



PLANNING & ZONING COMMISSION
THURSDAY, JUNE 2, 2022
CITY HALL, ROOM 400 – 1:00 P.M

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MAY 5, 2022 MINUTES

4. REGULAR BUSINESS

Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

CASE NO. PZ 843-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Timothy Horan to approve an Annexation Petition and Annexation Agreement including a Subdivision Plat for the property located north of W Route 150, east of Blackbridge Road, west of Parcel Identification No. 13-04-376-006, and south of Chestnut Drive. The subject parcel is identified as Parcel Identification No. 13-04-376-001, with an address of 8022 N Blackbridge Road, Edwards, IL.
THIS CASE HAS BEEN WITHDRAWN

CASE NO. PZ 866-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas E. Leiter, to amend an existing Use with Approval as a Special Use in a class R-6 (Multi-Family Residential) District for an existing Multi-Family Residential Development to add a Multi-Family Freestanding Sign, for the property located at 6625 Big Hollow Rd (Parcel Identification No. 13-13-101-005), Peoria IL (Council District 4)

CASE NO. PZ 873-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Hill, to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 2303 W Marquette St (Parcel Identification No. 18-18-255-018), Peoria IL (Council District 1)

CASE NO. PZ 876-2022 Hold a Public Hearing and forward a recommendation to City Council on the request of Kurt Overmyer, to obtain a Special Use in a Class C-1 (General Commercial) District for Vehicle Service and Repair for the property located at 4749 N Sterling Ave (Parcel Identification No. 14-19-328-005), Peoria IL (Council District 4)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

W E L C O M E !

If you plan on speaking, please complete a **Blue Speaker Form**

For each case the following sequence will apply:

-
- 1. Chairperson proceeds with swearing in procedures
 - 2. Chairperson announces the case
 - 3. Staff enters case into the record
 - a. Staff presents the case
 - b. Staff answers questions from the Commission
 - 4. Petitioner presents case and answers questions from the Commission
 - 5. Chairperson opens the meeting to the public
 - 6. Public comments – Chairperson may ask for response/input from staff and petitioner
 - 7. Petitioner presents closing statements
 - 8. Public testimony is closed (No further public comment)
 - 9. Commission deliberates and may consult staff
 - 10. Commission prepares findings, if applicable
 - 11. Commission votes

All comments and questions must be directed to the Commission



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Julia Hertaus)
DATE: June 2, 2022
CASE NO: PZ 866-2022

REQUEST: Hold a public hearing in City Hall, Room 400, 419 Fulton St, Peoria, IL at 1:00 pm on Thursday, June 2, 2022, for the following request: Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas E. Leiter, to amend an existing Use with Approval as a Special Use in a class R-6 (Multi-Family Residential) District for an existing Multi-Family Residential Development to add a Multi-Family Freestanding Sign, for the property located at 6625 Big Hollow Rd (Parcel Identification No. 13-13-101-005), Peoria IL (Council District 4).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Use with Approval as a Special Use to install a Multi-Family Residential Development freestanding sign at the complex’s entrance on N Big Hollow Rd. The existing special use allows for up to two, 20 sq. ft. signs not to exceed five feet in height. The proposed sign face will measure 5’x8’ and with the supports added will measure approximately 8’8”x12’. This freestanding sign will replace the existing sign.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	No change to existing surface and garage parking.	None	All parking spaces must be striped. Handicap accessible parking must be appropriately signed. Variance allowing parking ratio of 1.75 previously approved.
Mechanical & Utility Screening	No change	None	In compliance
Landscaping	No change	None	Existing landscaping approved under previous Special Use
Buffers & Screening	No change	None	In compliance
Signs	One, 40 sq. ft. freestanding sign at the N Big Hollow Rd entrance. With supports, the sign will measure 8’8” in height and have a width of 12’. This sign will replace the existing freestanding sign.	Waiver to increase sign height from 5’ to 8’ 8” Waiver to increase size of the sign from 20 sq. ft. to 40 sq. ft.	Condition to remove existing sign and only allow one sign at this property. Staff does not support the waiver to increase the sign height.
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 single entrance on N Big Hollow Rd	None	None

BACKGROUND

Property Characteristics

The subject property is approximately 8 acres and was developed as a Planned Unit of Development (PUD) in 1975. While PUDs are no longer a term existent in our code, the special use still applies to the development. The property is zoned R6 (Multi-Family Residential), and apartments qualify as a permitted use. The following parcels make up the entirety of this development:

13-13-101-005, 13-13-101-006, 13-13-101-007, 13-13-101-008, and 13-13-101-009.

