



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: June 6, 2019

CASE NO: PZ 19-17

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Lawrence McGuire of Bradley University to amend an existing Official Development Plan, Ordinance No. 13,361, as amended, in a Class N-1 (Institutional) District for Local Sign Regulations, for the property located at 1501 W Bradley Avenue, commonly known as Bradley University and primarily bounded by Main Street, the alley east of Cooper Street, Bradley Avenue, Fredonia Avenue, Duryea, Place, St. James Street, University Street, Bourland Avenue, Windom Street, and Garfield Avenue, Peoria IL. (Council District 2)

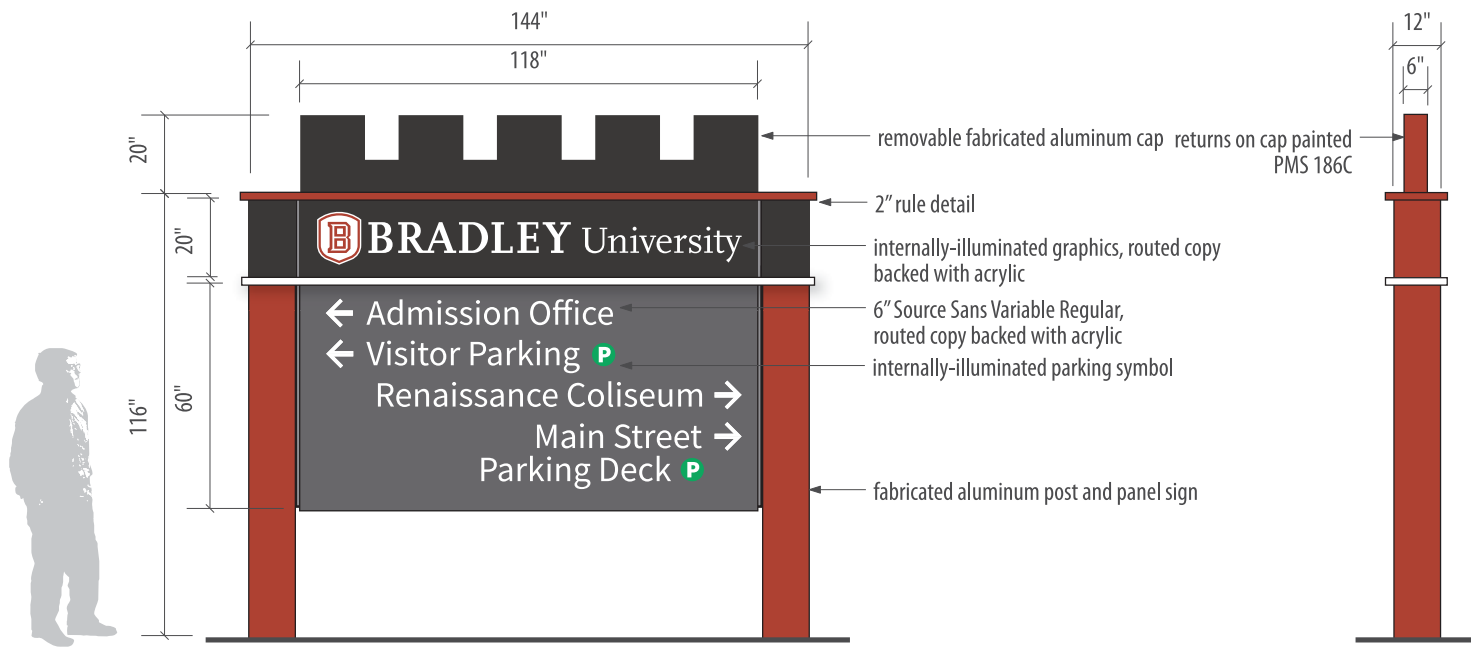
Staff is continuing to review the request and will provide a report prior to the public hearing.

The following attachments include renderings of the proposed signs, campus maps identifying each sign location, and pictures of existing signs to be replaced.

Subject: Amendment to Bradley Universities Institutional Plan
Date: 5-2-19
Author: Larry McGuire

Campus Signage:

- Existing campus signage for Bradley University are aged and do not comply with current brand standards. As such, Bradley University is replacing existing Directional and Building Identifications signs with the intent to improve campus appeal.
- Additional new signage will be installed as required to support campus growth and identified opportunities for improvement associated with wayfinding.
- Replacement signage and/or any additional new signage will comply with the City of Peoria standards.



