



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: November 7, 2019
CASE NO: PZ 19-28

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Gene Lear, on behalf of St. Paul Baptist Church, to amend an existing Special Use Ordinance No. 14,289 as amended, in a Class R4 (Single Family Residential) District and a Class R2 (Single Family Residential) District to add a wall sign and light standard signs for the property located at 114 W. Forrest Hill Ave. (Parcel Identification No. 14-33-132-018), Peoria, IL (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to install a wall sign on the west building elevation and to install light standard signs on light poles in the parking lot. The existing special use allows for the church facilities, including daycare and other social service/educational programs, in the residential zoning district. The existing special use includes the freestanding sign at the corner of Forrest Hill Ave. and Knoxville Ave. Proposal details and summary of the relevant development items from the Unified Development Code (UDC) are provided in the table below.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Existing 304 parking spaces including 9 accessible parking spaces at the east entrance to the building.	None. At least 8 accessible parking spaces are required.	Update signs and access aisle for accessible parking spaces. Remove accessible parking spaces at the west entrance that do not meet minimum design standards. Add one accessible parking space near the south entrance.
Mechanical & Utility Screening	No change	None	In compliance
Landscaping	No changes to existing front yard landscaping. No changes to existing parking lot landscaping	None	Existing landscaping approved under previous Special Use
Buffers & Screening	Existing dumpster enclosure in the rear yard	None	In compliance
Signs	One - 39.5 sq. ft. illuminated wall sign on west façade. Wall sign will be illuminated via internal LED module which produces a "white glow", not a spot light. Light standard signs, not to exceed 18 sq. ft. on light poles in the parking lot. One light standard per pole.	Waiver to allow a second identification sign for a special use in a residential district. Waiver to allow light standard signs in a residential zoning district.	No objection to waivers. Proposed signs comply with UDC design standards. Wall sign cannot exceed 20% of the area of the façade. Light standard cannot exceed 18 sq. ft., must be at least 8 ft above grade, must have rigid framework on a minimum of two sides.
Exterior Lighting	No changes to existing parking lot lighting.	None	None

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Setbacks	No change to building	None	None
Height (building)	No change to building	None	None
Access & Circulation	No change	None	None

BACKGROUND

Property Characteristics

The subject property is 5.29 acres and is currently developed as a place of worship which includes day care facility and other social service/educational programs. The property has two zoning classifications. The west portion of the property (the west parking lot) is zoned Class R-4 Single Family residential. The east portion of the property (the building and east parking lot) is zoned Class R-2 (Single-Family Residential). Surrounding zoning is as follows:

North: R-1 (Single-Family Residential), R-3 (Single-Family Residential), P-1 (Parking), C-1 (General Commercial),

South: R-2 (Single-Family Residential) and R-4 (Single-Family Residential),

East: R-2 (Single-Family Residential), R-4 (Single-Family Residential), C-N (Neighborhood Commercial), and West: R-4 (Single-Family Residential).

History

The church facility was established by special use in 1971. In 1997, the special use was amended to allow for an addition to the building. A special use in 1999 allowed for a freestanding sign not to exceed 28 sq. ft. and 8 feet in height. The freestanding sign is currently at the corner of Forrest Hill Ave. and Knoxville Ave. The special use was amended in 2011 to add a daycare, senior meals program, social service/educational program, or other similar uses and to allow a parking lot entrance sign.

Date	Zoning
1931 - 1958	A (One Family Dwelling) and E (Commercial)
1958 - 1963	A (One Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R2 (Single-Family Residential) and 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	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	No	Update accessible parking spaces
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	No	Waiver for a second sign. Waiver for light standard signs.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Grow Business	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following conditions and waivers:

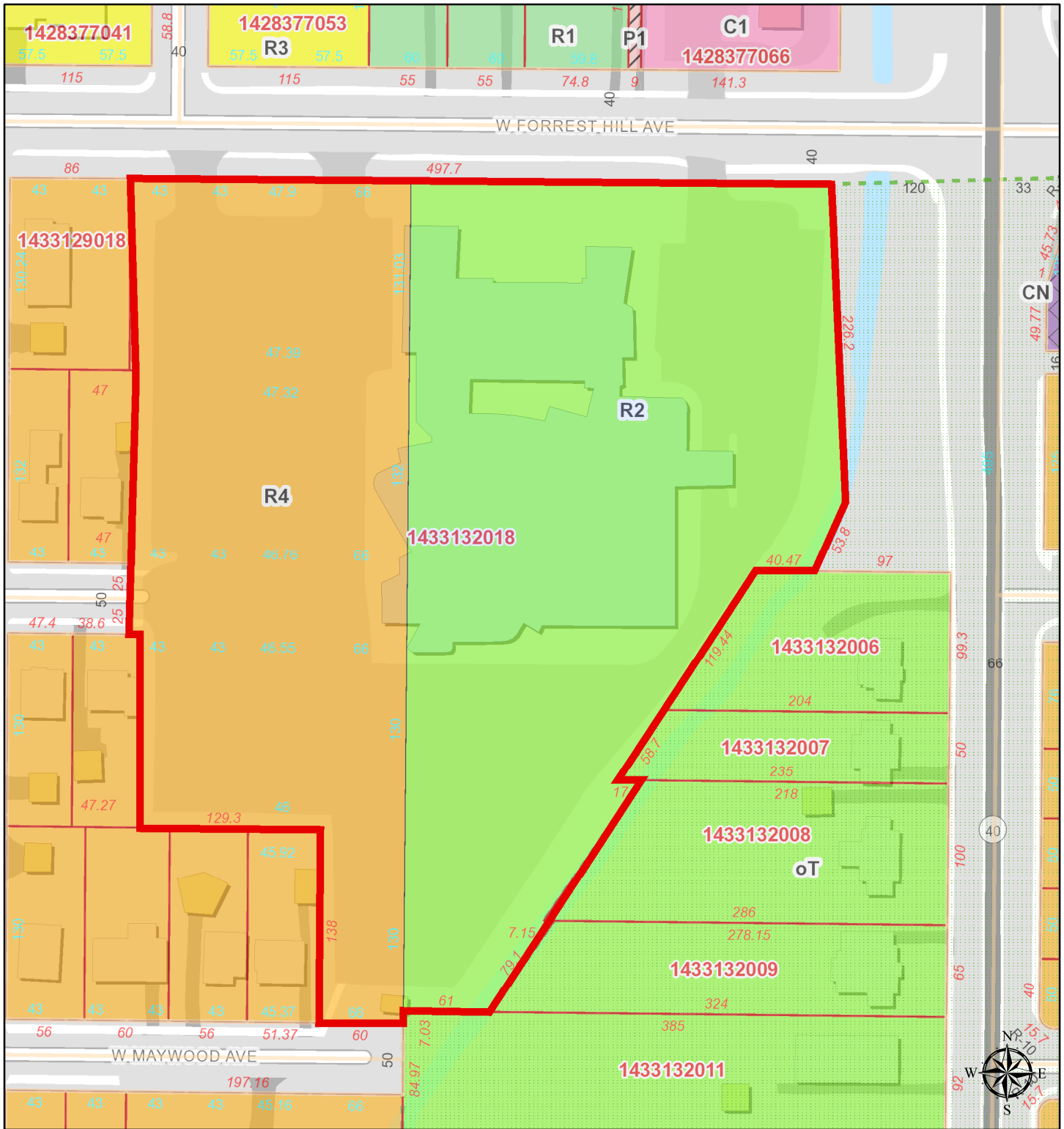
1. Update signs and painted access aisle for the accessible parking spaces at the east entrance to the building. At least 8 accessible parking spaces must be provided in accordance with the Unified Development Code Section 8.1.5.E.
2. Remove painted handicap symbol from three parking spaces at the west entrance which do not meet accessible design standards.
3. Add at least one accessible parking space near the southern entrance to the building.
4. Waiver to allow a second identification sign for a special use in a residential district.
5. Waiver to allow light standard signs in a residential zoning district.

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.