History

This area was developed for apartments beginning in November 1975 and has continuously been used for that purpose. A parking variance for this property allows a parking of 1.75 as noted in the commission minutes from November 14, 1975.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	R2 (Medium-Density Residential)
1990 - Present	R6 (Multi-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	No	<p>Waiver to increase sign height from 5' to 8'8"</p> <p>Waiver to increase size of the sign from 20 sq. ft. to 40 sq. ft.</p> <p>Condition to stripe all parking spaces and add handicap parking signs.</p>
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	
City Council Strategic Plan Goals	Grow Peoria	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request with the following waiver and conditions:

1. Waiver to increase size of the sign from 20 sq. ft. to 40 sq. ft.
2. Condition to remove existing sign at the N Big Hollow Rd entrance
3. Condition to stripe all parking spaces and add handicap parking signs per Section 8.1 of the Unified Development Code.

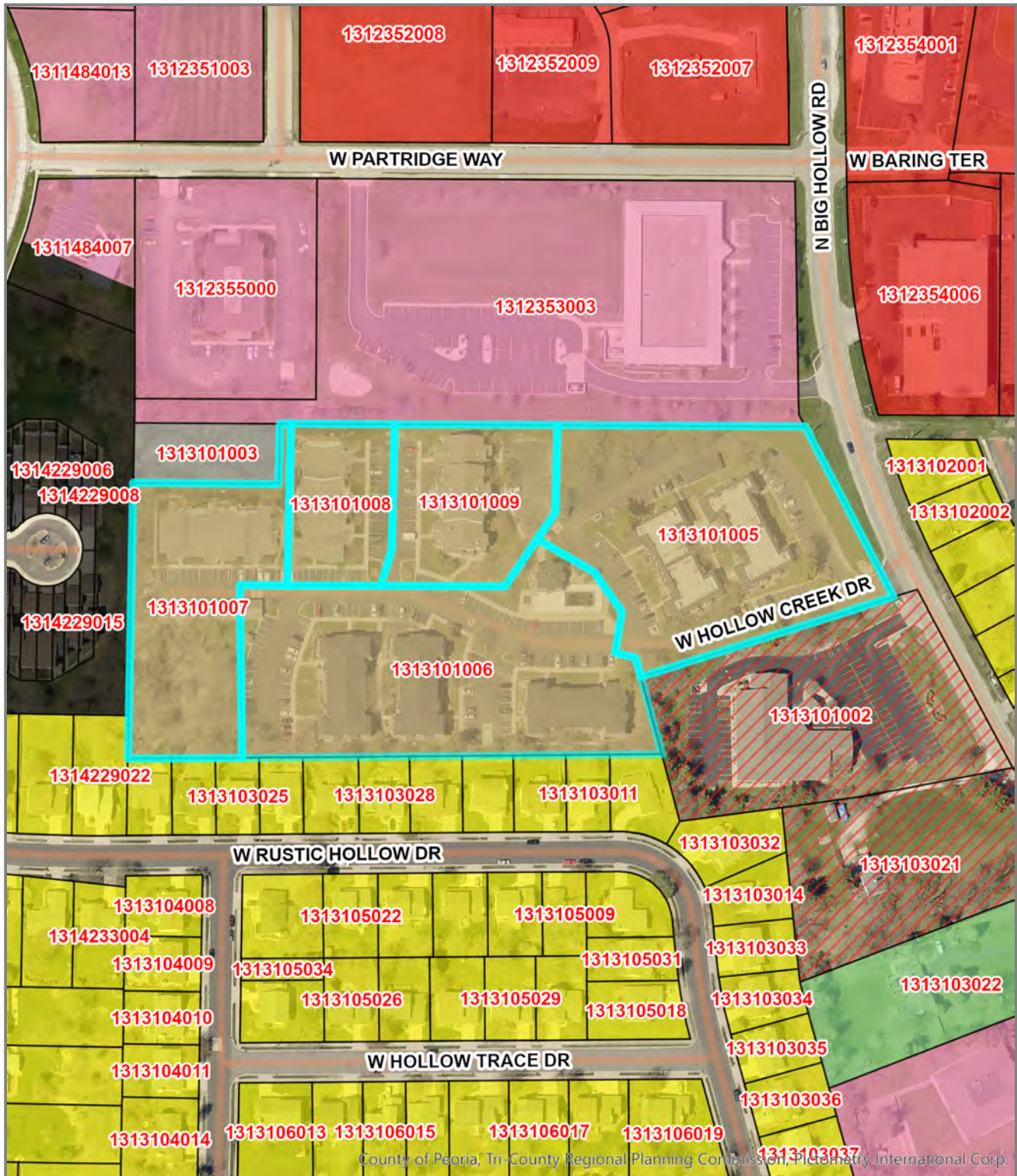
The Development Review Board does not recommend approval of the waiver to increase the sign height from 5' to 8' 8". Review of the adjacent development along Big Hollow Road finds other signs in keeping with approximate 5-foot sign height. There are no unique physical characteristics of the property that obstruct or limit the visibility of signs. The intent of Peoria's sign regulations is to promote signs which are compatible with their surroundings and appropriate to the type of business to which they pertain. The sign height of 5 feet is appropriate for residential development.

