



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board

**DATE:** November 3, 2016

**CASE NO:** PZ 16-40

**REQUEST:** Hold a Public Hearing and Forward a Recommendation to City Council on the request of WD Community Investments, LLC to obtain a Special Use in a Class WH (Warehouse) Form District to add a Freestanding Sign and a Painted Wall Sign for the property identified as Parcel Identification Nos. 18-09-355-001 and 18-09-355-003, with an address of 214 Pecan Street, Peoria IL (Council District 1)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use to allow a Freestanding Sign and a Painted Wall Sign in a Class WH (Warehouse) District. The Warehouse District zoning classification does not permit either type of sign, therefore a special use for a waiver is required, or the signs will not be permitted.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Freestanding Sign	Proposed freestanding sign at the corner of Adams and Pecan. The proposed sign is 10 feet in height, and approximately 3 feet by 3 feet in area. Note it is proposed as 5 feet, 5 inches from the ground to the bottom of the sign; however this is within a planted area and note a pedestrian route.	Waiver to allow a freestanding sign in the Warehouse District (LDC Section 6.6.8.D.g.).	Freestanding signs are not permitted in this district.
Painted Wall Sign	Proposed painted wall sign on the south elevation of the building. It will be located on a section of the wall previously filled in with brick; and approximately 10 feet by 10 feet in area.	Waiver to allow a painted sign in the Warehouse District. (6.6.8.I.2.).	Painted signs are not permitted; historic/existing signs painted on the exterior walls of the buildings maybe maintained or preserved; this is a new sign.

**BACKGROUND**

**Property Characteristics**

The subject property contains approximately 0.408 acres of land; and was approved earlier this year for mixed use (Case number SPRB 16-118). The property is zoned Class WH (Warehouse District). It is surrounded by WH (Warehouse District) to the north, south, east and west.

## History

Date	Zoning
1931 - 1958	J (Light Industrial)
1958 - 1963	H (Business)
1963 - 1990	C3 (General Commercial)
1990 - 2007	WH (Form District)

## 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 or diminish property values	Not met. The proposed signs would be inconsistent with allowable development on other properties in the same district.	Recommends denial of the signs.
No impediment to orderly development	Not met. The proposed signs would be inconsistent with allowable development on other properties in the same district.	Recommends denial of the sign.
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	No –the proposed signage is not permitted	Recommends denial of the signs.
Comprehensive Plan Critical Success Factors	Vibrant Downtown	N/A
City Council Strategic Plan Goals	Reinvest in Neighborhoods	N/A

