



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kimberly Smith)

DATE: May 4, 2017

CASE NO: PZ 17-13

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of John Coker, of Builders Warehouse, to obtain a Special Use in a Class WH (Warehouse Form) District, to allow for Wall Signs and Awnings, with Waivers, for the property located at 812 SW Washington Street (Parcel Identification No 18-09-376-008.), Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for waivers to allow for wall signs and awnings that exceed what is permitted in the Warehouse Form District, as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
AWNING Existing - two red awnings on front of building, 504 square feet total	Remain as is, although not in compliance with UDC Section 6.6.8.E.2. Awnings with respect to materials, shape and lettering.	Existing	No objection
WALL SIGNS Ceramic tile signs on the east and west sides of the building, 25' x 7' containing the words "Tub and shower," each side, totaling 384 square feet.	Remove	Part of sign replacement proposal	No objection
WALL SIGNS Sign on east side of building, 14' x 20', totaling 280 square feet.	Remove	Part of sign replacement proposal	No objection
WALL SIGNS Sign on west side of building, 14' x 20', totaling 280 square feet.	Remove, however repair and rehang at a later date	Part of sign replacement proposal	Recommend not replacing; does not meet code
WALL SIGNS Aluminum with black copy and red horizontal lines, 4' x 16', or 64 square feet each.	Add six signs, as described, three each on east and west sides, totaling 384 square feet. These signs do not meet code requirements, which: a. Limit wall signs to the area between the second story	Waivers requested from UDC: Section 6.6.8.E.1.a and b., General.	Recommend denial of the waivers from Sections 6.6.8.E.1.a and 6.6.8.E.1.b.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
	<p>floor line and the first floor ceiling, within the horizontal band.</p> <p>b. Prohibit letters from exceeding 18 inches in height or width, and require letters to be individually cut reverse channel letters and opaque.</p>		

BACKGROUND

Property Characteristics

The subject property contains 0.44 acres of land, developed with a 19th Century Warehouse Structure. The property is zoned Class WH (Warehouse Form) District. It is surrounded by WH (Warehouse Form) zoning to the north, south, east and west.

History

Date	Zoning
1931 - 1958	K – Heavy Industrial
1958 - 1963	K - Industrial
1963 - 1990	I2 – Light Industrial
1990 - Present	Warehouse Form 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	Met – no interference if properly and safely installed	Deny additional signs that do not meet code.
No injury to other property or diminish property values	Not met – inconsistent with principles for the signage in the form districts stated in UDC Section 6.6.8.A., including signs scaled to the nature of the district, pedestrian-oriented, with slow-moving automobile traffic, not glaring or too large so as to create a distraction or intrude into or lessen the district experience and create visual clutter. Also does not meet principle to align with or be framed by the building’s major architectural elements.	Deny additional signs that do not meet code.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No impediment to orderly development	Not met	Deny additional signs that do not meet code.
Provides adequate facilities	N/A	N/A
Ingress/Egress measures designed to minimize traffic congestion	N/A	N/A
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Not met, see above	Deny additional signs that do not meet code.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends DENIAL of the requests for the following waivers:

