



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kimberly Smith)

DATE: July 6, 2017

CASE NO: PZ 17-21

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Will Kenny of Peoria Civic Center Authority, to amend an existing Special Use Ordinance No. 16,932, in a Class B-1 (Downtown Commercial) District for the Peoria Civic Center Facilities, to add activities at the corner of Fulton and Jefferson, and other grounds improvements, for the property located at 201 SW Jefferson, 702 and 720 Fulton Street; and 109, 125, 129 and 135 SW Monroe Street (Parcel Identification nos. 18-09-251-009, 18-09-133-013, and 18-09-202-001 - 005), Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend an existing Special Use Ordinance No. 16,932, in a Class B-1 (Downtown Commercial) District for the Peoria Civic Center Facilities, to add activities at the corner of Fulton and Jefferson, and other grounds improvements, including those related to the pedestrian crossing at Fulton and Monroe, and screening near the loading area along Kumpf. More information follows below, and on the attached narrative.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking space striping; disabled spaces, mechanical and utility screening; and parking, number, stacking and loading. Also height, circulation, access; and façade.	No change from previous approvals.	N/A	These sections are required by UDC Section 2.16, applicability for Special Use. Previous approvals apply. Must be properly maintained.
Fence in lieu of landscaping shown on existing special use	In lieu of previously required existing shrubs along Kumpf frontage adjacent to the loading area, provide a 6 foot tall fence that is black aluminum/wrought iron look,	Waiver of UDC Section 5.4.7, Fences and walls, to allow a front yard fence greater than three feet in	No objection; must match existing screening around dumpster, as indicated in the application.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
	<p>and filled in with boards, as provided in the application.</p> <p>For remainder of property, no change from previous approvals.</p>	height (along Kumpf)	For remainder of property, must comply with previous approvals and be properly maintained.
Front Yard Fence	A black, ornamental front yard fence along the corner of Fulton and Jefferson, four feet in height. Sections will be left open when the site is not in use for an event.	Waiver of UDC Section 5.4.7, Fences and walls, to allow a front yard fence greater than three feet in height (along Fulton and Jefferson). This will allow the Civic Center to better delineate public and private space, and allow control of the site during and event.	No objection. Defining unbuilt property lines is consistent with the goals of the Code, and the type of fence proposed is consistent with the character of the immediate area.
Temporary Signs	Any signs exceeding the Ordinance and requiring a Special Use amendment would instead be reviewed administratively within 15 days. Such signs would be removed within 45 days. The proposal includes large canvas wall signs, large banner signs on exterior fencing, and pole-mounted flag and/or pennant style signs installed at the sidewalk, parking and/or grassy areas.	Waiver of UDC Section 8.3.10, Temporary Signs requested, to allow administrative approval of event signs that exceed eight square feet, wall mounted banner signs that exceed 40 square feet, pole mounted signs that exceed 40 square feet; and maximum of one per frontage. Reason given: to streamline time-sensitive process for temporary event signage.	Staff has requested, but not received, proposed size, height, and location for signage that a) exceeds what is permitted by the Unified Development Code and b) the Civic Center requests administrative approval. If such items are received prior to and included with City Council approval of this request, then the Civic Center would have the ability to place such signs without any further review (except applicable building permits).

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			<p>If such items are not received prior to Council approval, then Staff does not object to the request for administrative review; however any denied sign requests that exceed what is allowed by the Unified Development Code will require a Variance from the Zoning Board of Appeals.</p> <p>Applicable building permits would be required.</p>
Drainage	N/A	N/A	Drainage across sidewalk along Fulton between the pedestrian bridge and Monroe must be corrected prior to implementation of any waivers approved with this request.
Other – temporary uses	Allow use of the grounds at the corner of Fulton and Monroe for temporary events, not to exceed those that fall under UDC category “outdoor recreation,” without length of time and frequency restriction.	Requested waiver of UDC Section 5.6.4.C, “Outdoor Recreation;” Staff instead suggests waiver of UDC 5.5.2.A. “Permitted Temporary Uses,” to allow categories of carnivals, tents, and civic uses of public property without length of time and frequency restriction.	Because uses under “Outdoor Recreation” require a Special Use, these uses would need to be named as part of the Special Use to be approved. Also, those are generally intended to be permanent; the Civic Center’s intended uses for this portion of the

