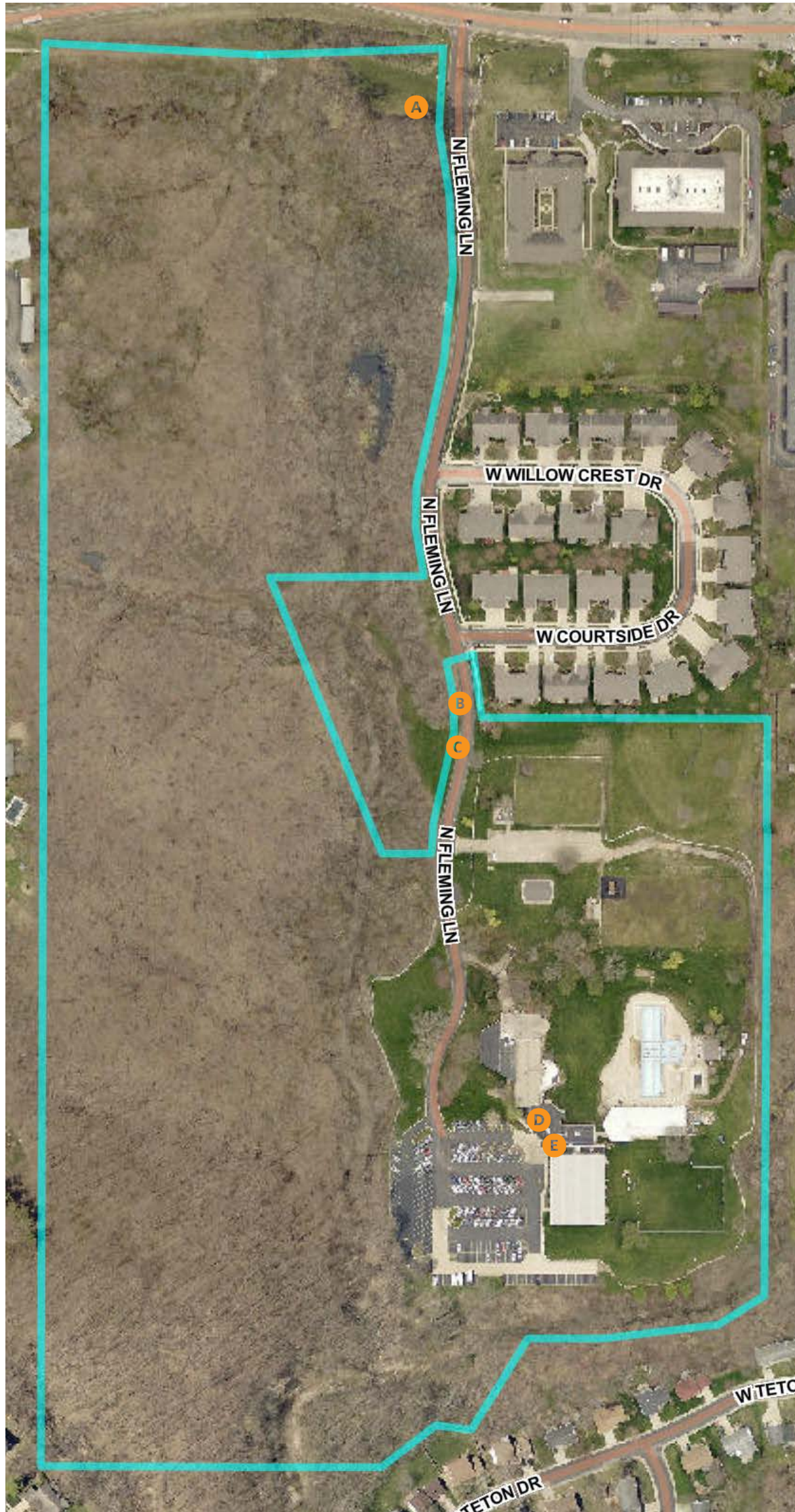
Peoria County, IL



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 = 564 feet
9/28/2022

Existing campus signage



Existing campus signage - SIGN A

This sign will be removed when the new sign is installed



Existing campus signage - SIGN B



ZENDAVOR
SIGNS & GRAPHICS

2251 W. Altorfer Dr. • Peoria, IL 61615
309.691.8822 • Email: sales@zendavor.com

Existing campus signage - SIGN C



ZENDAVOR
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Existing campus signage - SIGN D



Existing campus signage - SIGN E



Location of proposed sign



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Face lit channel lettering // white LED internal lighting
RETURNS: 5" deep aluminum, white
FACES: 7328 white acrylic - PMS 173 red & PMS 137 orange vinyl
TRIM CAP: 1" wide, white (only about 1/4" is exposed on the face)