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. Aerial Photo
3. Sign Exhibit

Hollow Creek Complex - Aerial + Zoning



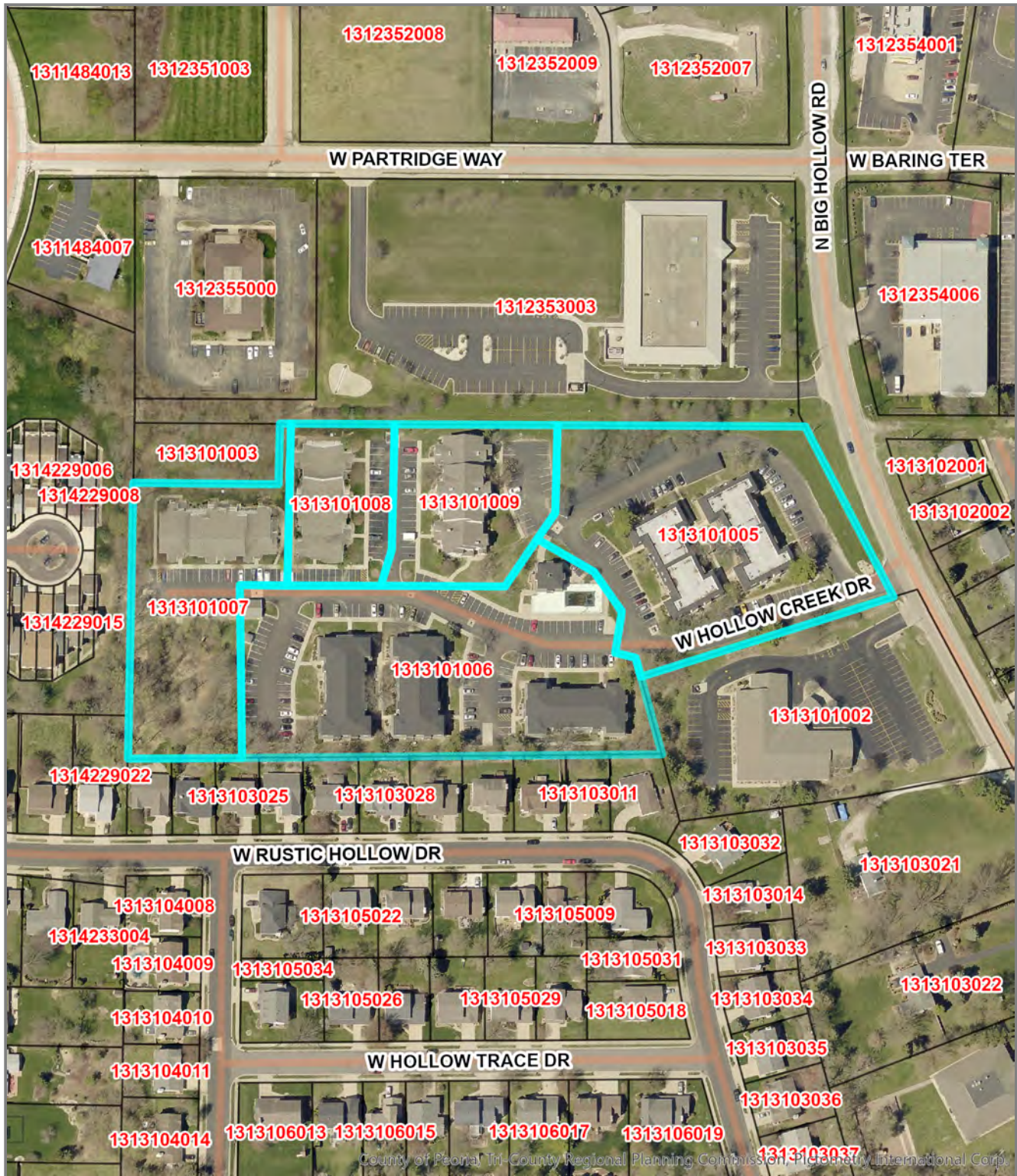
County of Peoria, Tri-County Regional Planning Commission, PICanistry International Corp.