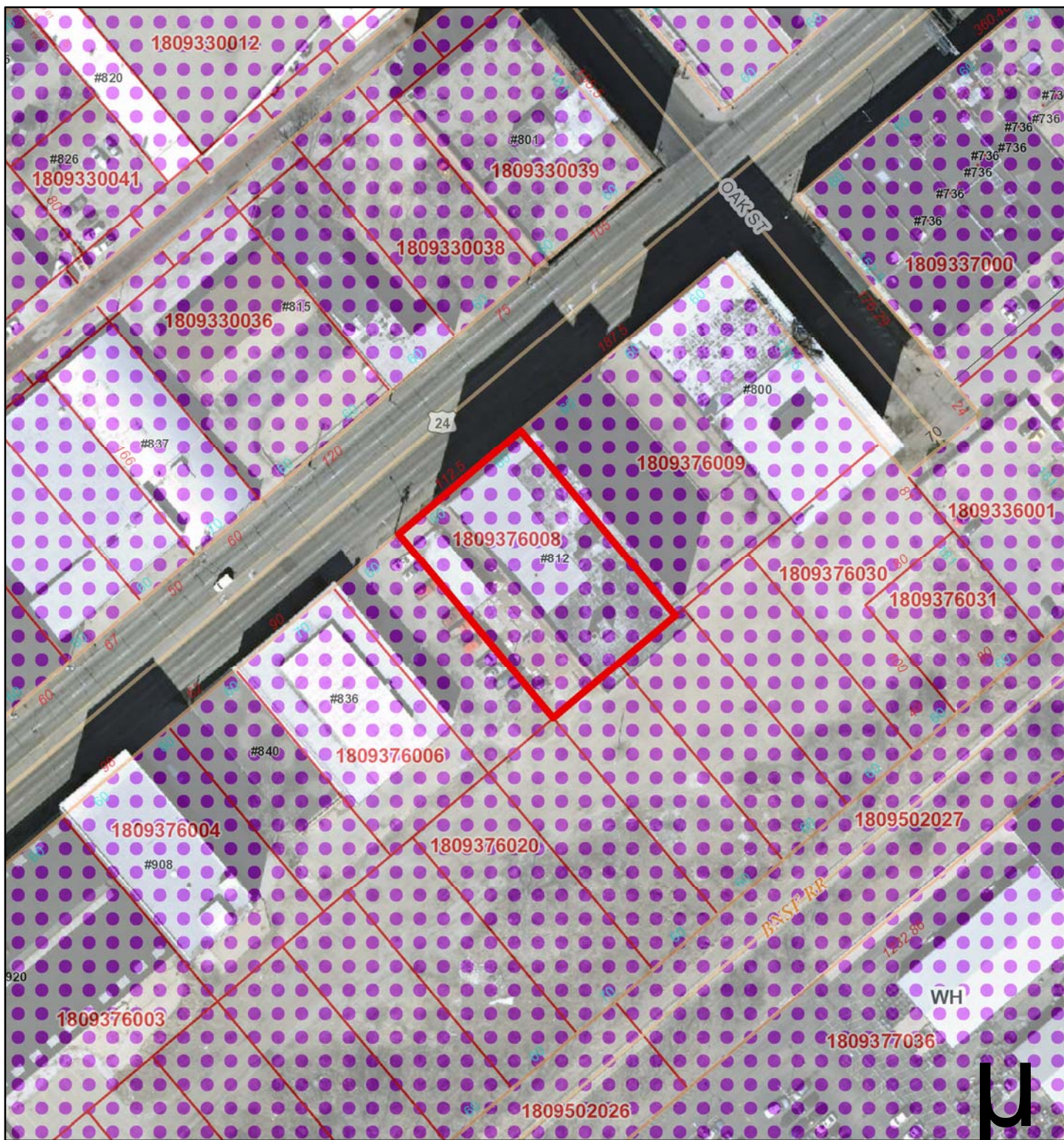
- a. Section 6.6.8.E.1.a., General, to allow wall signs between the second story floor line and the first floor ceiling, within the horizontal band.
- b. Section 6.6.8.E.1.b., General, to allow wall signs letters that exceed 18 inches in height or width; and non-individually cut reverse channel letters.

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.

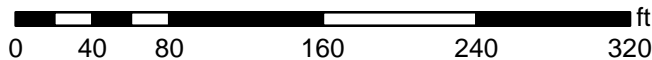
ATTACHMENTS

- 1. Surrounding Zoning
- 2. Aerial Photo
- 3. Elevations

812 SW Washington - 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

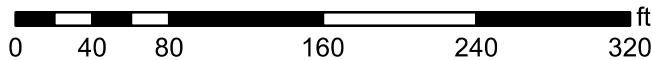
Peoria County, IL, HERE, USGS
County of Peoria, IL and the Sanborn Map Company, Inc.



812 SW Washington



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
 County of Peoria, IL and the Sanborn Map Company, Inc.



ed Bistro

Freedom Ink Tattoos

Food Service
Equipment Corporation

Chicago and North Western Rail

SW Washingt

Thyme Kitchen
and Craft Beer

SW Washington St

Oak St

SW Commercial St

Builders Warehouse

812 Southwest
Washington Street

SW Washington St


USF

Google

Imagery ©2017

Builders Warehouse





812 Southwest
Washington Street

Builders Warehouse





Vertical text on the brick wall, possibly a historical marker or address, partially obscured by shadows.

BUILDERS WAREHOUSE

Builders Warehouse
ONE WAREHOUSE CENTER DR.
MARIETTA, GA 30067

Builders Warehouse
BRICK • PORCELAIN TILE • 100' LAMINATE • BACKLASH TILE
builderswarehouse.com 678-999-9999

832

Small white rectangular sign on the brick wall.