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			<p>site are temporary in nature.</p> <p>Staff believes the “Permitted Temporary Uses” category allows the flexibility the Civic Center is looking for, in a more appropriate way.</p>
Other – hard surfaced areas	Additional hard surfaced areas are proposed along Fulton, to be used for entry plazas and temporary buildings for events, as should on the submitted site plan. A future walk to Sonar Tide between the Civic Center doors on the Northeast side to the City Hall parking lot will consist of a concrete sidewalk.	N/A	No objection. Zoning requirements for the Downtown Business District do not include setback or greenspace requirements.
Other – sand bed	A sand bed that is required for 4-5 months of the year to accommodate an ice skating rink for “Winterfest” is requested to remain all year.	Waiver of UDC 5.5.2.A. “Permitted Temporary Uses” to allow permanency of the sand bed. Temporary implies the site will be returned to its original state after each use.	No objection specific to the sand bed if it is secured or transformed into useable, safe, public space when not used for the ice rink.
Other – hours of operation	Allow noise from 7 am – to 11 pm; and until 2 am on New Year’s Eve. [Requires separate approval per liquor license.]	Waiver of City Code Section 15.62 to allow a three hour extension rather than a two hour extension, as provided by the Code.	The request for 11 pm is already permitted by the Code. The request for 2 am is in conflict with other portions of the City Code, and local liquor law, therefore needs to be approved separately. For this reason, this waiver request is <u>not</u> included with the

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			Waivers listed in the Staff recommendation below.
Other – permitting for temporary structures	Allow a waiver from required permits for temporary structures and time limitations, except required inspections from the Fire Department. This would include tents, small metal buildings, and portable toilets.	UDC 5.5.2.A. “Permitted Temporary Uses” to allow temporary structures, to remain in place for the life of the event. This allows greater flexibility for events.	No objection to the extension of time limitations while the temporary use is active. However, all required Fire Department permits must be obtained for all tents; also all required building permits for structures exceeding 200 square must be obtained.
Other - storage	Allow permanent storage of temporary items including bleachers, in the northern portion of the parking lot, near Perry Avenue.	Waiver of UDC Section 8.4.4.B., Limited Outdoor Storage, to allow permanent storage within the existing parking lot.	<p>The proposed location is highly visible. Staff does not object to waivers; however screening as required by UDC Section 8.4.4.B.1 would remain required, to help mitigate visual impact.</p> <p>Also, as the storage reduces existing parking, an updated site plan delineating the specific area would also be required prior to final approval.</p> <p>In the alternative, Staff suggests the Civic Center has the option to store the bleachers within their facility.</p>

BACKGROUND

Property Characteristics

The subject property contains 21.39 acres of land, developed with the existing Civic Center. The property is zoned Class B1 (Downtown Commercial) District. It is surrounded by B1 (Downtown Commercial) zoning to the north, south, east and west, and CG (General Commercial) to the South West.

History

Date	Zoning
1931 - 1958	Zoned H, Business District
1958 - 1963	Zoned H, Business
1963 - 1990	Zoned B1, Central Business District
1990 - Present	Zoned B1, Central Business District

DEVELOPMENT REVIEW BOARD ANALYSIS

The Development Review Board 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	Will be met with satisfaction of conditions related to the Fulton and Monroe intersection, and the drainage along Monroe side.	Accessible route must be ADA compliant, walks and drainage in disrepair must be corrected.
No injury to other property or diminish property values	Not currently met	Accessible routes and drainage must be corrected as explained above.
No impediment to orderly development	Met with the exception of the sign request. The petitioner requested allowances for temporary signs that exceed Ordinance requirements. Staff is agreeable for wall signage, however the request also includes free-standing temporary signage. This could unnecessarily create clutter.	Allow administrative review of oversized freestanding wall signs, but not free-standing.
Provides adequate facilities	Met	No condition.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
Ingress/Egress measures designed to minimize traffic congestion	Will be met with satisfaction of conditions related to sight triangle for new fencing.	Fencing must maintain required sight triangle of at least 25 feet, measured along the back of the curb.
If a public use/service, then a public benefit	Met	No condition.
Conforms to all district regulations	Not met.	Waivers requested.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends APPROVAL of the request, with the following WAIVERS and CONDITIONS:

