



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: November 7, 2019

CASE NO: PZ 19-31

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mr. Jim Hollenback of PCM+Design Architects, to amend an existing Special Use Ordinance No. 15,862, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to increase the size of the freestanding and menu board signs, and reduce landscaping requirements, for the properties located at 6820 N Pear Tree Lane, 6828 N Pear Tree Lane, 4115 W Partridge Way, 4123 W Partridge Way, and W Partridge Way, (Parcel Identification Nos. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, and 13-12-352-009), Peoria, IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to increase the size of the freestanding and menu board signs, and reduce landscaping requirements as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Landscaping	To provide reduced landscaping from what was previously submitted. The proposed plan meets interior parking lot landscaping requirements.	Front yard along Big Hollow: reduce point requirement from 108 to 100. Front yard along Partridge Way: reduce point requirement from 123 to 60. Reduce requirement for parking lot perimeter landscaping to allow omission near proposed detention pond.	Proposal is a significant reduction in requirements.
Sign – freestanding	Freestanding sign, 82 total square feet. This includes the sum of a 50 square foot commerce sign, and a 32 square foot reader board.	Waiver requested to increase allowable signage from 70 to 82 square feet.	The property has dual frontages, however a sign is only proposed for one of the frontages.
Sign – menu board	Menu board sign, 46.8 square feet	Waiver requested to change allowable menu boards from two 30 square	The sign appears consistent with industry standards; and overall less

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
		foot signs to one 46.8 square foot sign.	overall square footage than what is allowed by right.

BACKGROUND

Property Characteristics

The subject property contains approximately 6.76 acres of land and is currently developed with retail establishments. The property is zoned Class C-2 (Large Scale Commercial) and is surrounded by R-1 (Single-Family Residential) zoning to the north, C-1 (Neighborhood Commercial) zoning to the west and south; and C-2 (Large Scale Commercial) zoning to the east.

History

On December 13th, 2005, per Ordinance no. 15,862, a Special Use was approved to allow the creation of a shopping center at the subject location. This included approval of a car wash. Conditions approved with the Ordinance included the requirement for a fire hydrant, sidewalk requirements for future development of the shopping center on lots front on Partridge Way; the requirement to submit a landscape plan; and the requirement to seek an amendment to the approved Special Use for any future development within the Special Use boundaries.

On July 25th, 2017, per Ordinance no. 17,489, an amendment to the Special Use was approved to allow the addition of a restaurant with a drive-through. This restaurant is the same as the subject of this current amendment request. Certain conditions were approved along with the request, including the following requirements: construction the parking lot with permeable pavers or pay an impact fee for spacing exceeding 30 in number; and construct a sidewalk along the property frontage on Big Hollow or pay a fee in lieu. A waiver was approved to reduce the required building setback along Big Hollow Road from 100 to 76 feet.

On October 23rd, 2018, per Ordinance no. 17,622, the Special Use was again amended to allow a Veterinary Clinic to be added to the Shopping Center. The amendment included the requirement for a landscape plan to be submitted prior to the issuance of a building permit; and that at all times, animals using the exercise yards be under direct supervision. With this amendment, a waiver was granted to allow the increase in maximum fence height from six to eight feet for the yards.

Date	Zoning
1931 - 1958	Not annexed
1958 - 1963	R-2, Medium Density Residential
1963 - 1990	C-3, General Commercial
1990 - Present	C-2, Large Scale Commercial

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
The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.	Met	N/A
The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.	Not met	To avoid sign clutter, no freestanding sign for 4115 Partridge Way will be permitted along the Partridge frontage so long as the sign along Big Hollow exceeds 70 square feet.
The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.	Met	N/A
Adequate facilities, access roads, drainage and/or necessary facilities have been or will be provided.	Met	N/A
Adequate measures have been or will be taken to provide ingress and egress so deigned as to minimize traffic congestion in the public streets.	Met	N/A
The proposed special use is not contrary to (supports and furthers) the objectives of the adopted plans.	Met	N/A
If a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need, and provide a public benefit.	N/A	N/A
The special use, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning and Zoning Commission.	Met	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs.	N/A
City Council Strategic Plan Goals	Grow Peoria.	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends denial of the request to alter the previously approved landscape plan; and

