



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: March 7, 2019

CASE NO: PZ 19-12

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Bell of EPIC Peoria, LLC to obtain a Special Use in a Class WH (Warehouse Form) District for Waivers from the Form District requirements relating to Signage for the property located at 927 SW Washington Street (Parcel Identification No. 18-09-330-048), Peoria IL. (Council District 1)

SUMMARY OF PROPOSAL

Wall signs within the Warehouse Form district must be placed within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed two and a half feet in height. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.

The petitioner is proposing a wall sign located 21 feet above the adjacent sidewalk. See the attached illustration. The sign letters will not exceed 18 inches in height or width and three inches in relief. The letters will also be individually cut reverse channel letters and opaque.

The location of the sign is affected by the building’s existing windows and doors.

BACKGROUND

Property Characteristics

The subject property is 0.36 acre in size and developed with a climbing gym occupying 19,704 sq ft of gross floor building area. The property is zoned Class WH (Warehouse Form) District and surrounded by WH (Warehouse Form) District zoning to the north, south, east and west.

History

The building was built prior to 1931. A special use for Indoor Recreation – Athletic Club and building addition was approved in 2017 for its current size and use.

Date	Zoning
1931 - 1958	K (Heavy Industrial)
1958 - 1963	K (Heavy Industrial)
1963 - 1990	I2 (Heavy-Industrial)
1990 - Present	WH (Warehouse Form)

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 or diminish property values	Yes	None
No impediment to orderly development	Yes	None

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
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	No – Height of wall sign
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

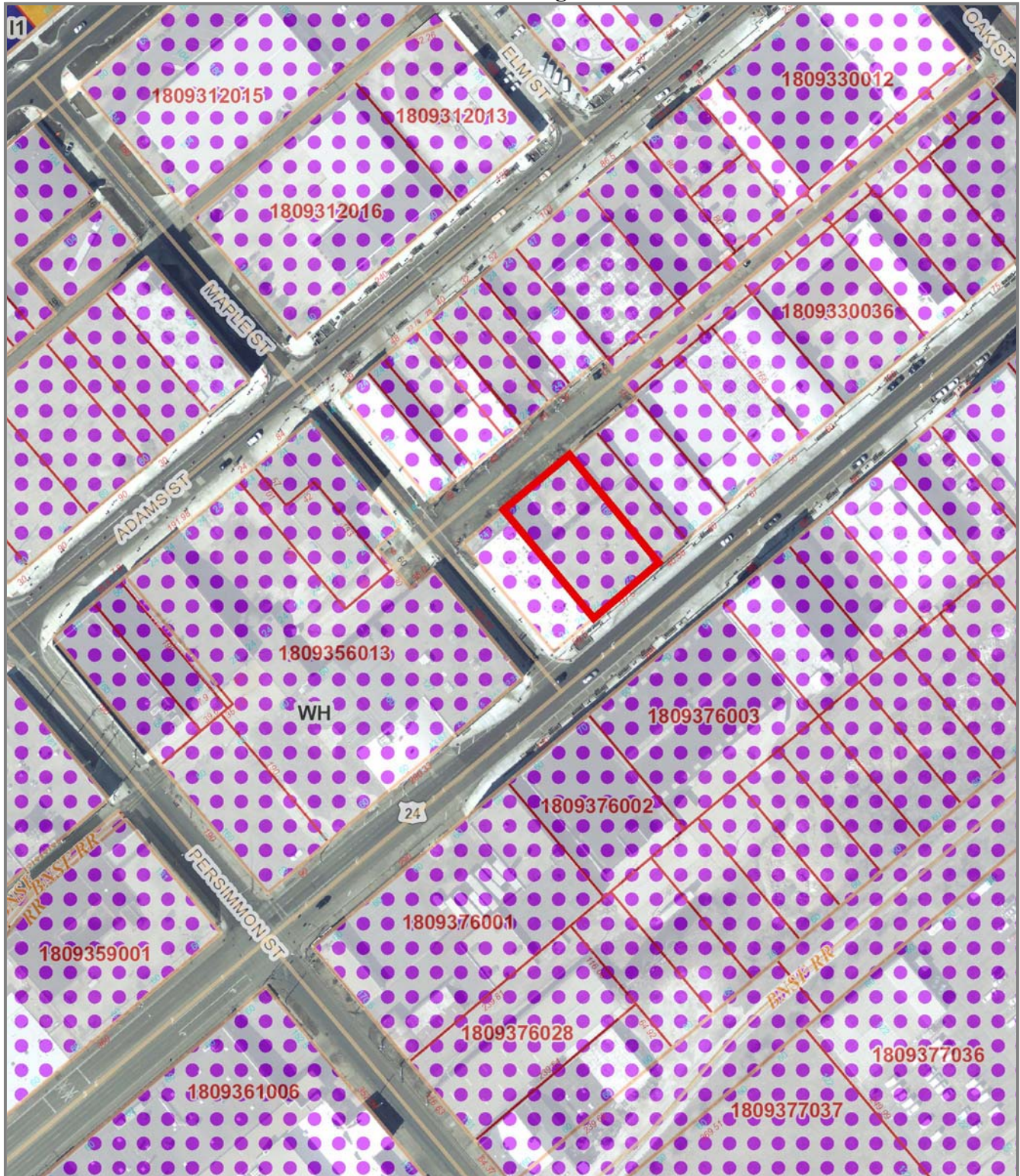
The Development Review Board recommends APPROVAL of the request due the existing design of the building façade.

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. Rendering/photos

927 SW Washington St



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 = 167 feet
 2/6/2019





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