## DEVELOPMENT REVIEW BOARD RECOMMENDATION

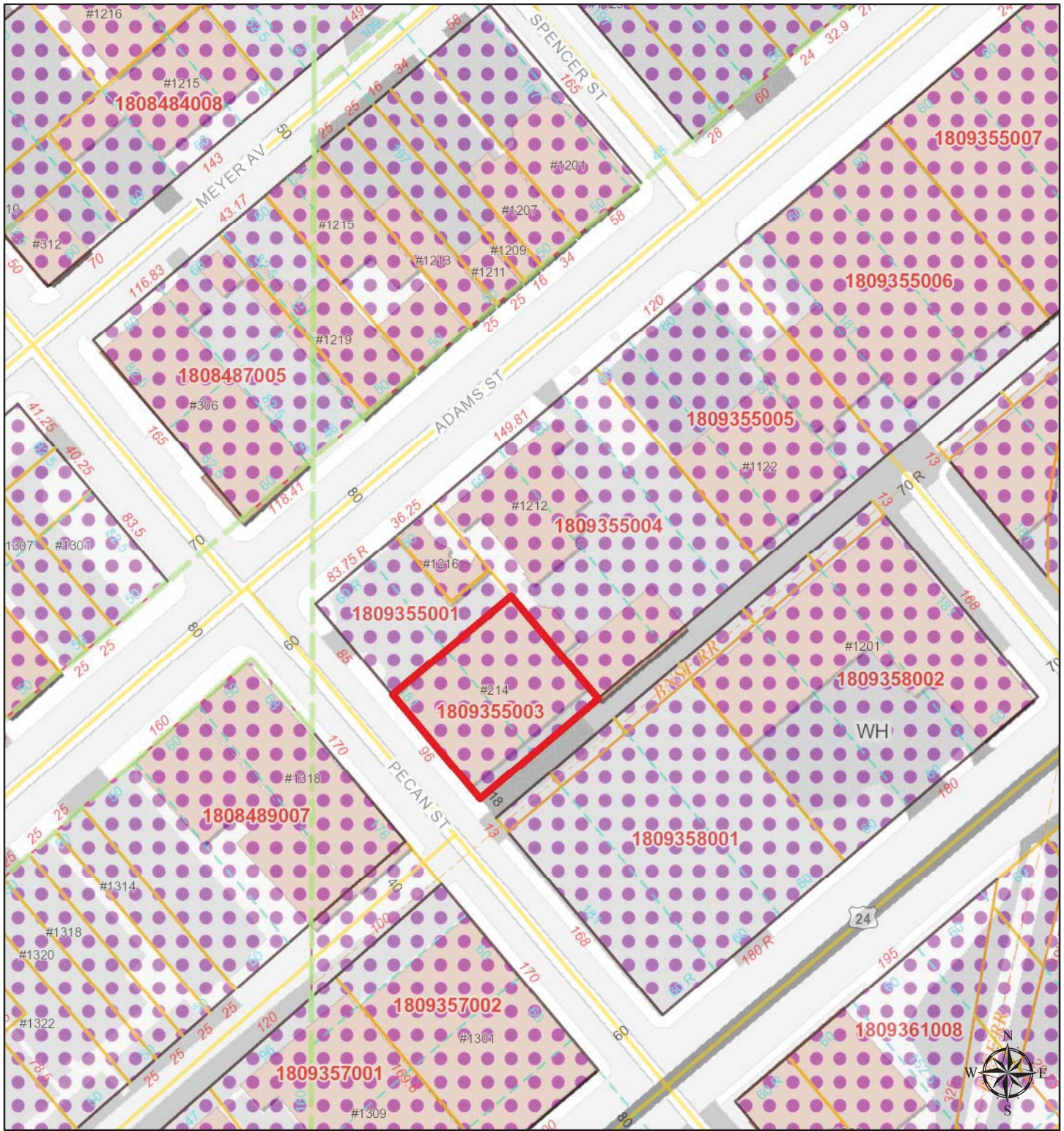
The Development Review Board recommends DENIAL of the request.