The Development Review Board recommends approval of the freestanding and menu board sign requests with the following waivers and conditions:

Waivers

1. UDC Section 8.2.6: Front yard along Big Hollow: reduce point requirement from 108 to 100.
2. UDC Section 8.2.6: Front yard along Partridge Way: reduce point requirement from 123 to 60.
3. UDC Section 8.2.7: Reduce requirement for parking lot perimeter landscaping to allow omission near proposed detention pond.
4. UDC Section 8.3.10: Waiver requested to increase allowable signage from 70 to 82 square feet.
5. UDC Section 8.3.10: Waiver requested to change allowable menu boards from two 30 square foot signs to one 46.8 square foot sign.

Conditions

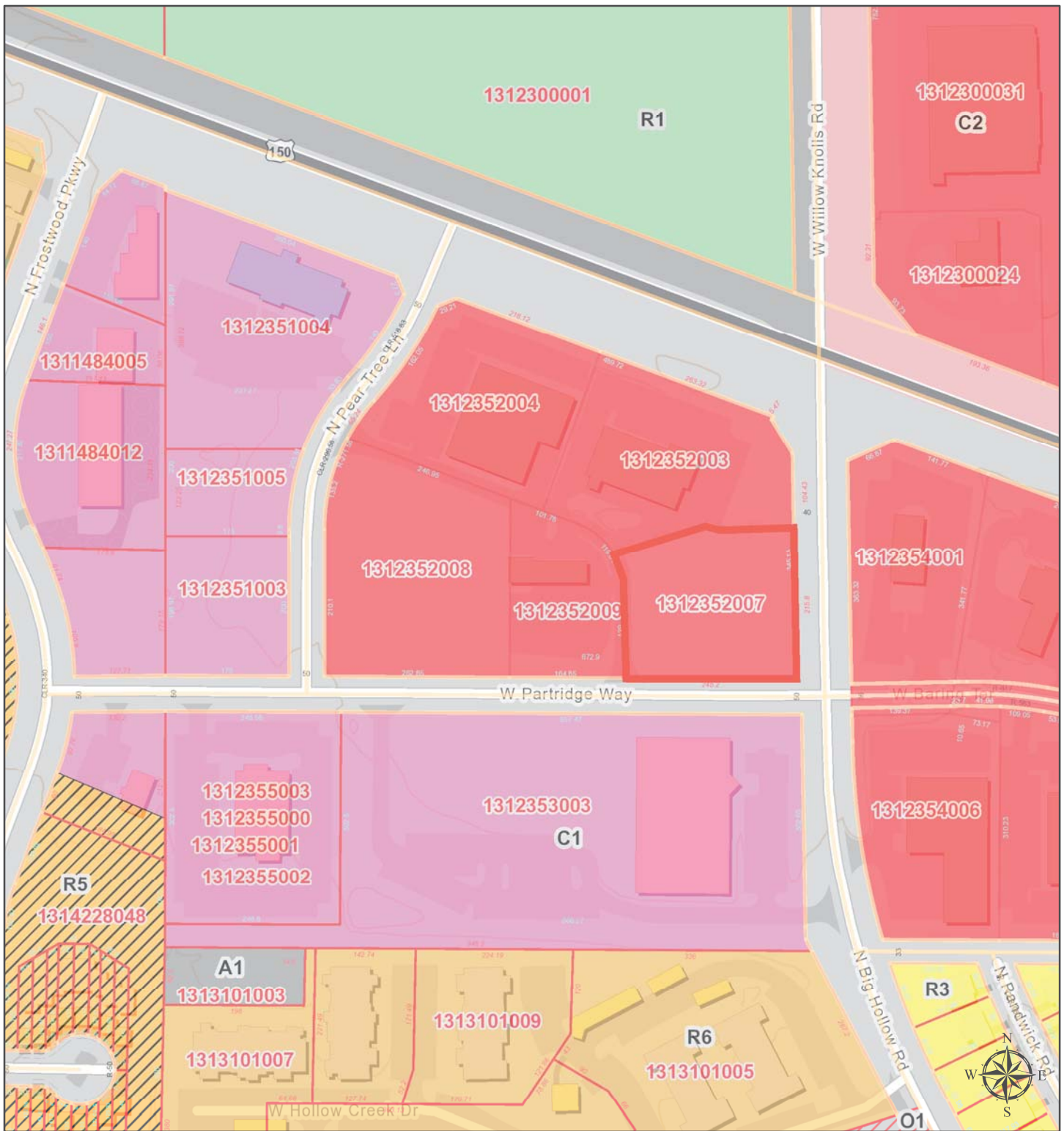
1. No freestanding sign will be permitted along the Partridge frontage.
2. No additional menu boards will be permitted.

