



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

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		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.~~
1. UDC Section 8.3.10: Waiver requested to increase allowable signage from 70 to 82 square feet.
 2. 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