Waivers

1. Waiver of UDC Section 5.4.7, Fences and walls, to allow a front yard fence greater than three feet in height (along Kumpf), that is six feet in height and solid.
2. Waiver of UDC Section 5.4.7, Fences and walls, to allow a front yard fence greater than three feet in height (along Fulton and Jefferson), that is four feet in height with an open design.
3. Waiver of UDC Section 8.3.10, Temporary Signs requested, to allow administrative approval of temporary signs that exceed the limitations set forth in the Unified Development Code.
4. Waiver of UDC 5.5.2.A. "Permitted Temporary Uses," to allow categories of carnivals, tents, and civic uses of public property without length of time and frequency restriction.
5. Waiver of UDC 5.5.2.A. "Permitted Temporary Uses" to allow permanency of the sand bed. Temporary implies the site will be returned to its original state after each use.
6. Waiver of UDC 5.5.2.A. "Permitted Temporary Uses" to allow temporary structures less than 200 feet without time limitations.
7. Waiver of UDC Section 8.4.4.B., Limited Outdoor Storage, as related to setback and time frequency.

Conditions

1. All items from previous approvals not affected by this amendment, remain in force.
2. Any future fencing on Kumpf Boulevard shall not encroach on the required sight triangles for either the PCC entrance or Monroe Street.
3. New fencing along Kumpf must match existing screening around the nearby dumpster, as indicated in the application.

4. Replacement deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
5. A pedestrian accessible route (PAR) shall be provided between the accessible parking spaces in the Fulton Street parking lot and the PCC. This entails upgrade of the depressed curb on the part of the Civic Center, and installation by Public Works of a continental cross walk across Monroe from the Fulton Street Lot, to the Civic Center side of the street.
6. To allow signage as requested, with administrative approval, it must be noted that any such signs which are denied by Staff will require a Variance from the Zoning Board of Appeals prior to placement.

If the Civic Center desires permission to place signs that exceed limitations set forth in the Unified Development Code without need for prior zoning approval, the Civic Center must submit proposed size, height, location, number and frequency limits prior to and for inclusion with City Council review of this request; and the "pre-approval" would not be final unless City Council votes to approve.

In both cases, applicable building permits are required.

