



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: December 2, 2021
CASE NO: PZ 606-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Patrick Kirchhofer of the Peoria County Farm Bureau to amend an existing Special Use Ordinance No. 16,725 in a Class R-4 (Single-Family Residential) District, for existing legally non-conforming offices to install a freestanding sign with waivers for the property located at 1716 N University Street (Parcel Identification No. 18-05-201-018), Peoria IL (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The Peoria County Farm Bureau is requesting to amend an existing Special Use to install a new, freestanding sign that is taller and sized larger than permitted. The existing special use approval, in 2015, is for office uses and site conditions, including approval for a 20 square foot sign at the entrance from Underhill Street and a 40 square foot sign at the northwest corner of the property. The 40 square foot sign has been removed. The proposal is to install a new 45 square foot electronic message board that would be 18 feet in height. Sign details and summary of the relevant development items are described in the table below.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Signs	One new freestanding sign. This sign is a monopole style sign, 45 square feet in area and 18 feet in height. The sign face is an electronic message board. No change to existing 20 square feet sign at the entrance from Underhill Street.	Waiver to allow a 45 square foot sign face. Waiver to allow an 18 foot tall sign.	No objection to either waiver. Electronic Message Board may have static images only.
Setbacks (Sign)	New freestanding sign is proposed 10 feet from the N University Street right of way in the southwest corner of the property.	None	Condition to record a thoroughfare setback agreement where the owner agrees to remove the sign at the owner's expense if the setback requirement area is subsequently needed for public improvement.
Landscaping	No changes to existing mature shrubs along the N University and I-74 right-of-way. Plant material is a mix of native species recommended by IDOT and regularly maintained.	None	Existing landscaping is part of an alternative landscaping plan.
Parking	No changes to upper and lower parking areas.	None	Provide 4 accessible parking spaces, 3 in the upper lot and 1 in the lower lot.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Access & Circulation	No change.	None	None
Buffers & Screening	No change to the existing dumpster enclosure	None	None
Exterior Lighting	No changes to existing lighting.	None	None
Building Height/Setbacks	No change to building.	None	None

BACKGROUND

Property Characteristics

The subject property is 2.8 acres and is currently developed with a commercial building known as the Farm Bureau Building. The property is located at the intersection of N University Street and Interstate 74 at the Exit 91 offramp. Vehicle access to the property is from N Underhill Street. The property is in the Class R-4 (Single-Family Residential) District and surrounded by Class R-4 (Single-Family Residential) District to the north, west, and east and Interstate 74 to the south.

History

The Farm Bureau Building was built in 1954 following a purchase of the property from Bradley University. At the time of construction the subject property was zoned E (Commercial). In 1963 the subject property was reclassified to R-1 (Low Density Residential) followed by a reclassification in 1990 to R-4 (Single Family Residential).

Date	Zoning
1931 - 1958	E (Commercial)
1958 - 1963	E (Neighborhood Commercial)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

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 nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	Condition to record a thoroughfare setback encroachment agreement.
Provides adequate facilities	Yes	Condition to provide 4 ADA parking spaces.
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	Waivers for the size and height of the sign.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Grow Business	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following conditions and waivers:

1. Approval of the sign is subject to approval by the Illinois Department of Transportation (IDOT).
2. Record a thoroughfare setback encroachment agreement for installation of a sign less than twenty-five (25) feet from the N University Street right-of-way.
3. Provide four (4) accessible parking spaces including required markings and signage.
4. Waiver to allow a freestanding sign of 45 square feet in size.
5. Waiver to allow a freestanding sign 18 feet in height.

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.

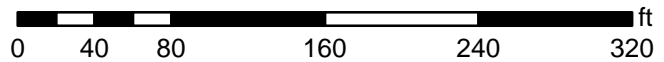
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Sign Plan

Zoning 1716 N University St



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

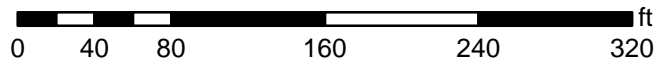
Peoria County, IL
Peoria County, IL, HERE, USGS



