



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Site Plan Review Board

DATE: July 7, 2016

CASE NO: PZ 16-22

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on a request of Tom Berwanger of Aristo Properties Group, for a Special Use for a Waiver to Allow a Freestanding Sign in a Class WH (Warehouse) District, for the property located at 100 Walnut (Parcel Identification Numbers 18-09-403-001 through -006, 18-09-403-010 through -011), Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use to allow a Freestanding Sign in a Class WH (Warehouse) District. The proposed is to replace an existing freestanding sign with a new one; the Warehouse District zoning classification does not permit freestanding signs.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Signs	Proposed new freestanding sign at the corner of Washington and Walnut, approximately 15 feet in height, as depicted in the memo attachments. The sign is proposed to include a total of 42 square feet, with 22 square feet for the development name; and five name plates totaling 20 square feet.	Waiver to allow a freestanding sign in the Warehouse District.	Freestanding signs are not permitted in this district. Compliance or a waiver is required when a zoning certificate for a change in use or building permit is issued. Both are the case.

All other development items are subject to compliance with the approval given per Site Plan Review Board case number 16-61 (attached).

BACKGROUND

Property Characteristics

The subject property contains approximately 2 acres of land; and was approved earlier this year for mixed use (Case number SPRB 16-61. The property is zoned Class WH (Warehouse District). It is surrounded by WH (Warehouse District) to the north, west and south; and B1 (Downtown Commercial) to the east.

History

Date	Zoning
1931 - 1958	Both J (Industrial) and K (Industrial)
1958 - 1963	Both J (Industrial) and K (Industrial)
1963 - 1990	W-1 (Warehouse and Wholesale)
1990 - 2007	B1 (Central Business)

SITE PLAN REVIEW BOARD ANALYSIS

The SPRB 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 SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Not met. A freestanding sign would be inconsistent with allowable development on other properties in the same district.	Recommends denial of the sign.
No impediment to orderly development	Not met. A freestanding sign would be inconsistent with allowable development on other properties in the same district.	Recommends denial of the sign.
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 –freestanding signage is not permitted	Recommends denial of the sign.
Comprehensive Plan Critical Success Factors	Vibrant Downtown	N/A
City Council Strategic Plan Goals	Reinvest in Neighborhoods	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

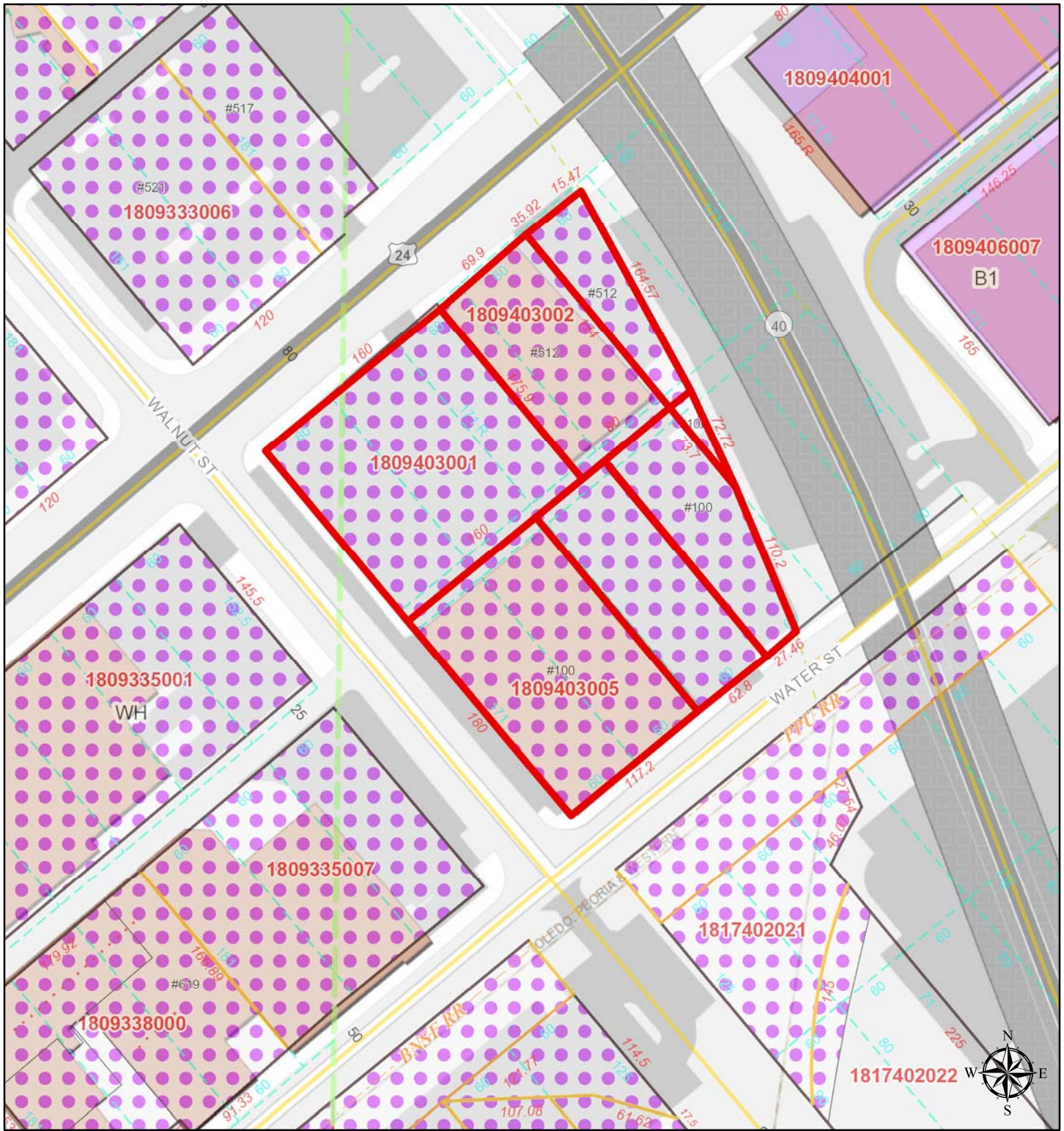
The Site Plan Review Board recommends DENIAL of the request.