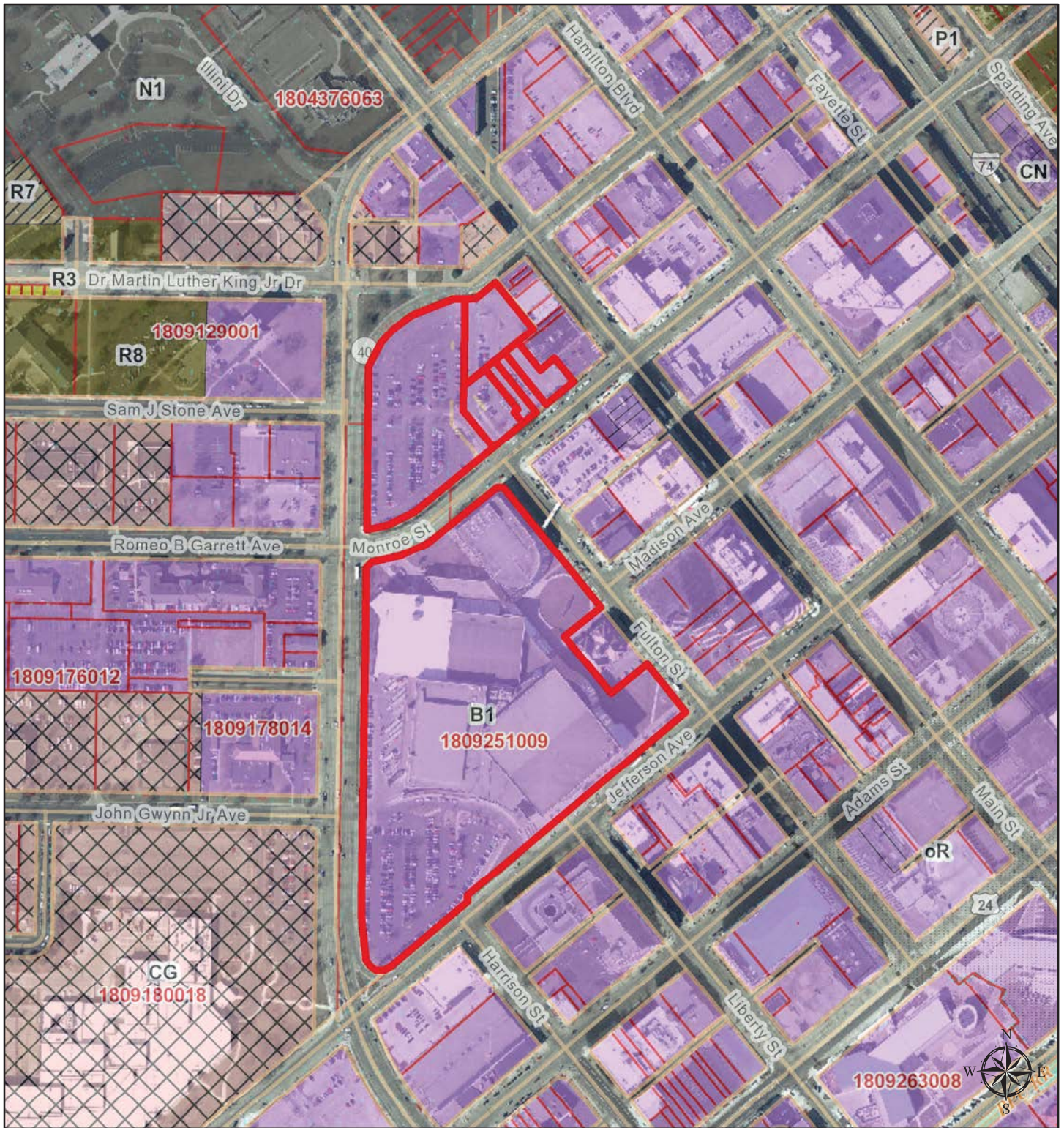
7. Drainage across the sidewalk on Monroe must be corrected and fixed prior to implementing any waivers approved with this Special Use amendment request.
8. The sand bed must be secured or transformed into useable, safe, public space when not used for the ice rink.
9. Time limitations for temporary structures less than 200 square feet may match the timing for the approved use. All required Fire Department permits must be obtained for all tents; also all required building permits for structures exceeding 200 square must be obtained.
10. Provided screening as required by UDC Section 8.4.4.B.1. for Limited Outdoor Storage in the north of the parking lot nearest Kumpf and Main. An updated site plan delineating the specific area is required prior to final approval.
11. Kumpf Boulevard is under the jurisdiction of the State; all work within the State right-of-way requires a permit from Illinois Department of Transportation.
12. Obtain required, applicable permits and licenses, including the request to be open and produce noise until 2 am must be approved in accordance with state and local liquor law and licensing. For this reason, this waiver request is not recommended with this request.
13. Nothing in this memo is intended to override liquor law requirements. All requirements related to the Civic Center's liquor license must be adhered to.

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. Application addendum, submitted by the applicant
4. Site Plan
5. Elevations

PZ 17-21 - Peoria Civic Center



1 inch = 400 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



PZ 17-21 - Peoria Civic Center



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Additional information for:

Peoria Civic Center Special Use Amendment

Date: May 11, 2017

Parcels: 18-09-251-009, 18-09-133-013, and 18-09-202-001 to 005

Background

A Special Use was granted in 2005 for the existing Peoria Civic Center (PCC) facility and new Exhibit Hall, parking lots, and miscellaneous site improvements. (Ordinance 15,740) The Special Use was amended in 2013 to approve changes to the Theater drop-off area, refuse screening, landscaping plan and parking lot plan. (Ordinance 16, 932) The Special Use was amended again in 2016 to allow temporary signage on the building. (Ordinance 17,393)

Requested Actions

The intent of the following requests is not to limit the Civic Center's ability to function as it normally can and does under the existing Unified Development Code. The intent is to make improvements to some of the outdoor areas of the property and to streamline the permit process for those items (events, signs, tents, etc.) that are necessary for the Civic Center to function as desired.