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 (2015 Photo)
3. Site Plan
4. Elevations and/or Renderings
5. Landscaping Plan

PZ 19-29: 4115 W Partridge Way - Surrounding Zoning



1 inch = 200 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



PZ 19-29: 4115 W Partridge Way - Aerial



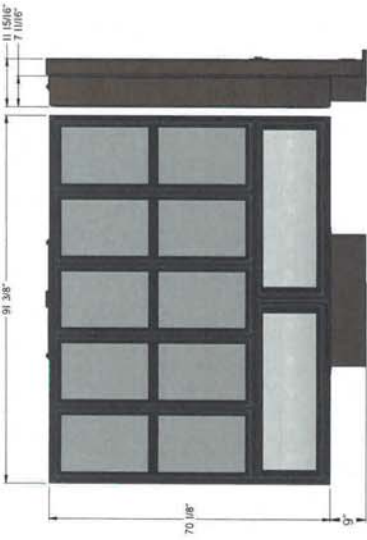
1 inch = 100 feet



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

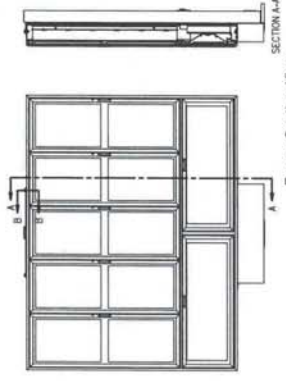
County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc. Peoria County, IL, HERE, USGS



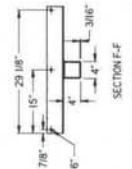


Overall Dimensions

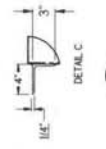
MENUBOARD CABINET FASTENED TO MOUNTING PALE WELDMENT WITH M6 1/2-13 X 1/4 GR525 NUTS AND WASHERS. FASTENERS TO BE THROUGH TOP OF CABINET AND (3) THROUGH BOTTOM OF CABINET.



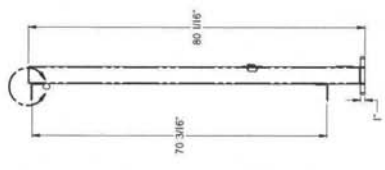
Frame Section View



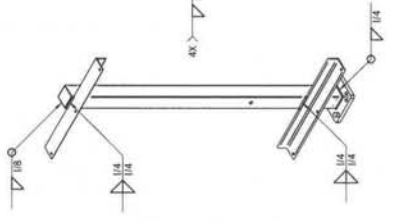
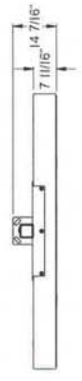
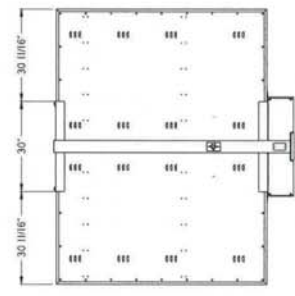
SECTION F-F