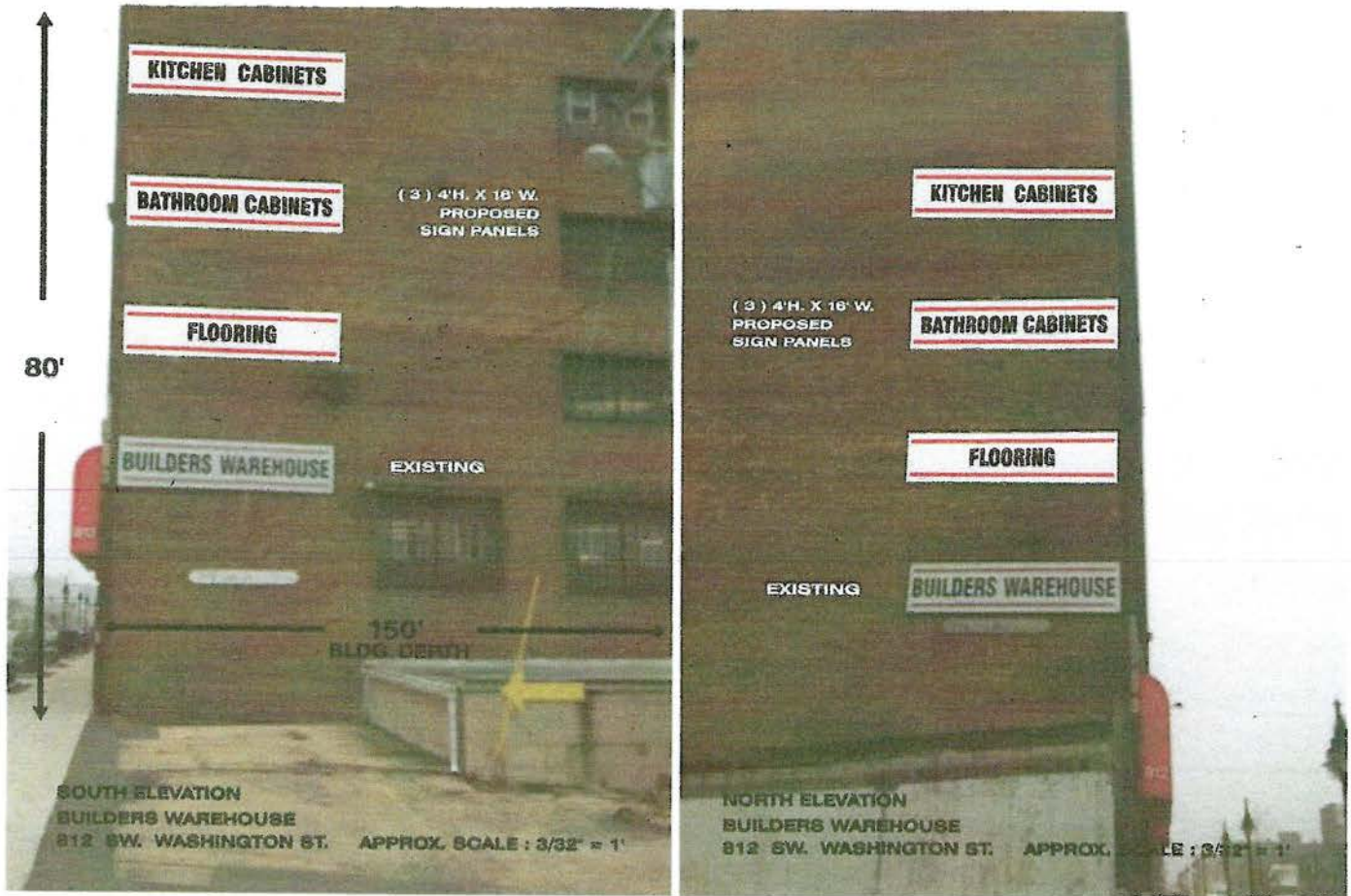


SHOWERS
TUBS

BUILDERS WAREHOUSE

812
Builders Warehouse
2015 GREENWOOD CORP. BLDG.
1400 W. GREENWOOD ST. ST. LOUIS, MO 63104

Builders Warehouse
2015 GREENWOOD CORP. BLDG.
1400 W. GREENWOOD ST. ST. LOUIS, MO 63104