1. Corner of Fulton and Jefferson:

- a. Programming: In recent years the corner of the Civic Center property at Fulton Street and Jefferson Street has been used for Winterfest. The PCC would like to have the flexibility to facilitate a variety of ticketed and non-ticketed private and public events on this site, without obtaining individual permits for each event. The events could include, but would not be limited to, those items covered in the "Outdoor Recreation" category in the Unified Development Code. (Section 5.6.4.C)
- b. Site Plan: A site plan is provided to illustrate the proposed improvements to the Jefferson and Fulton corner.
 - i. Hard-surfaced areas: Hard-surfaced areas are proposed along the Fulton Street frontage. These areas will be used for entry plazas, temporary buildings for events, etc. An additional (future) hard surface is shown adjacent to the existing building for use during events. See Jefferson and Fulton Site Plan.
 - ii. Fence: PCC requests to construct a black ornamental fence, up to 48" in height, generally on the Jefferson and Fulton faces of the corner site. The fence would include several sections which could be opened or removed as necessary for use of the site. See Jefferson and Fulton Site Plan.
 - iii. Sand bed: The production of Winterfest requires an extensive flat sand area for construction of the ice-skating rink, which is necessary for 4-5 months out of the year from start to finish. PCC requests permission to leave the sand area year-round with ability to cover it with whatever surface is necessary in the case of an event on the site. Surfaces could include, but not be limited to, temporary decking, flooring or turf.

2. Programming and hours of outdoor operation: PCC requests that the City allow any and all uses and/or events that are permitted by code and/or any of the previous ordinances and special uses for the Civic Center property at any time. All noise generated from the activity on the property will be limited to the time period between 7:00 am and 11:00 pm, with the exception

of New Year's Eve, which would end by 2:00 am the following day. Some noise that is usual and customary to the set-up and tear-down of events will be necessary.

3. **Temporary Structures:** The PCC requests permission to erect or construct temporary tents or structures as necessary to facilitate outdoor events on the property, including but not limited to tents, small metal buildings, portable toilets, etc. A waiver is requested for any permit process or limitation on duration of the temporary structure. The PCC intends to fully comply with the inspection and certification that is required by the City of Peoria Fire Department for temporary structures.
4. **Temporary Storage:** Permission is requested to allow for temporary storage of equipment, bleachers, etc. generally in the northern portion of the parking lot, near Perry Avenue.
5. **Screening:** Currently, the existing special use calls for trees along Kumpf Boulevard to screen the loading area. The tree row has been difficult to sustain and maintain. The PCC requests permission to change the screening from landscape screening to 6' tall screen fence (similar to the dumpster screening), if they desire to do so in the future.
6. **Signage:** A special use was required and granted in 2016 to allow for temporary signage on the building façade that exceeded the area limit allowed by code. A permanent waiver is requested to allow for reasonable temporary signage on any façade of the building in excess of what the code allows. Permission is also requested for temporary signage (i.e. mounted on light poles or fences, placed in yards or parking lots, etc.) that exceeds the limit allowed by code without obtaining permits from the City.