A.7 Primary Directional

Client
Bradley University

Project
Exterior Signage

Sales Rep
Tom Wilcoxon

Drawn by
Dan Van Woert

Date
03/04/19

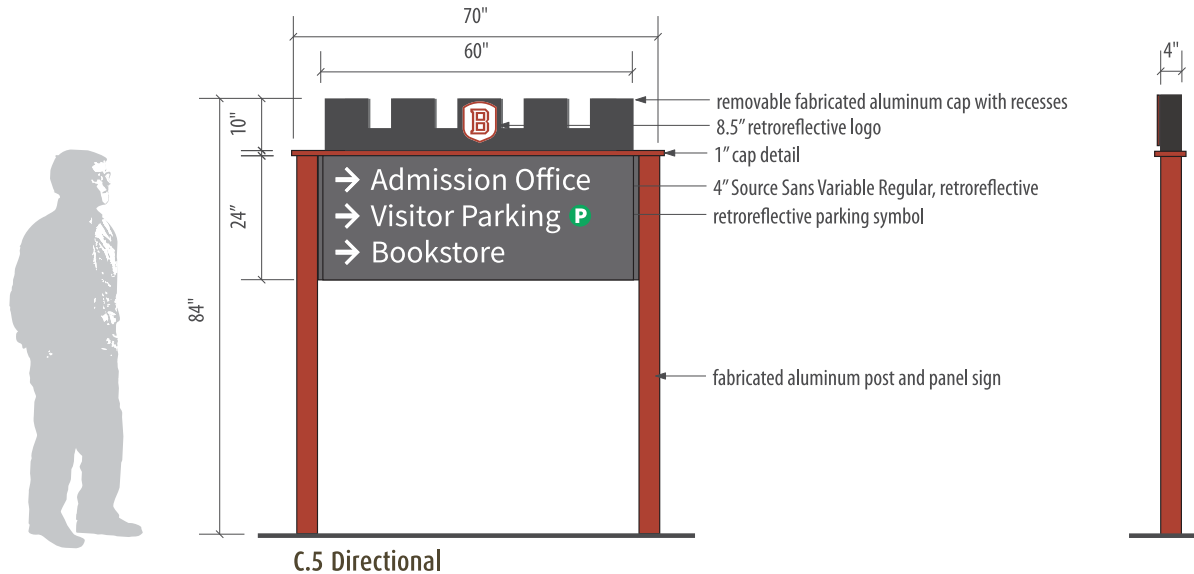
Revision
03/20/19 04/05/19
03/25/19

File Name:
Concept Drawings.ai

Scale:
3/8" = 1'-00"



Design Build Services



Client
Bradley University

Sales Rep
Tom Wilcoxon

Date
03/04/19

File Name:
Concept Drawings.ai

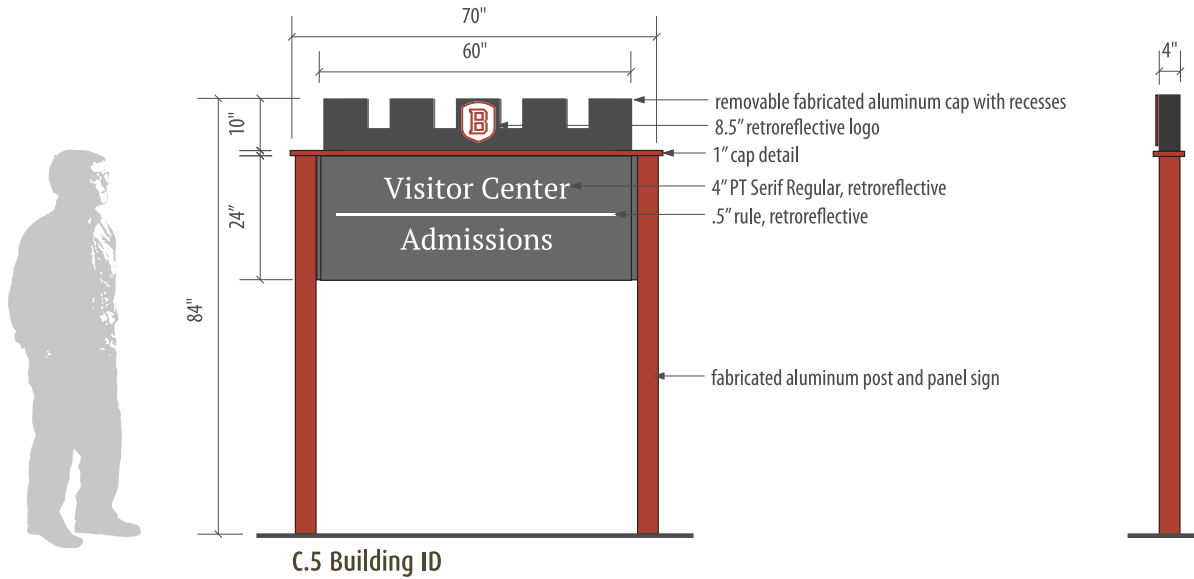
Project
Exterior Signage

Drawn by
Dan Van Woert

Revision
03/20/19
04/05/19

Scale:
1/2"=1'-0"