1716 N University St



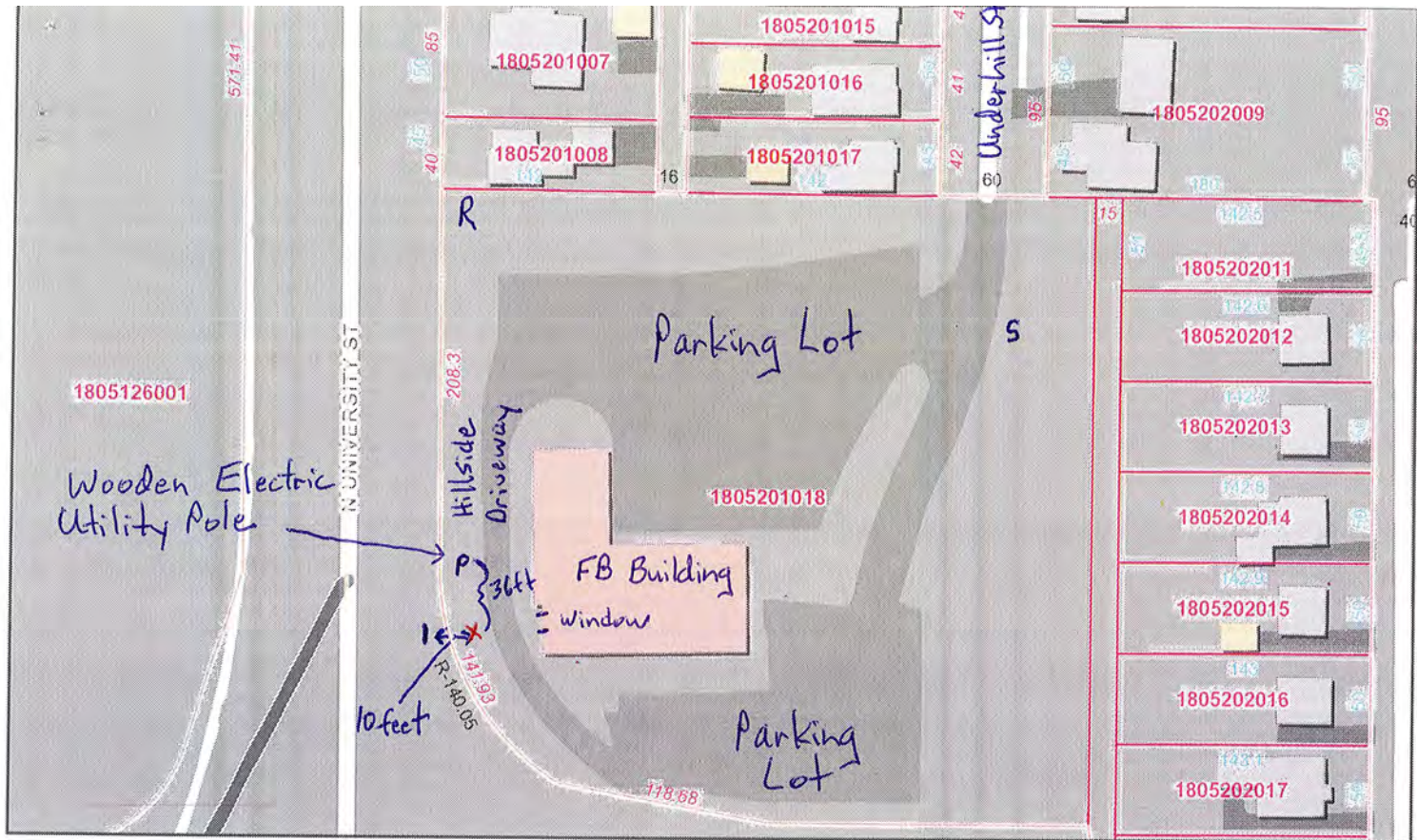
1 inch = 100 feet



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
Peoria County, IL, HERE, USGS