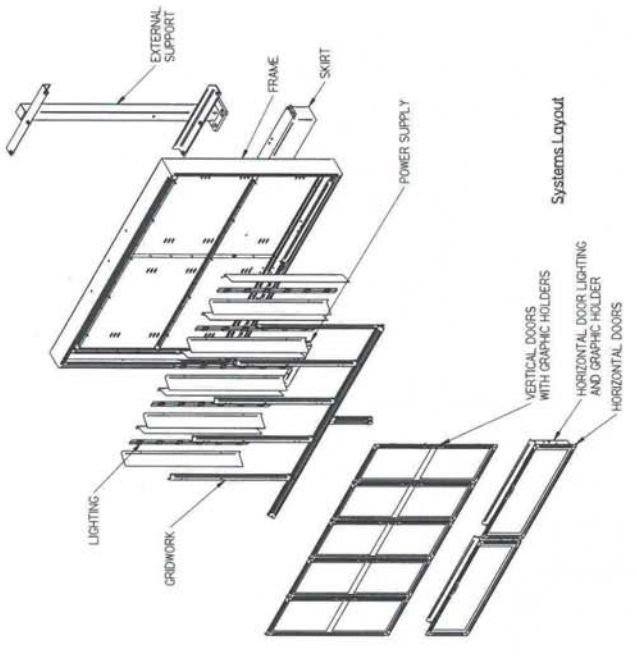
DETAIL C



Exterior Support System



Frame and Exterior Support Weldments



Systems Layout

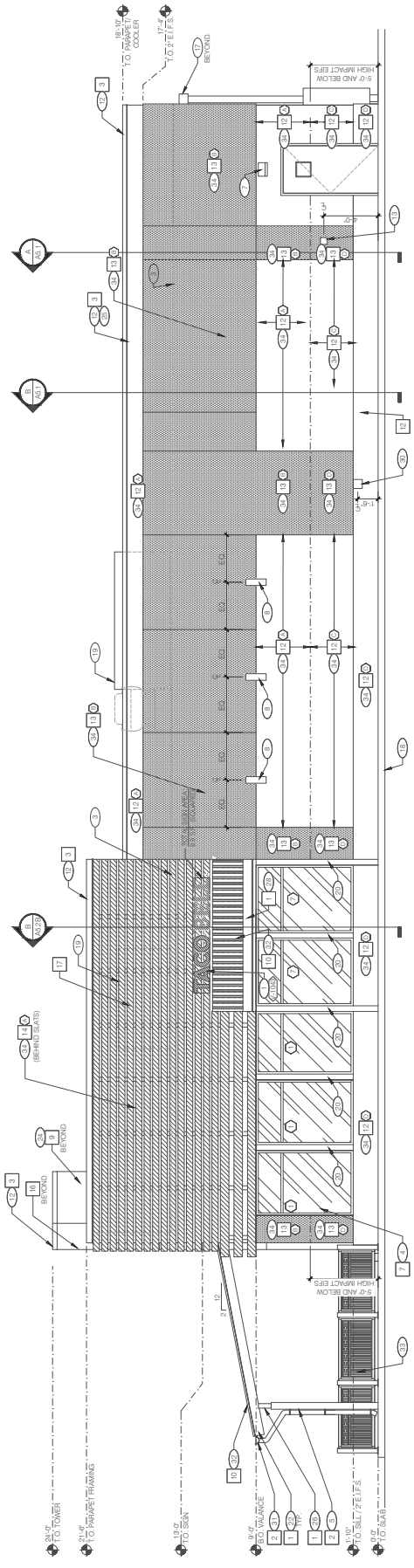
FEDERAL SPECIFICATIONS
 MATERIALS - Aluminum Overhead 3003-H14
 Aluminum Extrusion 6063-T6
 Steel Tube ASTM A500B
 Steel Sheet ASTM A399
 ASTM A36
 Menuboard Area - 48.54 Ft.
 Weight ECU - 730 lbs. Crated
 449 lbs. Uncrated

ELECTRICAL
 Power Supply - III Class, 3 Phase Supply
 Load Requirement - 1 AMP @ 120VAC-60Hz

COLORS
 Cabinet - Teco Bell Bronze Powdercoat
 Doors and Hardware - Satin Black Powdercoat
 External Support Structure - Teco Bell Bronze Powdercoat

OPERATIONAL
 Color - 4100K White LEDs
 Illuminance - 740 Lux
 Distribution - Max 15% Deviation from Mean

COM		PROJECT	
OWNER	DATE	PROJECT	SCALE
DESIGNER	NO.	DESCRIPTION	HEIGHT
DATE	10/20/17	1B EVO LED VE	18' 7"
BY		5 PANEL MENUBOARD	
CHECKED		VALUE ENGINEERED	
APPROVED		DATE	
		SYSTEM VIEW	
		SHEET 1 OF 2	



RIGHT SIDE ELEVATION 145-147 A

E.I.F.S. THICKNESS N.T.S.