Client
Bradley University

Sales Rep
Tom Wilcoxon

Date
03/04/19

File Name:
Concept Drawings.ai

Project
Exterior Signage

Drawn by
Dan Van Woert

Revision
03/20/19
04/05/19

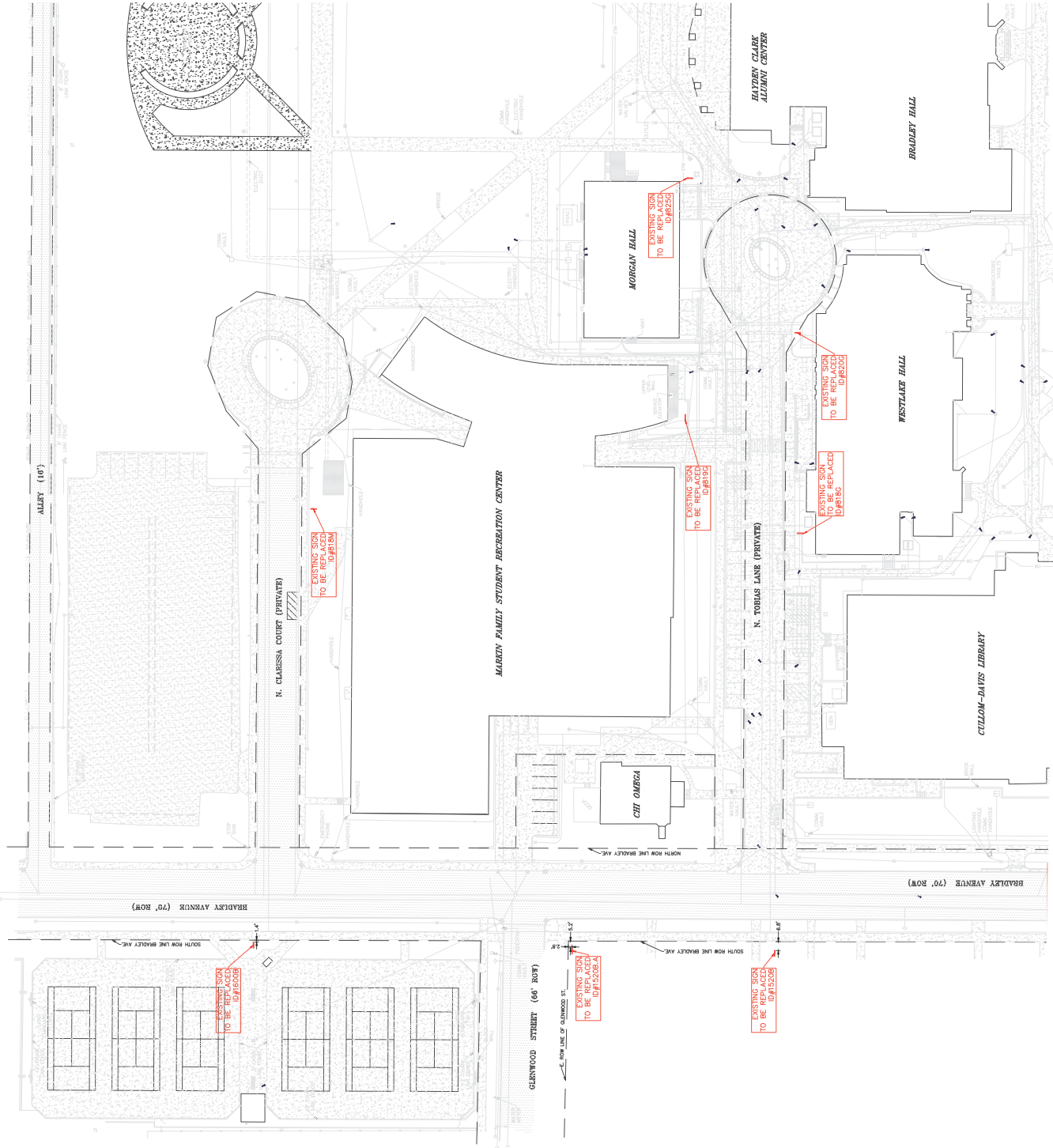
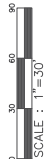
Scale:
1/2"=1'-0"



NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN ACCORDANCE WITH THE CITY OF BRADLEY'S STANDARD SPECIFICATIONS FOR UTILITIES. THE LOCATION OF UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS SUBJECT TO CHANGE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRADLEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES THAT ARE NOT TO BE REMOVED OR RELOCATED. UTILITIES THAT ARE TO BE REMOVED OR RELOCATED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. UTILITIES THAT ARE NOT IDENTIFIED OR MARKED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. UTILITIES THAT ARE NOT IDENTIFIED OR MARKED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
2. PORTIONS OF THE ABOVE DRAWINGS WERE TAKEN FROM PREVIOUS EDITIONS OF THE CITY OF BRADLEY'S STANDARD SPECIFICATIONS FOR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE DRAWINGS AND MAKE ANY NECESSARY ADJUSTMENTS.

- LEGEND**
- FOUND IRON SURVEY MARKER
 - SET IRON SURVEY PIPE
 - ⊕ SET CHISELED CROSS
 - ⊖ SET PE WAIL
 - BENCH
 - LIGHT
 - HANDHOLE
 - MANHOLE
 - GAS VALVE
 - GAS MAIN
 - ELECTRIC WALK
 - ELECTRIC TRANSFORMER
 - WATER MAIN
 - STEAM MAIN
 - SANITARY SEWER
 - COMBINATION SEWER
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC TELEPHONE AND CABLE
 - TV/PTV
 - UNDERGROUND CABLE TV, COAXIAL AND FIBER OPTIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND TELEVISION
 - UNDERGROUND COMMUNICATION LINE
 - UNDERGROUND FIBER OPTIC
 - STEAM LINE
 - CHILLED WATER RETURN LINE
 - GRASS SURFACE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE