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

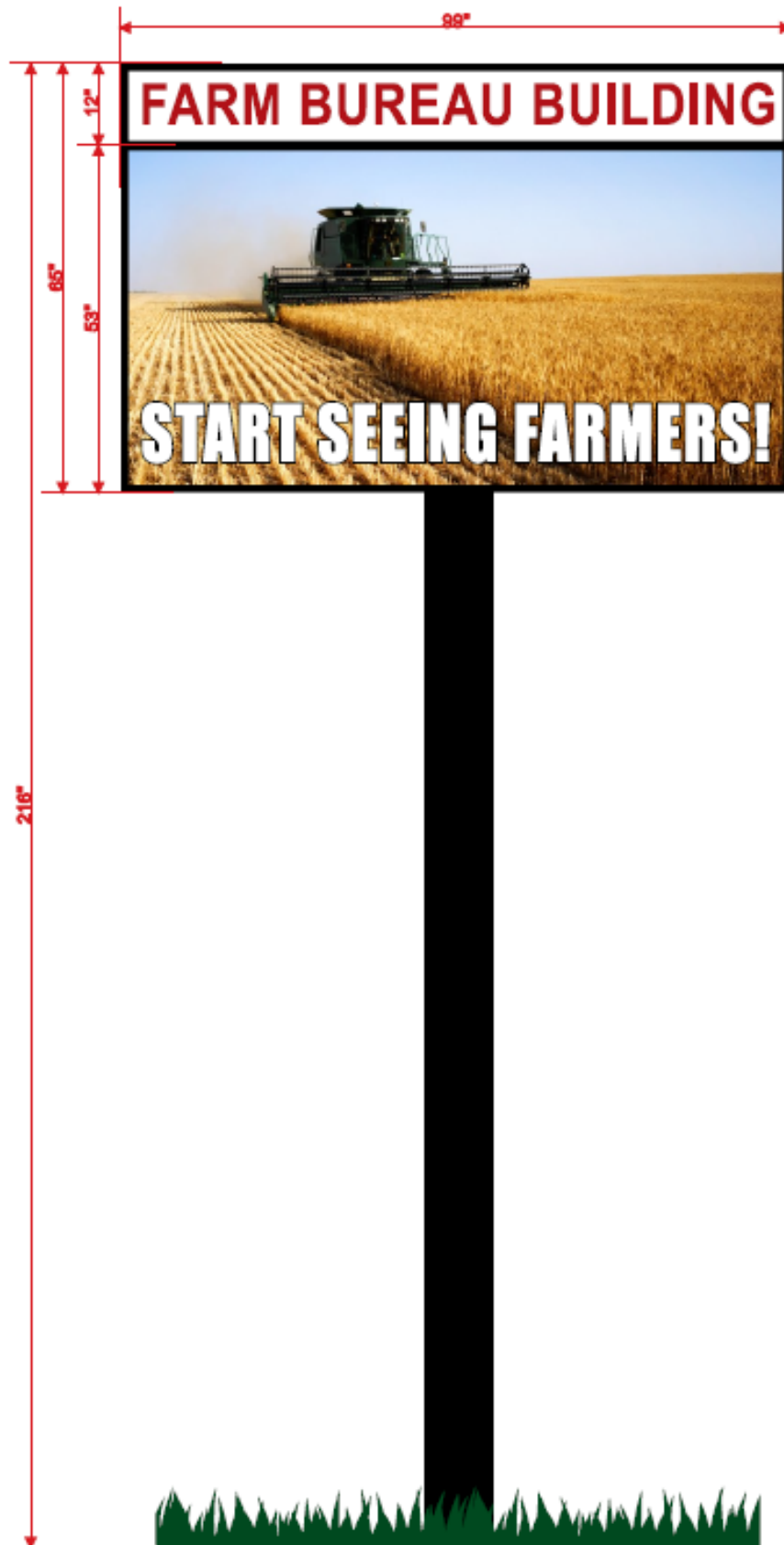
Map Scale
1 inch = 83 feet
11/9/2021



- S = Existing 20 square foot wooden sign with 2 wooden post in the soil. Sign is 5 ft wide and 4 feet in height
- R = This sign was removed
- P = Wooden Utility Pole on hillside east side of FB building
- X = Proposed location of new 8'3"x5'5" Digital sign
 - * 10 feet west of concrete curb underneath guardrail.
 - * In line, east to west, with south side of the south window on the west side of the FB building
 - * 36 feet south of wooden utility pole on hillside (P)

11-9-2021

Attachment A to Ordinance











Upper Level →

Peoria County Farm Bureau
Country Insurance Claims
Fuller Center

4 ft

Lower Level →
Farm Bureau Auditorium

5 ft