Farnsworth
GROUP

100 WALNUT STREET, SUITE 200
CHICAGO, ILLINOIS 60604
(312) 467-9888 / info@farnsworth.com

Engineers | Architects | Scientists

Project Name: _____
Date: _____
Description: _____

SITE PLAN REVIEW

PROJECT
Pecunia Civic Center

OVERALL SITE PLAN

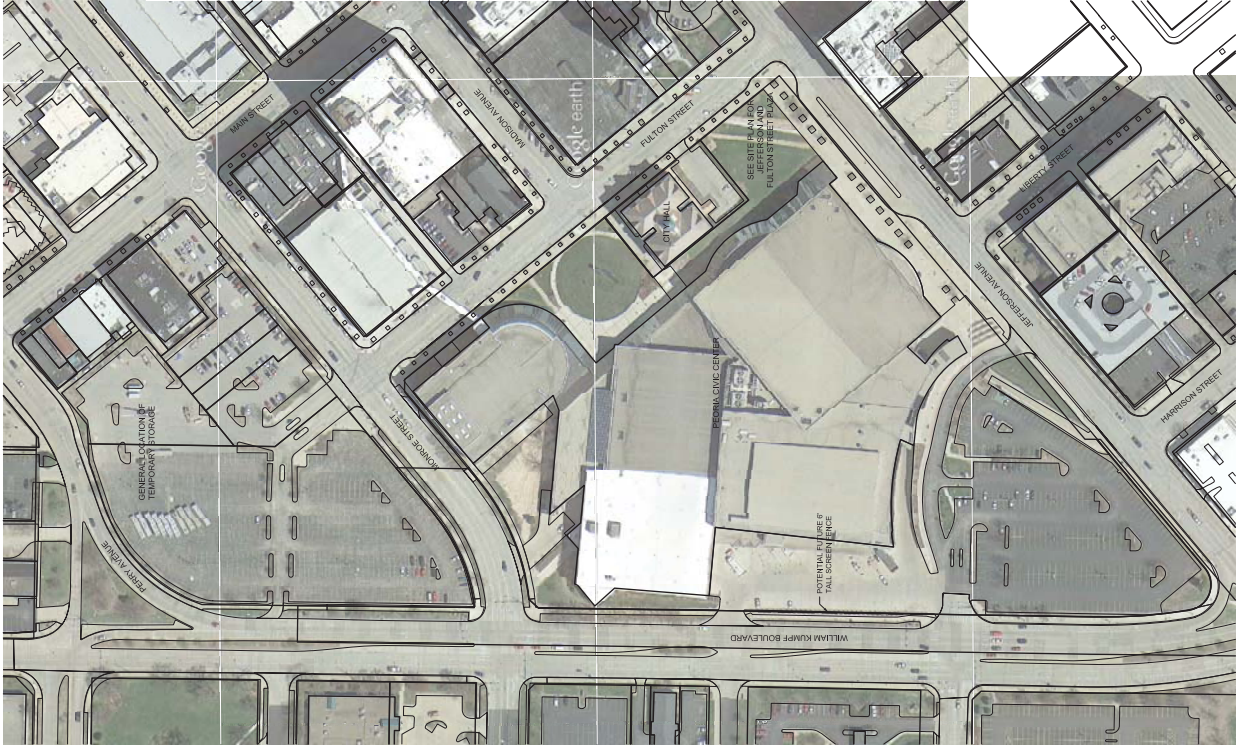
201 SW Jefferson Ave
Pecunia, IL 61602

Date: 06/14/2017
Design/Drawn: LMT
Reviewed: LMT
Field Book No.: _____

OVERALL SITE PLAN

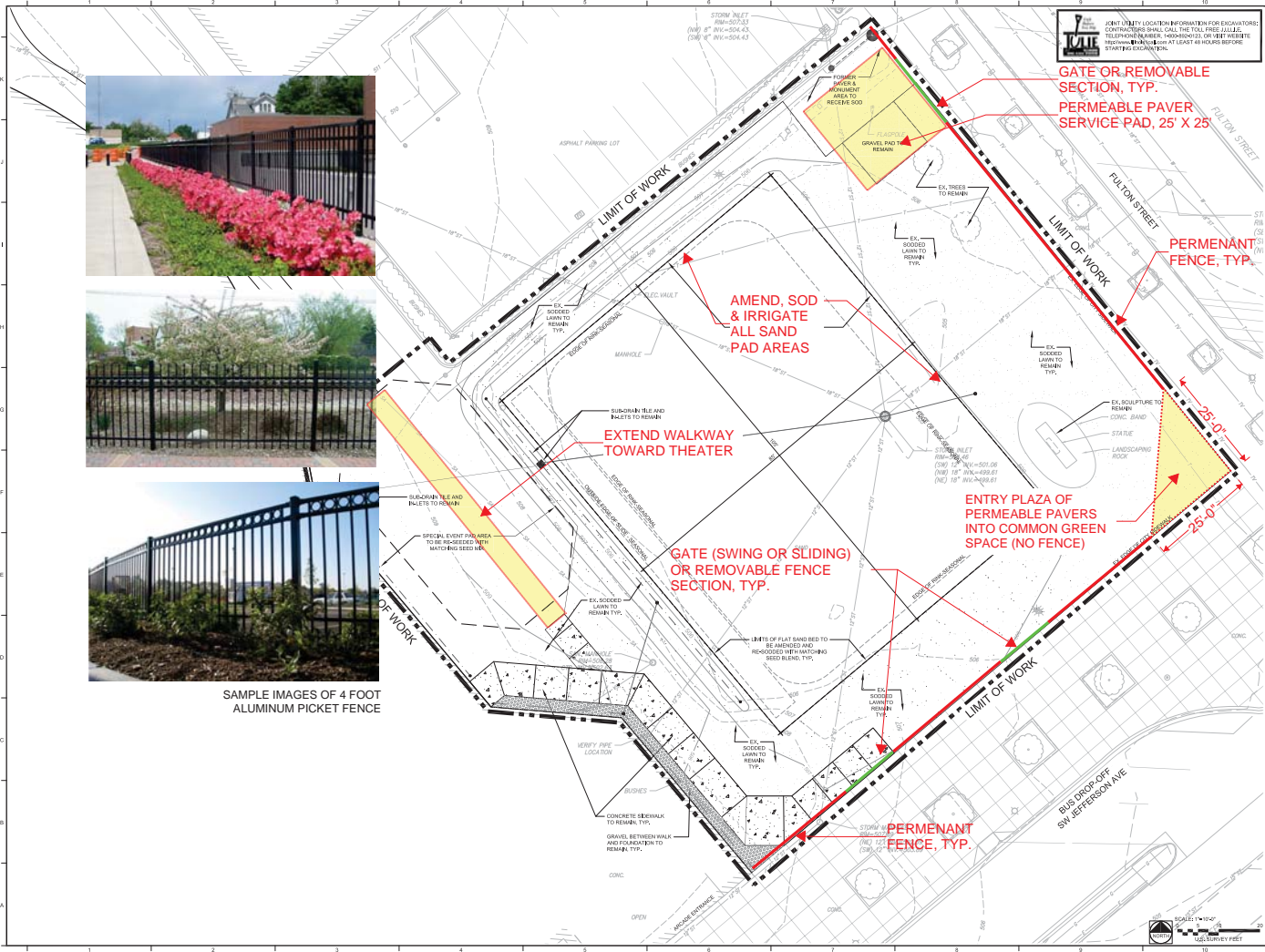
1

Project No.: 0160203.00





SAMPLE IMAGES OF 4 FOOT ALUMINUM PICKET FENCE



JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS:
 CONTRACTORS SHALL CALL THE TOL FREE 811 LINE,
 TELEPHONE NUMBER: 409-804-0121 OR VISIT WEBSITE
 WWW.811.ORG AT LEAST 48 HOURS BEFORE
 STARTING EXCAVATION.



DATE	DESCRIPTION

DATE	DESCRIPTION

SITE PLAN REVIEW

Project City: Center

ANNUAL WINTERFEST SITE - SPRING 2017 IMPROVEMENTS

Date:	11/21/2016
Design/Drawn:	
Reviewed:	
Field Book No.:	

DRAFT FENCE DIAGRAM
 UPDATED: 2017-04-04

L2.0
 Project No.: 0160203.00



Notes:

1. Screening will be 6' tall.
2. Matches dumpster enclosure screening.

Proposed Screening of Loading Area on Kumpf Boulevard



Southeast Elevation (Jefferson Street)



Southeast Elevation (Jefferson Street)



Southeast Elevation (Jefferson Street)



Southwest Elevation (Jefferson Street)



Southwest Elevation (Jefferson Street)



West Elevation (Kumpf Boulevard)



North Elevation (Monroe Street)



North Elevation (Monroe Street)



Northeast Elevation (Fulton Street)



Northeast Elevation (Fulton Street)