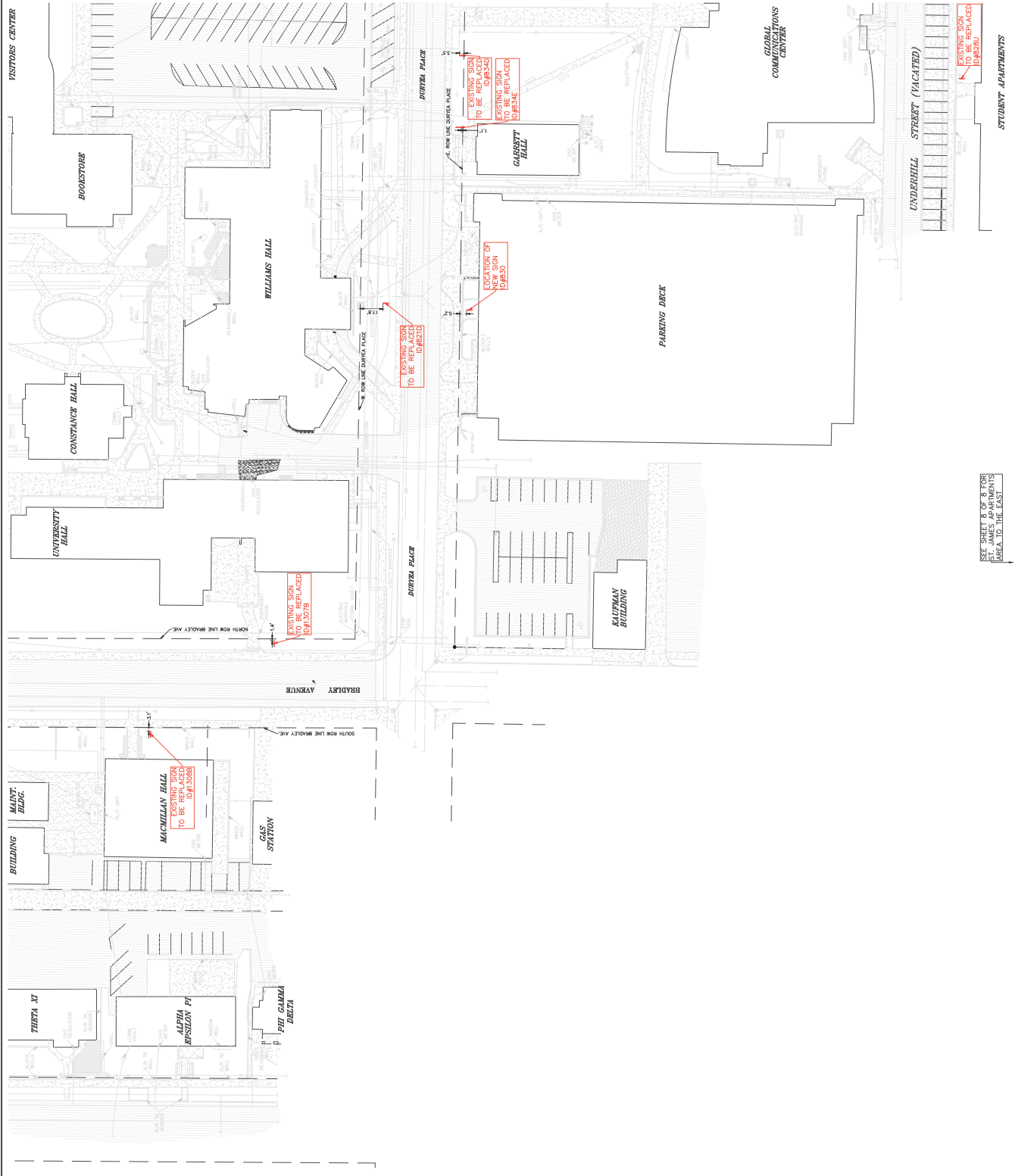
DRAWN BY: M.F.
 APPROVED BY: S.S.
 PROJECT NO.: 2007-001
 DATE: 2007-001
 SURVEY BY: M.F./J.M.D.

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1000 N. UNIVERSITY AVENUE, SUITE 100
 PEORIA, ILLINOIS 61604-1000
 ILLINOIS REGISTRATION NO. 144001090

SITE PLAN
 FOR
BRADLEY UNIVERSITY

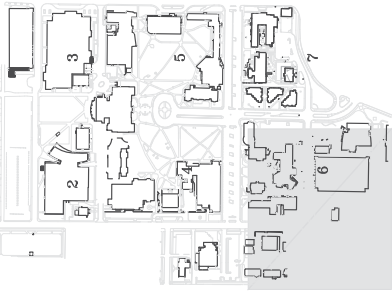
NOTE:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES TO REMAIN.
 2. SURFACE ELEVATIONS ARE BASED ON THE DATUM PROVIDED IN THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ELEVATIONS OF ALL EXISTING AND PROPOSED SURFACES.
 3. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

- LEGEND**
- FOUND IRON SURVEY MARKER
 - SET IRON SURVEY PIPE
 - ⊕ CHIELED CROSS
 - SET PK NAIL
 - BENCH
 - LIGHT
 - FENCE
 - WALKWAY
 - DRIVEWAY
 - GAS VALVE
 - GAS MAIN
 - ELECTRIC TRANSFORMER
 - ELECTRIC WALK
 - WATER MAIN
 - WATER MAN
 - STORM SEWER
 - SANITARY SEWER
 - COMBINATION SEWER
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC TOWER AND CABLE
 - UNDERGROUND GAS, WATER AND FIBER OPTIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND CABLE TELEVISION
 - UNDERGROUND COMMUNICATION LINE
 - UNDERGROUND FIBER OPTIC
 - STEAM LINE
 - CHILLED WATER RETURN LINE
 - CHILLED WATER SUPPLY LINE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE