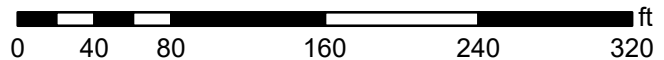
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Sign Package

Zoning 114 W. Forrest Hill Ave.



1 inch = 100 feet



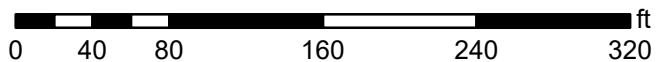
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the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



114 W. Forrest Hill Ave.



1 inch = 100 feet



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County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc. Peoria County, IL, HERE, USGS

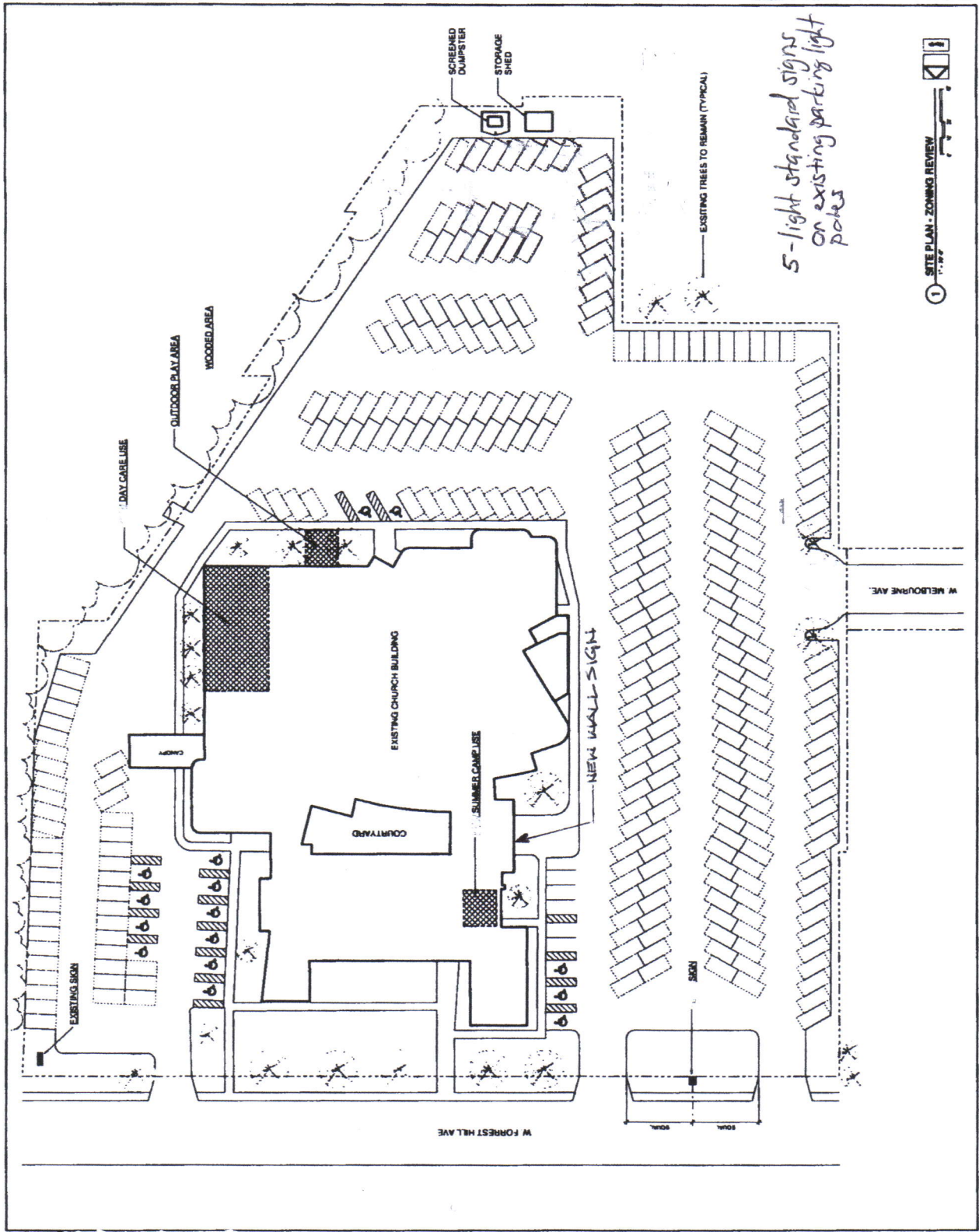




DATE	DESCRIPTION

2-100
SCALE
DATE

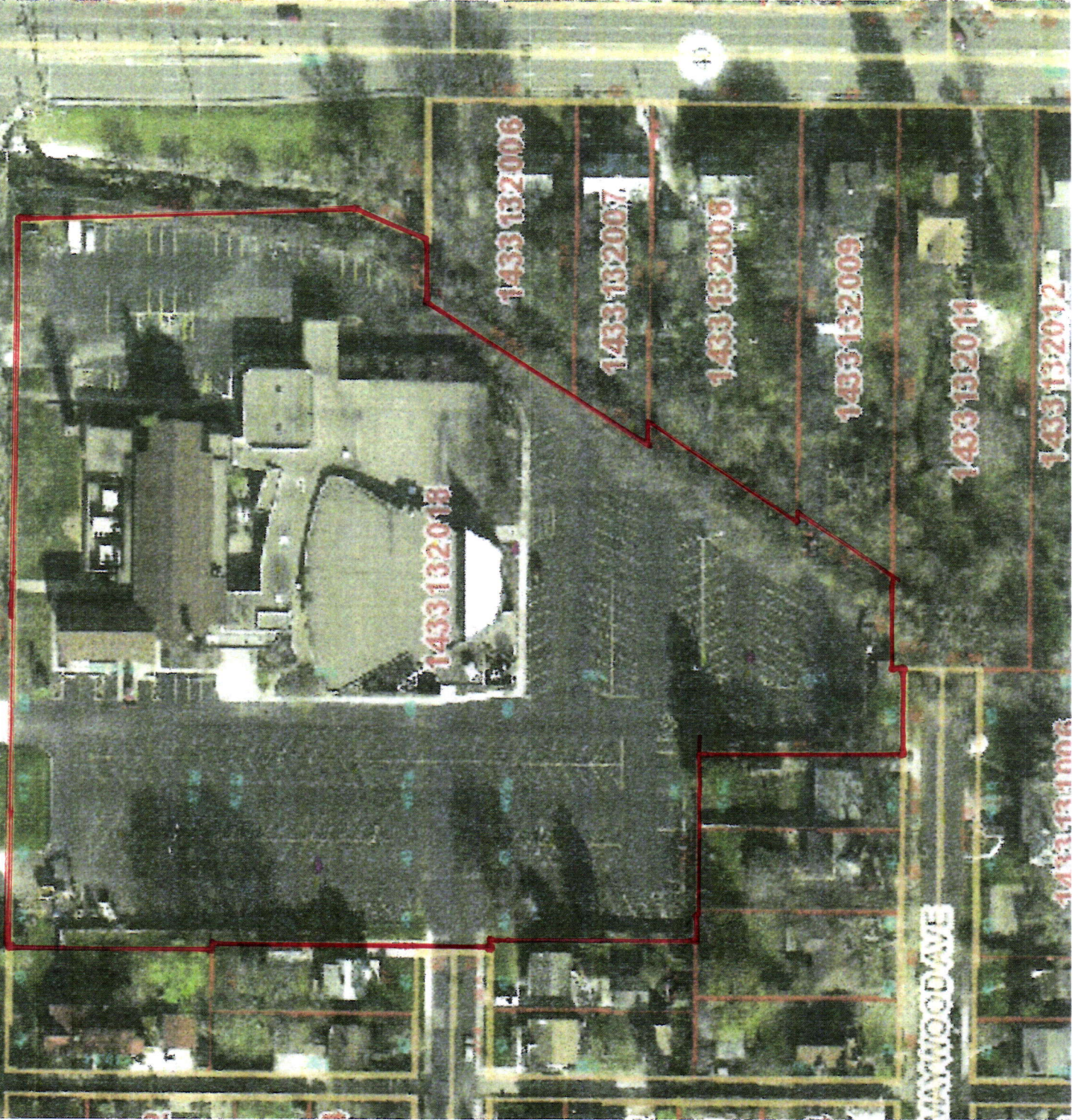
KNOXVILLE AVE.