**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 16-40 - Surrounding Zoning

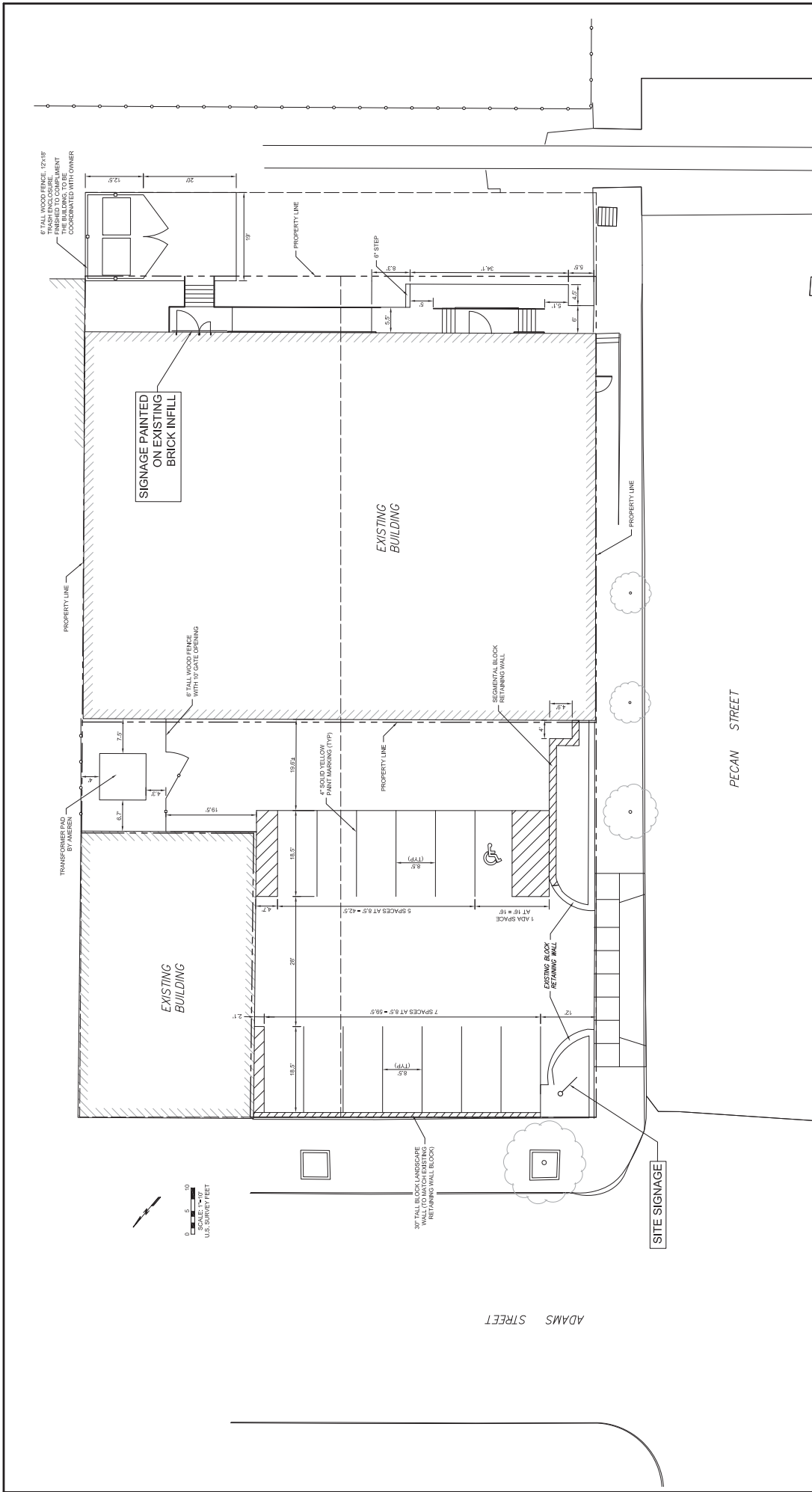


1 inch = 100 feet



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





Project No: 0150402.00  
 Drawn by: NRB  
 Reviewed: DRD  
 Date: 9/29/16

The Kim Group  
 214 Pecan St.  
 Peoria, IL  
 Cooperage 214  
**SITE PLAN**  
 SPECIAL PERMIT SIGNAGE SUBMITTAL

**Farnsworth**  
 GROUP  
 7707 N. KNOWVILLE AVENUE, SUITE 100  
 PEORIA, ILLINOIS 61614  
 (309) 689-9888 / info@f-g.com

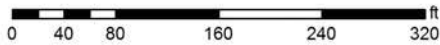
**EXHIBIT 3**

October 28, 2016

### PZ 16-40 - Aerial



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

Peoria County, IL, HERE, USGS





9/29/2016 9:41:58 AM  
C:\Users\djaeger\Desktop\Revit Local Files\0150402.00 - CA - Cooperage 214.dwg\blastraeger.rvt