NOTE: SOAKAGE UNDER SEPARATE PERMIT

QTY	ITEM DESCRIPTION	E.I.F.S.
1	DRIVE THRU CANOPY - 4'0\"/>	

E.I.F.S. THICKNESS N.T.S.

QTY	ITEM DESCRIPTION	E.I.F.S.
1	DRIVE THRU CANOPY - 4'0\"/>	

E.I.F.S. THICKNESS N.T.S.

NOTE: SOAKAGE UNDER SEPARATE PERMIT

FINISH 2 COAT S.W. 480-90 SERIES. A 100 EXTERIOR LATEX GAIN.

E.I.F.S. THICKNESS COLOR TRANSITION N.T.S.

NOTE: NO EXTERIOR SOAKS ARE WITHIN THE SCOPE OF WORK CONSIDER THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED BLOODING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SOAKS.

SYMBOL	AREA	MANUFACTURER	N.T.S.
1	CANOPY (W/FIBER BEAM PAINT)	SHERWIN WILLIAMS	
2	CANOPY COLUMN PAINT	SHERWIN WILLIAMS	
3	PARAPET CAP (TOWER)	DUPON	
4	PARAPET CAP (FRONT)	DUPON	
5	PARAPET CAP (COLOR)	DUPON	
6	PARAPET CAP (COOLER)	DUPON	
7	STOREFRONT WINDOWS	TED	
8	PRE-SCAFFOLD	STREET SMART	
9	PARAPET BACK ROOFING	DUPON	
10	WINING PATIO ROOF COOLER WALL	BERNARDI	
11	VALANCE COLOR	SON VENDOR	
12	MAIN BUILDING COLOR	SHERWIN WILLIAMS	
13	ACCENT COLOR	SHERWIN WILLIAMS	
14	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	
15	NOT USED		
16	METAL PANELS	METAL PANELS	
17	SLAT WALL	GTC	

GENERAL NOTES

1. BUILDING BY VENDOR. SEE STRUCTURAL BLOODING ELEVATIONS. SHEET 145-148 FOR SHORING. SEE ELECTRICAL (L) FOR PARAPET REQUIREMENTS.

2. DRIVE THRU WINDOW. SEE SHEET 141 AND A1.1.

3. DASHED LINE INDICATES ROOF BEYOND.

4. STOREFRONT TYPICAL.

5. TUBE STEEL POST. SEE STRUCTURAL DWGS.

6. SWITCH/GEAR PAINT TO MATCH WALL.

7. WALL TRICK LIGHT FEATURE.

8. IF THE DURO LAST IS TO BE USED, THE FINISH FLOOR EFFS RESIN, CHANGE TO EFFS THICKNESS REFER TO GRADING & SITE PLAN.

9. ASSUME DTL LINE SURFACE IS AT BELOW THE FINISH FLOOR. NOT USED.

10. HOSE BIB LOCATION. REFER TO DOOR SCHEDULE.

11. STOREFRONT DOOR. REFER TO DOOR SCHEDULE.

12. GUTTER AND DOWNSPOUT PAINT TO MATCH COLUMN METAL ROOFING.

13. PATIO RAILING.

14. COG FILLER VALVE & COVER. SEE DETAIL 200.2 S.M.

15. DRIVE THRU CANOPY (BY OTHERS).

16. GAS SERVICE.

17. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.

E.I.F.S. THICKNESS COLOR TRANSITION N.T.S.

NOTE: THE COLOR SHALL BE FACTORY COLORED "YAN". EQUAL ALTERNATE ALLOWED.