SEE SHEET B OF B FOR ST. JAMES APARTMENTS AREA TO THE EAST

KEY PLAN



DRAWN BY: M/F
 APPROVED BY: S/S
 DATE: 2007-01-01
 SUBJECT: ST. JAMES APARTMENTS

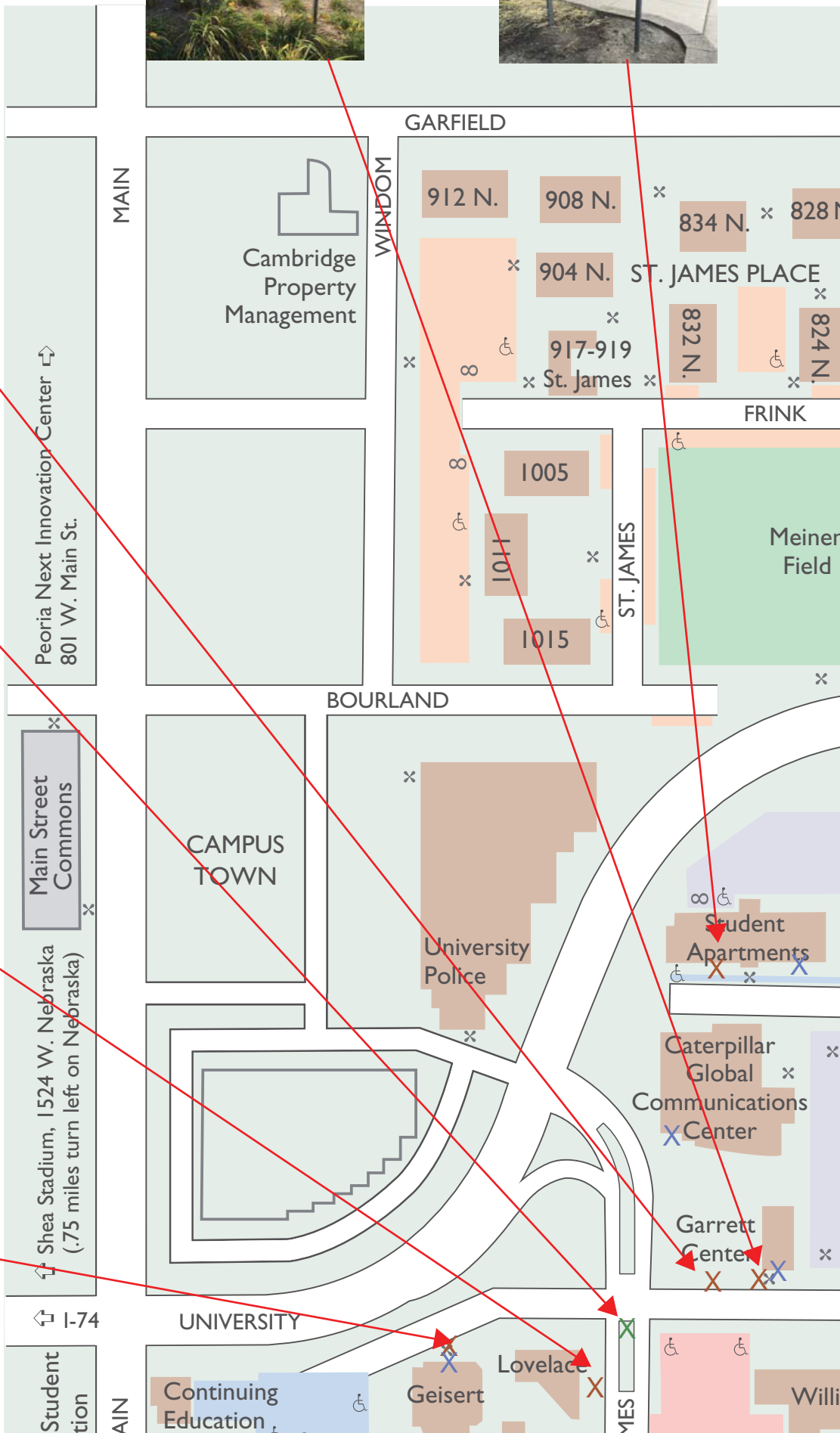
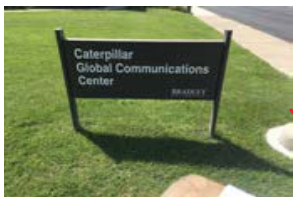
ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1000 UNIVERSITY AVENUE, SUITE 100
 FORT WORTH, TEXAS 76102-3074
 DESIGN FIRM REGISTRATION NO. 144001039