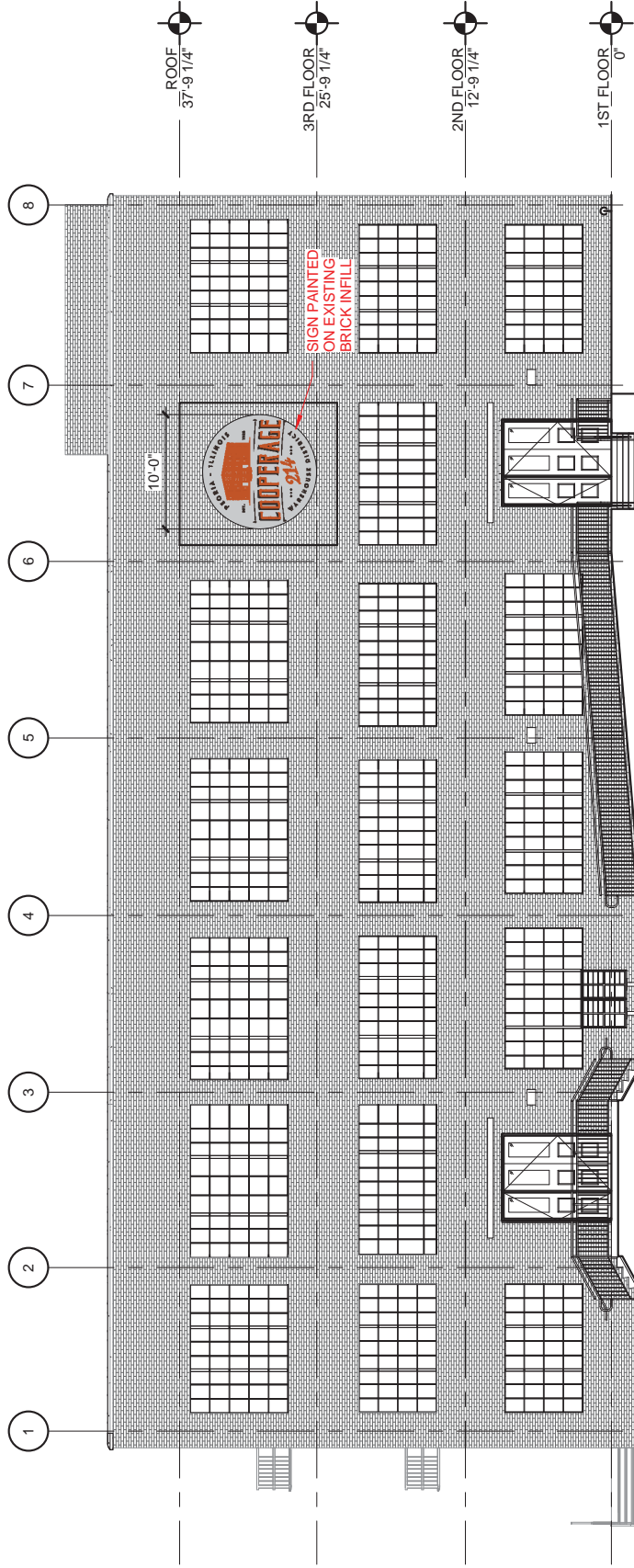
**Farnsworth**  
GROUP  
7707 N. KNOXVILLE AVENUE, SUITE 100  
PEORIA, ILLINOIS 61614  
(309) 689-9888 / info@f-w.com