Ray Lees
 506 West Cody Court
 Peoria, IL 61614
 309.369.2867

Attachments

- image002.jpg (1.91KB)
- image004.jpg (109.89KB)



5

©2015 Google

©2015 Google

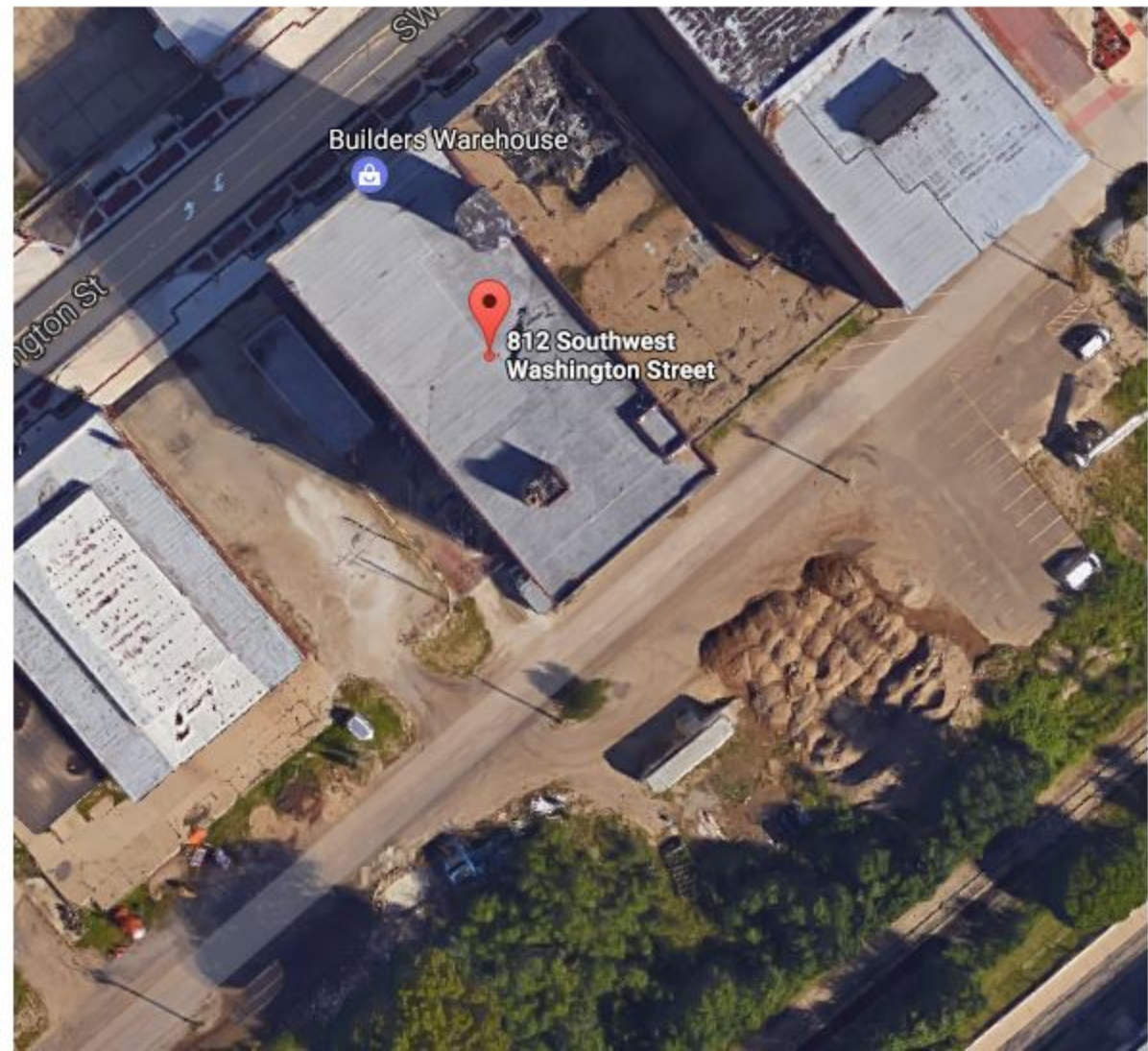
Builders Warehouse
DESIGN & PORCELAIN TILE • WOOD LAMINATE • BACK-SPLASH TILE
builderswarehousepeoria.com 672-1760