SITE PLAN FOR
 BRADLEY UNIVERSITY

6/8
 JOB NO. 2007.017

BRADLEY UNIVERSITY SIGN LIST

#	Sign Identifier	Description	Sign Type per Sign Specification
1	1302M	New Sign at Main & University Entrance Sign	A.7
2	911D	Geisert Hall	C.5
3	1307St	Lovelace Hall	C.5
4	1423St	Hartmann Center	C.5
5	1315E	Wendle Hall	C.5
6	1317E	Elmwood Hall	C.5
7	834D	Global Communications Center	C.5
8	834E	Garrett Center	C.5
9	821D	Williams Hall	C.5
10	1307B	University Hall	C.5
11	1301St	Visitor Parking in median of St. James St.	C.5
12	802E	Visitor Sign at Elmwood And Bradley	C.5
13	930E	Visitor Sign at Elmwood and St. James	C.5
14	1399St	Visitor Sign in median at Elmwood and St. James	C.5
15	1498M	Visitor Sign at Main and Haussler	C.5
16	1402M	Visitor Sign at Main and Elmwood	C.5
17	1520B.A	Visitor Sign at Bradley and Glenwood	C.5
18	1614M	Sign at Main and AJ Robertson at parking deck	C.5
19	899B	St. James apartments at Bourland and Windham	C.5
20	810U	Meinen Field	C.5
21	808M	St. James apartments at University and Bradley	C.5
22	828U	Student Apartment Complex	C.5
23	1400M	Burgess Hall	C.5
24	931E	Sisson Hall	C.5
25	912E	Heitz Hall	C.5
26	934E	Harper/Wyckoff Hall	C.5
27	1308B	Macmillan Hall	C.5
28	1501B	Swords Hall	C.5
29	1400B	Heuser Art Center	C.5
30	1502B	Comstock Hall	C.5
31	1511B	Cullom-Davis Library	C.5
32	1520B	College Hall	C.5
33	1600B	Markin Tennis Courts	C.5
34	820G	Tobias Lane	C.5
35	819G	Markin	C.5
36	825G	Morgan Hall	C.5
37	818G	Westlake Hall	C.5
38	1596M	Haussler Lane	C.5
39	1598M	Renaissance Coliseum Main & Haussler	C.5
40	1600M	Renaissance Coliseum Main & AJ Robertson	C.5
41	905M	AJ Robertson Court	C.5
42	818M	Clarissa Court	C.5
43	1602M	New Sign at Main and AJ Robertson	C.5
44	1406	Olin Hall	C.5
45	1504	New Sign for Convergence Center	C.5
46	1312ST	Visitor Sign at St. James and Visitor Lot Entrance	C.5
47	903	Visitor Sign at Elmwood and St. James near Hartmann Center	C.5
48	1300ST	Visitor Sign in median at St. James and Duryea	C.5
49	830	New Sign Duryea Parking Deck	C.5



Peoria Next Innovation Center ↗
801 W. Main St.

Main Street Commons

Shea Stadium, 1524 W. Nebraska
(.75 miles turn left on Nebraska)