The Kim Group  
214 Pecan St.  
Peoria, IL  
Cooperage 214

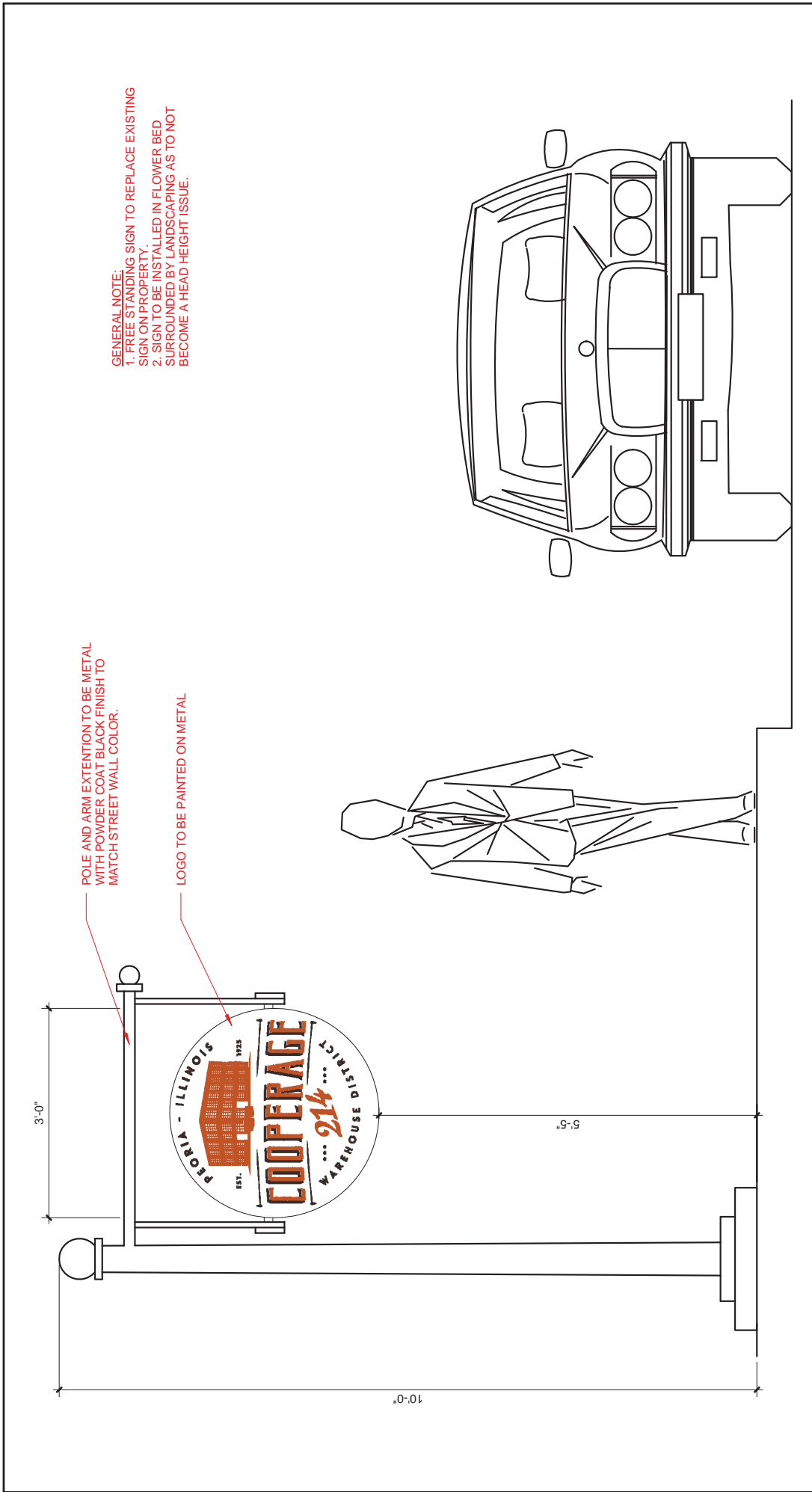
**BUILDING SIGNAGE IMAGE**  
SPECIAL PERMIT SIGNAGE SUBMITTAL

Project No: 0150402.00  
Drawn by: NRB  
Reviewed by: DRD  
Date: 9/29/16

**EXHIBIT 4**



GENERAL NOTES:  
1. SIGN ON BUILDING TO BE PAINTED ON EXISTING BRICK INFILLED OPENING. THE BRICK INFILL IS NOT HISTORIC AND WAS NOT ORIGINAL TO THE BUILDING.  
2. THREE GOOSE-NECK STYLE LIGHT FIXTURES TO ILLUMINATE SIGN FROM ABOVE.



GENERAL NOTE:  
1. FREE STANDING SIGN TO REPLACE EXISTING SIGN ON PROPERTY.  
2. SIGN TO BE INSTALLED IN FLOWER BED SURROUNDED BY LANDSCAPING AS TO NOT BECOME A HEAD HEIGHT ISSUE.

POLE AND ARM EXTENSION TO BE METAL WITH POWDER COAT BLACK FINISH TO MATCH STREET WALL COLOR.

LOGO TO BE PAINTED ON METAL