5-light standard signs
on existing parking light
poles

1 SITE PLAN - ZONING REVIEW

WILCORRESHILLAVE



1433 132018

1433 132006

1433 132007

1433 132008

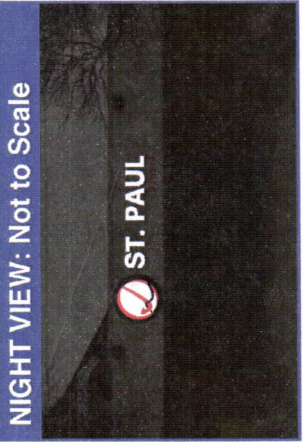
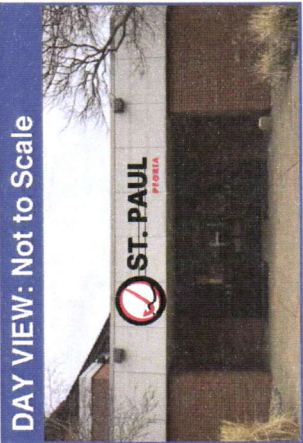
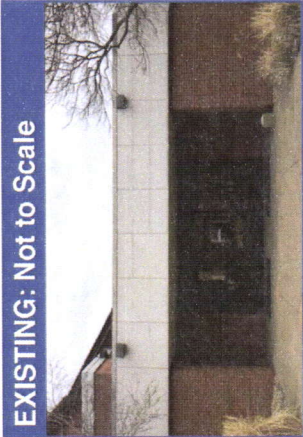
1433 132009

1433 132011

1433 132012

MAXWOODAVE

1433 132003



Project ID

File Modification: 04-10-2019

Client ID: St. Paul Baptist Church

Location: S/19/St. Paul Baptist Church

File Name: Sign 1 Option A R1



Colors

- 3M Dual-Color Graphic Film 3635 222 Black
- 3M Translucent Graphic Film 3630 22 Black
- 3M Translucent Graphic Film 3630 33 Red
- Pantone Color Matching System No. 1797 C

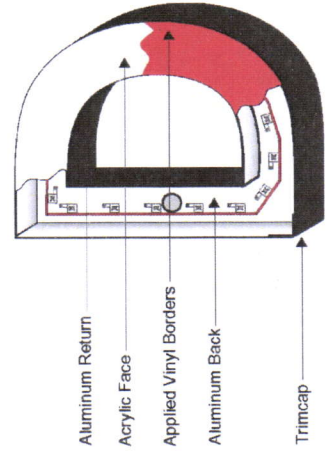
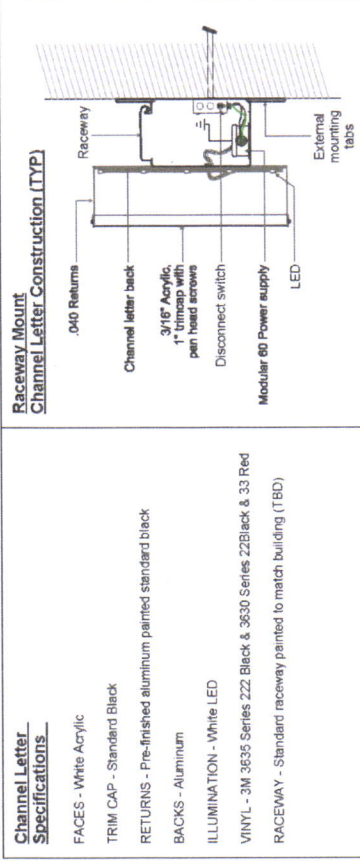
Specifications

54"H x 184.625"W overall channel logo and letters mounted to raceway.

"PEORIA": 6"H 3/8" thick flat cut aluminum.

Scale
3/8" = 1'-0"

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