I-74

MAIN

MAIN

WINDOM

GARFIELD

BOURLAND

UNIVERSITY

ST. JAMES

FRINK

MES

Cambridge
Property
Management

CAMPUS
TOWN

University
Police

Caterpillar
Global
Communications
Center

Garrett
Center

Continuing
Education

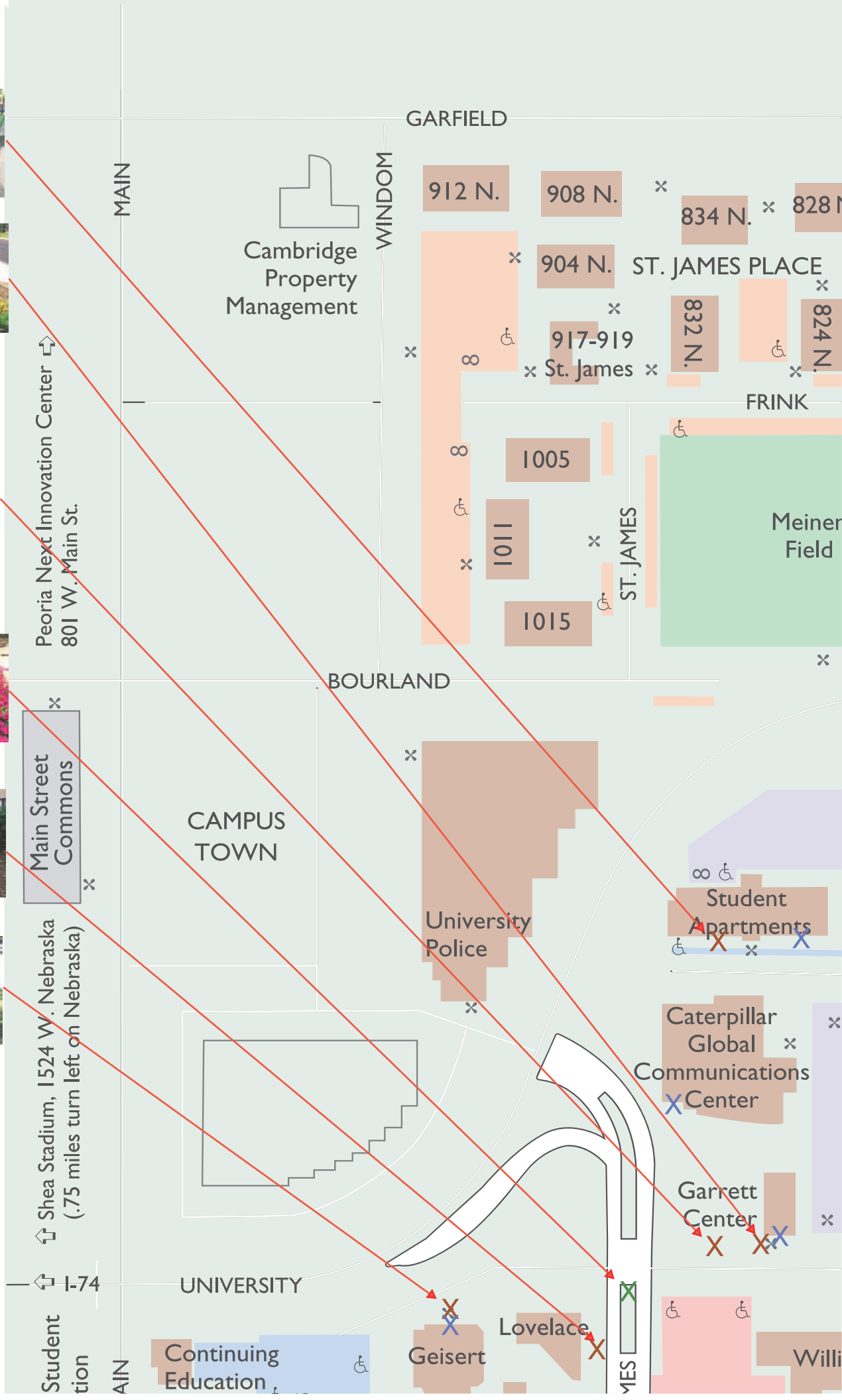
Geisert

Lovelace

Student
Apartments

Meiner
Field

Willi



Peoria Next Innovation Center
 801 W. Main St.

Main Street Commons

Shea Stadium, 1524 W. Nebraska
 (.75 miles turn left on Nebraska)