812

BUILDERS WAREHOUSE

672-1760

©2015 Google



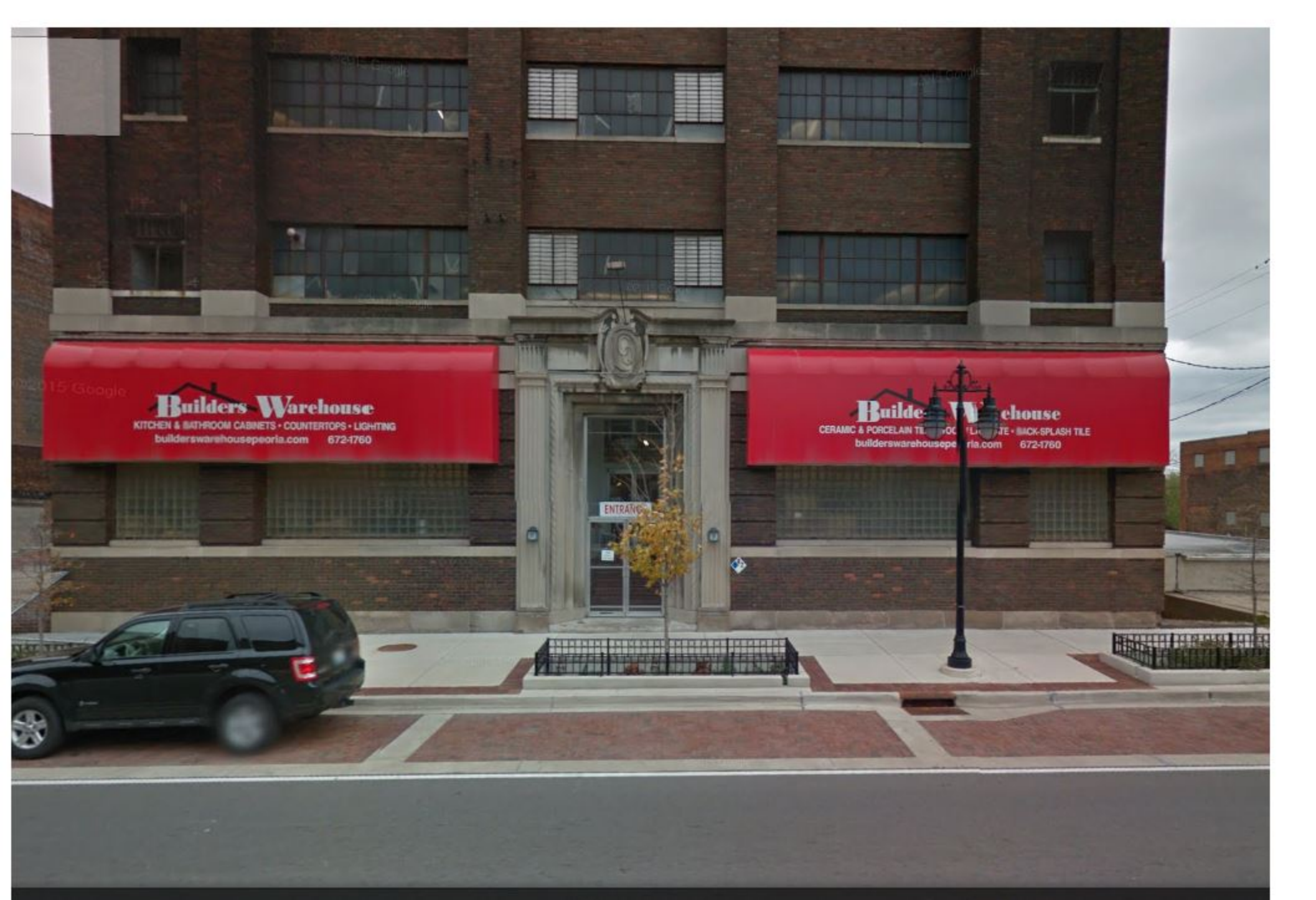
Builders Warehouse



812 Southwest
Washington Street

ington St

SW



2015 Google

Builders Warehouse

KITCHEN & BATHROOM CABINETS • COUNTERTOPS • LIGHTING
builderswarehousepeoria.com 672-1760

ENTRANCE

Builders Warehouse

CERAMIC & PORCELAIN TILE • LIGHTING • BACK-SPLASH TILE
builderswarehousepeoria.com 672-1760