



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (prepared by Kimberly Smith)
DATE: August 4, 2016
CASE NO: PZ 16-26

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of Megan Pedigo, of SMG, for a Special Use amendment to allow temporary signage in a Class B-1 (Downtown Commercial) District, for the property located at 201 SW Jefferson (Parcel Identification Nos. 18-09-251-009, 18-09-133-013, 18-09-202-001, -002, -003, -004, and -005), Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to: obtain a Special Use to allow temporary signage, as described below, and in the attached documents.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Signs	Attach a temporary wall sign as depicted in the attachments. Size of the proposed sign is 40 x 40 feet.	Waiver requested to allow more than one temporary sign per frontage; and to allow signage exceeding 20% of the façade.	Section 17.22 j requires adherence to Section 17.10.c.(1) a., which requires banner signs to one per frontage and a maximum of 20% of the façade. This is exceeded; however given the nature of downtown, SPRB has no objection.

BACKGROUND

Property Characteristics

The subject property contains 21.39 acres of land, developed with a concrete business. The property is zoned B1 (Downtown Commercial), and is surrounded by the same, plus CG (General Commercial to the southwest).

History

The zoning history follows.

Date	Zoning
1931 - 1958	H – Business
1958 - 1963	H – Business

1963 - 1990	B1 – Central Business
1990 - 2007	B1 (Central Business)

SITE PLAN REVIEW BOARD ANALYSIS

The SPRB 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 SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Met if installed safely; contributes to desired activity in the downtown.	SPRB requests a building permit to ensure safety.
No injury to other property or diminish property values	Met.	SPRB requests a building permit to ensure safety.
No impediment to orderly development	Met. This is a temporary use.	SPRB requests a building permit to ensure safety.
Provides adequate facilities	Met	None
Ingress/Egress measures designed to minimize traffic congestion	N/A	None
If a public use/service, then a public benefit	Contributes to vibrancy in the downtown.	N/A
Conforms to all district regulations	Subject to special use approval.	None
Comprehensive Plan Critical Success Factors	1) Grow Employers and Jobs 2) Reinvest in Neighborhoods 3) Vibrant Downtown	N/A
City Council Strategic Plan Goals	Grow employers	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

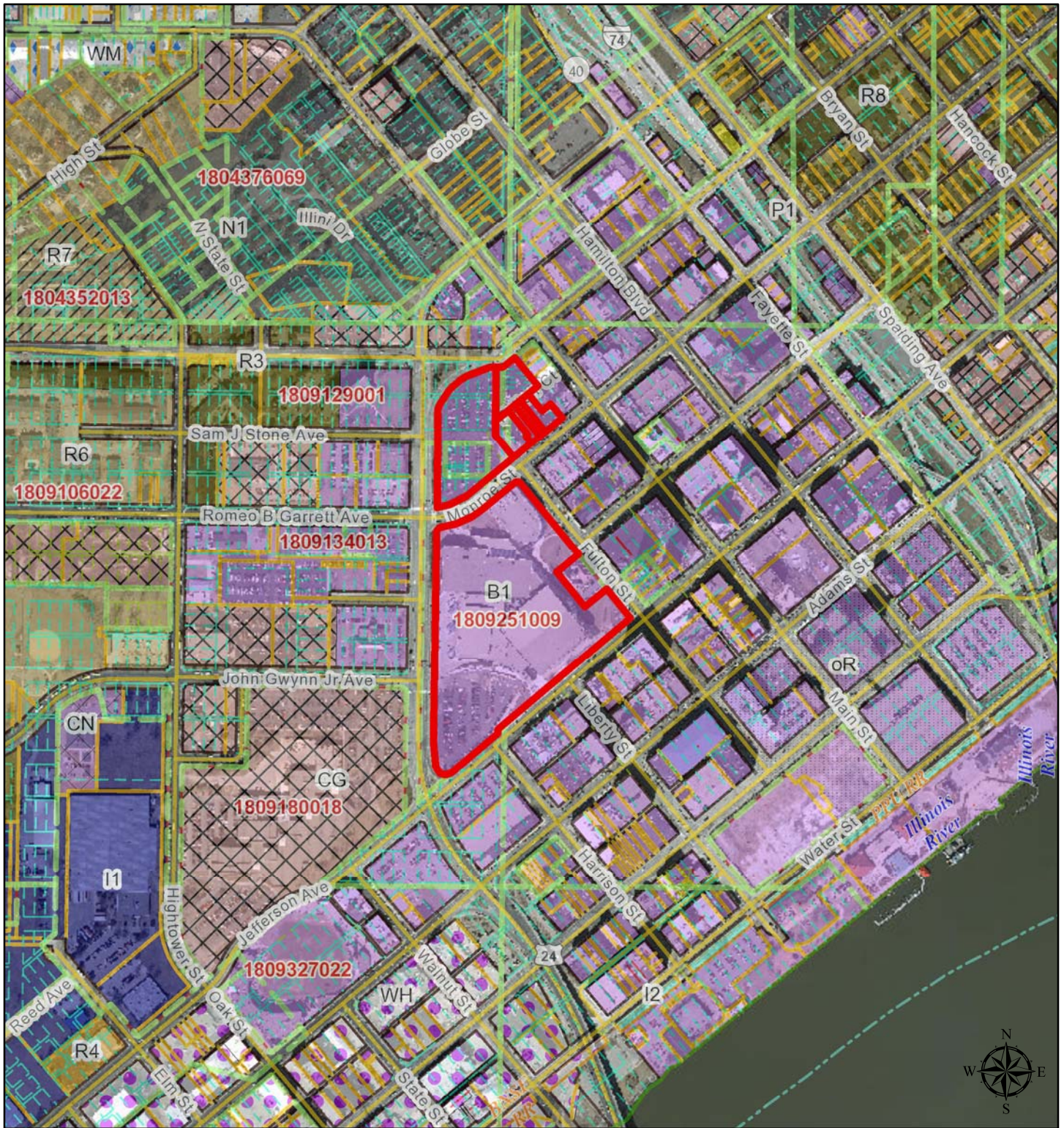
The Site Plan Review Board recommends APPROVAL of the requested special use amendment.

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.

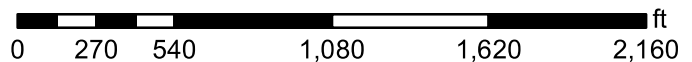
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and/or Renderings

PZ 16-28



1 inch = 660 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

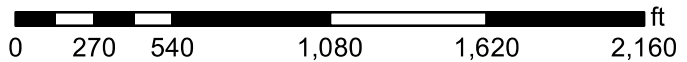
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40x40
BANNER

55 FT (estimate)

150 FT (estimate)



BRADLEY



PEDRIA CIVIC CENTER