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.

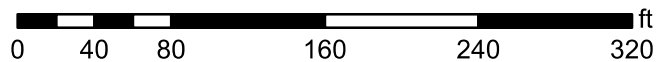
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and/or Renderings
5. Approving Zoning Certificate

PZ 16-22



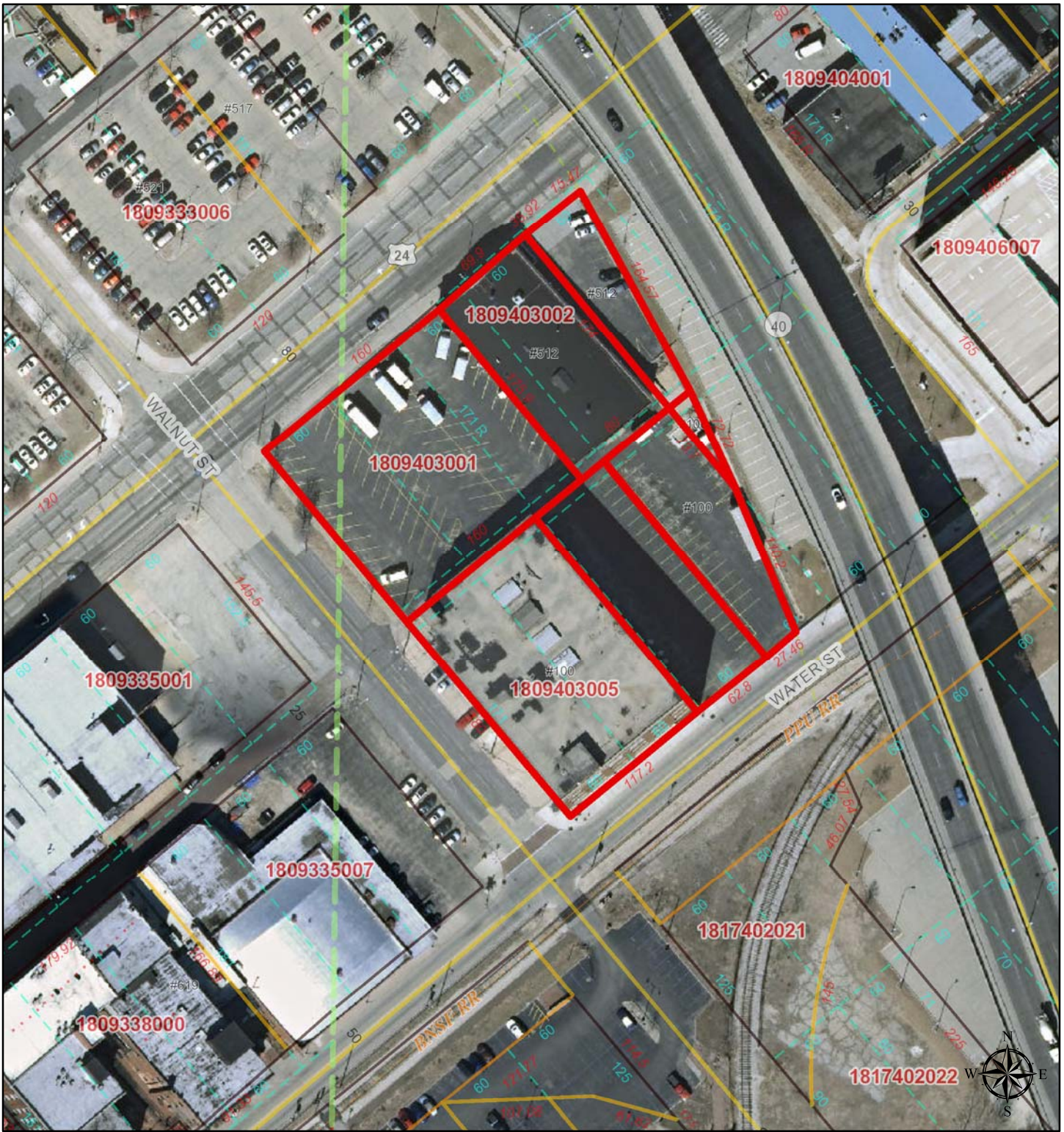
1 inch = 100 feet



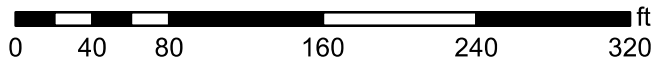
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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



PZ 16-22



1 inch = 100 feet



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





Photo Rendering

Pylon Sign

ASI Custom Legacy Series

- A Custom neck style down lighting
- B Polished aluminum column with applied steel caplets and blue stained aluminum letters
- C Steel pipe supports painted black
- D Changeable aluminum front panels painted black with applied vinyl copy
- E Decorative steel scabs with painted finish
- F Plinth made with reclaimed brick

Design Concept
OPTION ONE

Client
Murray Place Building

Project
Tobacco Row ID

Sales Rep
Tom Strickman

Drawn by
Rob Jensen

Date
02/22/15

Revision
03/14/16

File Name:
MurrayPlace 031_3.ai

Scale:
1/4"=1'



INSPECTIONS	CITY HALL, SUITE 300	(309) 464-8600
ZONING	CITY HALL, SUITE 300	494-8600
ENGINEERING	3505 N DRIES LANE	494-8803
TRAFFIC ENGINEERING	3505 N DRIES LANE	494-8803
FIRE	505 N.E. MONROE	494 8700

**PERMIT IS NOT VALID
UNTIL ALL FEES ARE PAID**

REVIEWER: Kimberly Smith

CERTIFICATE ID: 16-61

CERTIFICATE DESCRIPTION: Change of Use

<p>PROPERTY ADDRESS: 100 Walnut Street Tax ID: 18-09-403-001, -002, -005, -006 and -011 Zoning District: WH (Warehouse Form) Property Use: Mixed use</p>	<p>PROPERTY OWNER: Murray Place Development LLC 100 Walnut St, Suite 307 Peoria, IL 61602</p>