Student
 tion

Cambridge
 Property
 Management

BOURLAND

CAMPUS
 TOWN

University
 Police

Student
 Apartments

Caterpillar
 Global
 Communications
 Center

Garrett
 Center

UNIVERSITY

Continuing
 Education

Geisert

Lovelace

Willis

GARFIELD

912 N.

908 N.

834 N.

828 N.

904 N.

ST. JAMES PLACE

832 N.

824 N.

917-919

St. James

1005

1101

1015

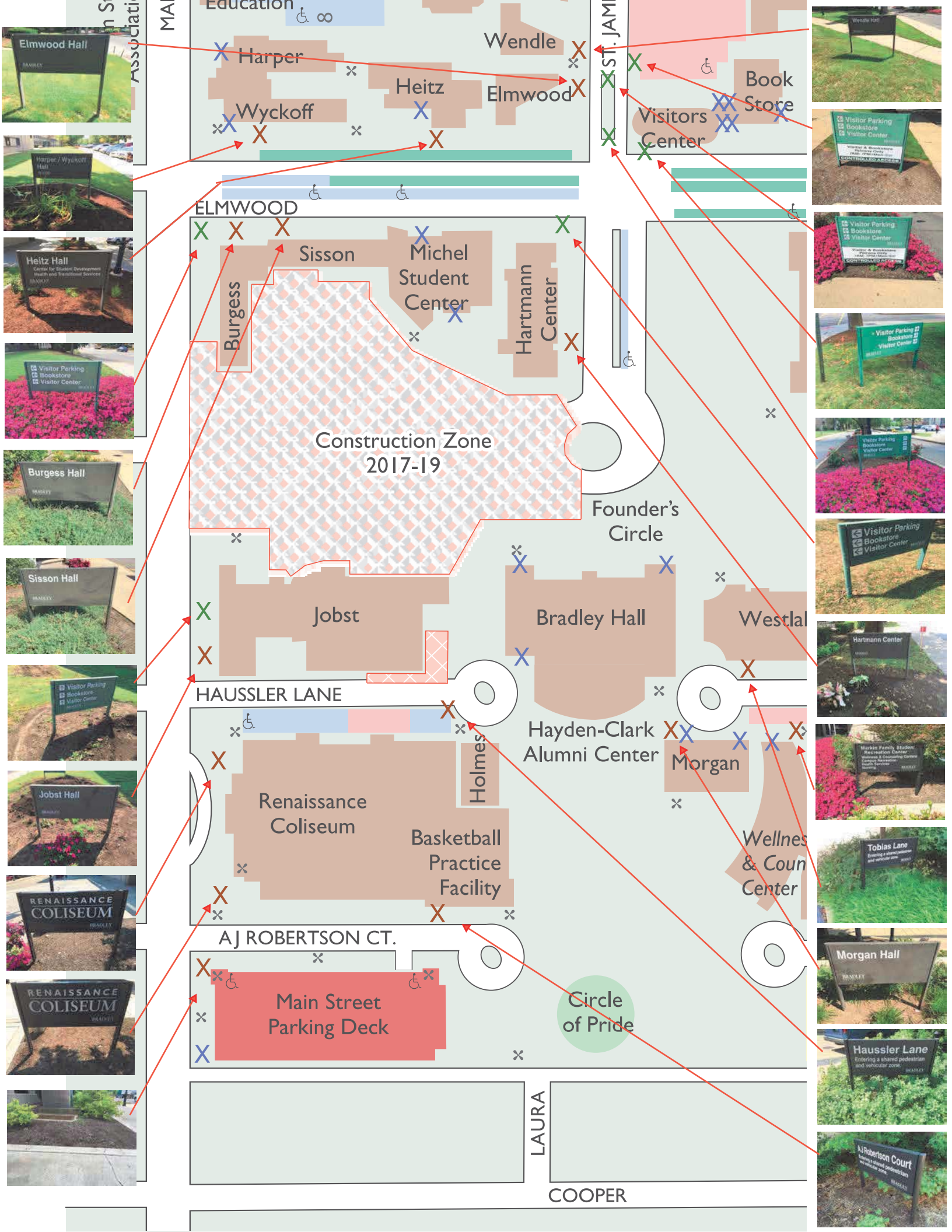
FRINK

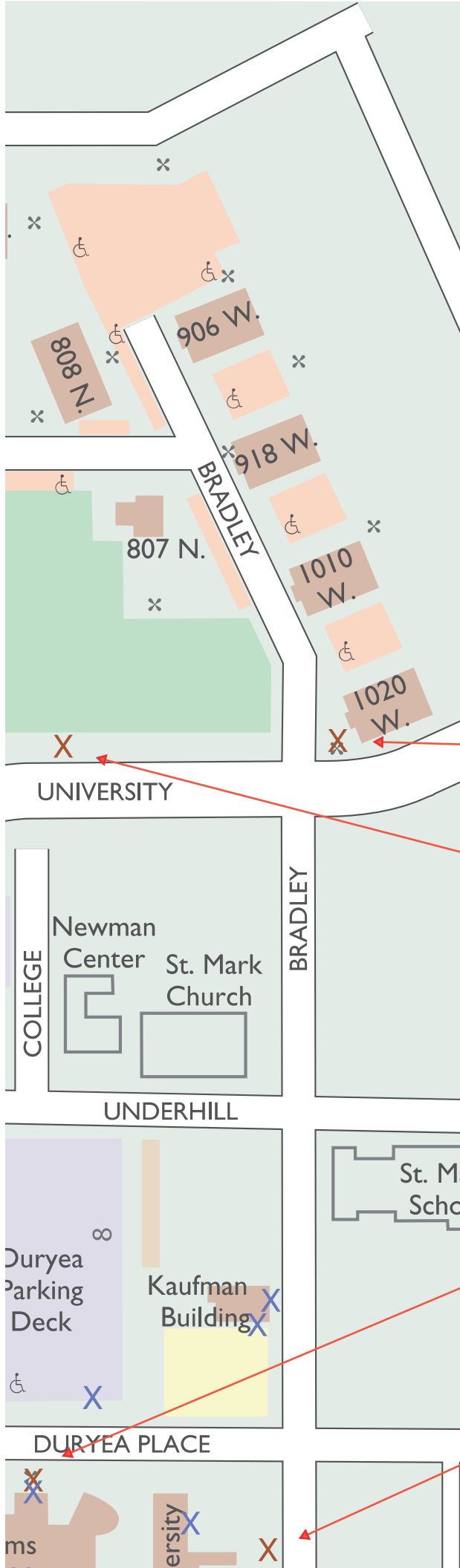
Meiner
 Field

ST. JAMES














I-74

WES





Parking Legend

-  Visitors
-  Commuter Student
-  Resident Student
-  Resident St. James Complex
-  Commuter Student Faculty & Staff
-  Commuter Student, Resident Student, Faculty & Staff
-  Faculty & Staff
-  University Vehicles
-  Accessible Parking
-  Motorcycle Parking
-  Emergency Phone
-  No Access
-  Construction Zone 2





Legend

X Green Signs

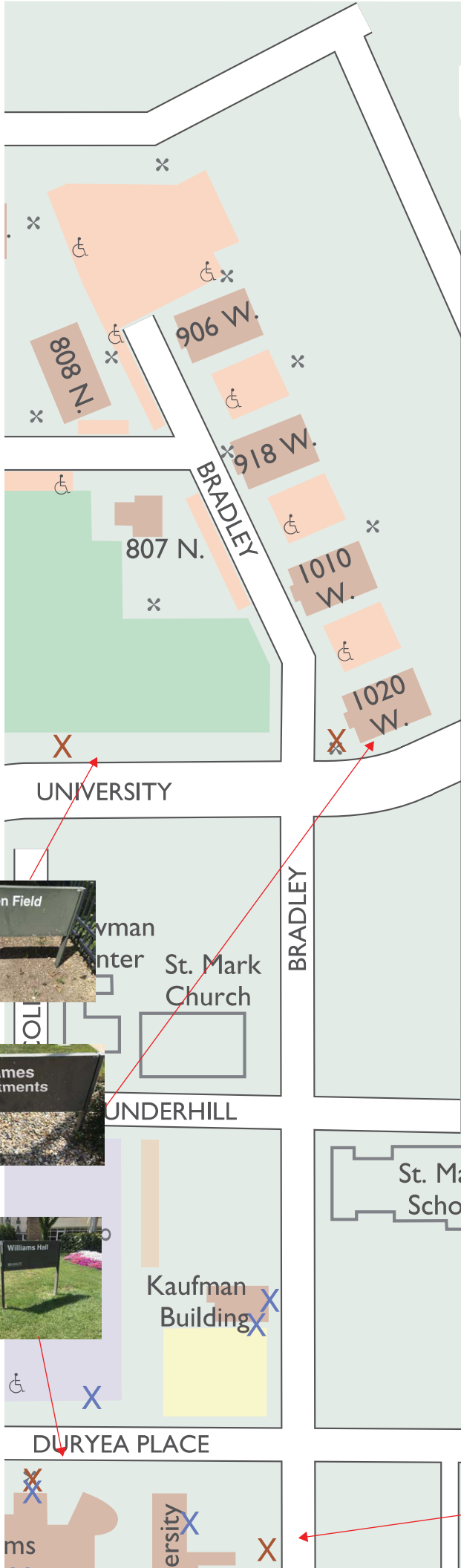
X Brown Signs

X Wall Signs

* Needs Corrected

All photos taken on
8/11/2017

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DURYEA PLACE

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X

FIJI

ΣN

KEF