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

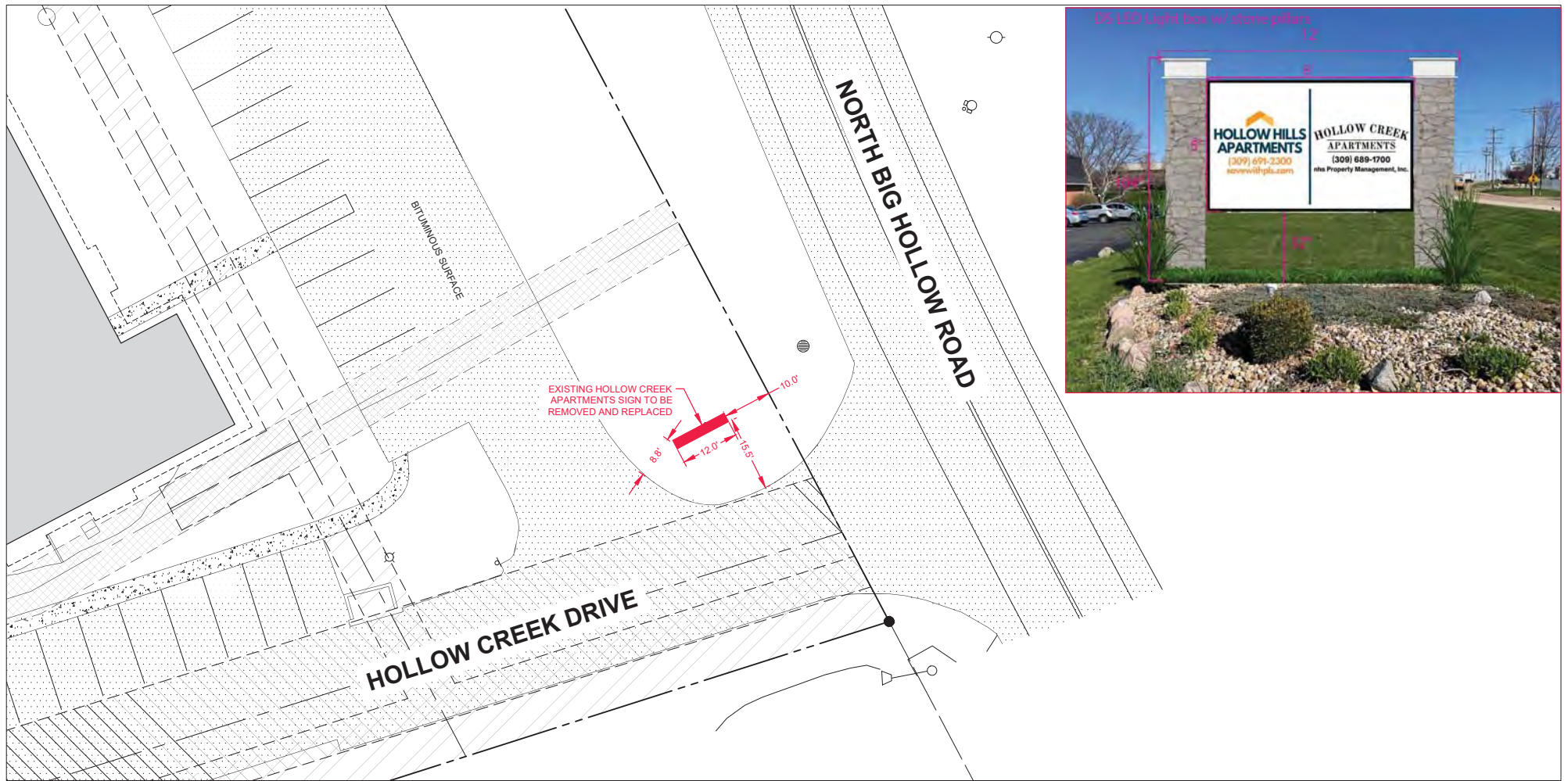
Map Scale
1 inch = 200 feet
 5/27/2022

Hollow Creek Complex - Aerial



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Map Scale
1 inch = 200 feet
 5/27/2022



HOLLOW CREEK APARTMENTS

6625 N. BIG HOLLOW ROAD & 4014 W.
 HOLLOW CREEK DRIVE, PEORIA IL 61614

MARKETING SIGN DETAIL
 MAY 3, 2022

AE AUSTIN ENGINEERING CO., INC.
 Consulting Engineers / Surveyors
 311 SW Water St., Suite 215
 Peoria, Illinois 61602
 License No. 184-001143