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1	CANOPY (W/FIBER BEAM PAINT)	SHERWIN WILLIAMS	
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13	ACCENT COLOR	SHERWIN WILLIAMS	
14	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	
15	NOT USED		
16	METAL PANELS	METAL PANELS	
17	SLAT WALL	GTC	

EXTERIOR FINISH SCHEDULE

SYMBOL	AREA	MANUFACTURER	N.T.S.
1	CANOPY (W/FIBER BEAM PAINT)	SHERWIN WILLIAMS	
2	CANOPY COLUMN PAINT	SHERWIN WILLIAMS	
3	PARAPET CAP (TOWER)	DUPON	
4	PARAPET CAP (FRONT)	DUPON	
5	PARAPET CAP (COLOR)	DUPON	
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13	ACCENT COLOR	SHERWIN WILLIAMS	
14	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	
15	NOT USED		
16	METAL PANELS	METAL PANELS	
17	SLAT WALL	GTC	

GENERAL SPECIFICATIONS:
 10" deep extruded aluminum cabinet & retainers w/ Black finish

Internally illuminated w/ white LEDs;

AgilLight Retrofits, 500 Lumens light bar 50K

COLORS:

Dark Purple: PMS 2603, 3M 3630-9141 / VT20254

Light Purple: PMS 2577, 3M 360-9327 / VT20255

Black

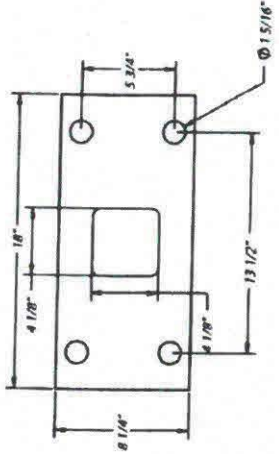
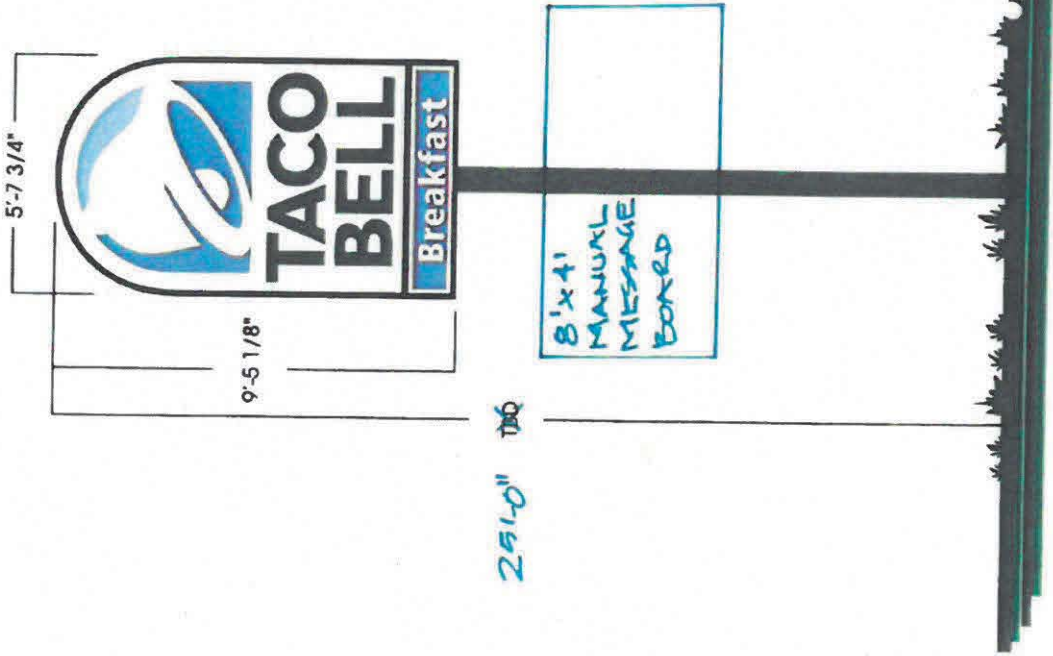
White

TYPE FACE:

Fruitiger 77 Black Condensed

SIGN AREA:

Actual: 50 Sq. Ft.



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Everbrite
 4949 S 110th Street, Greenfield, WI 53220
 Phone: 414-529-3500 • Fax: 414-529-7191
 Website: www.everbrite.com

Part No: E032869
 Description: 50 Sq. Ft. Main ID Sign / Breakfast

V-01.50
 Project No: 305407-1
 Date: 7/19/18
 Drawn By: RW

Everbrite LLC
 4949 S 110th Street, Greenfield, WI 53220
 Phone: 414-529-3500 • Fax: 414-529-7191
 Website: www.everbrite.com

TACO BELL

Everbrite