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CONTRACTOR INFORMATION:

CERTIFICATE INFORMATION:

Status: Approved

Issue Date: April 22, 2016

Expiration Date: April 21, 2017

FEES:

Total Fees: \$300

1. Approved for change of use to mixed use, as per amended application and site plan on file.
2. Parking lot perimeter landscaping is limited to 36" maximum height per LDC Section 8.2.8.
3. The existing freestanding stand must be removed. A new sign in its place will require a Special Use for a Waiver.
4. The proposed entry piers may be considered architectural, landscape features. As indicated, they will not exceed four feet in height.
5. Prior to construction, please indicate distinction and separation of the pedestrian path from vehicles.
6. All other items, including lighting, dumpster screening, and accessible parking spaces must be code. Street lighting provided by the City in the public right-of-way will not be counted against the foot candle requirement for the property.
7. Sidewalk cross slope across the drive approach shall continue in a constant plane, with 1.5% cross slope (2% maximum). Reconstruct as needed for compliance.
8. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required using the City's simplified rational method. Per the applicant, permeable pavers are proposed.
9. Parking lot must be hard surfaced, free of potholes, and striped according to the approved plan.
10. Signs requests were not submitted with this application and require separate approval.
11. All building and other applicable permits must be obtained.
12. Change or alteration requires additional zoning approval.