



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (Prepared by Leah Allison)
DATE: November 3, 2016
CASE NO: PZ 16-34

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of William Meritt to amend an existing Special Use Ordinance No 14,967 in a Class O-2 (Exclusive Office Park) District to add a 70 sq ft freestanding sign for the property identified as Parcel Identification Nos. 14-08-277-011 (N Knoxville Ave), 14-08-277-012 (N Knoxville Ave), 14-08-277-013 (7555 N Knoxville Ave), and 14-08-277-014 (7535 N Knoxville Ave), Peoria, Illinois (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

This case was presented to the Planning & Zoning Commission at the October meeting. During discussion, the Petitioner’s representative stated that the gravel had been removed from the property, therefore Condition of Approval No. 2 (noted below) was not discussed. Following the meeting it was determined that the entirety of the gravel had not been removed, only a small portion. The Petitioner’s representative misunderstood the location of the gravel to which Condition No. 2 applied. As a result, the Petitioner has requested reconsideration of this case.

The petitioner is requesting to amend the existing Special Use to add a 5-foot tall, 70 sq. ft. in size, freestanding sign as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Parking	105 existing parking spaces of which 5 are handicap accessible	None	In compliance
Mechanical & Utility Screening	Building parapet provides screening	None	In compliance
Landscaping	Existing trees and shrubs with gravel/rock mulch.	Allow for gravel/rock mulch adjacent to the parking areas to remain.	Gravel/rock mulch is prohibited within and adjacent to parking lots.
Buffers & Screening	Existing transitional buffer yard along the south property line	None	In compliance
Signs	One existing 6-foot tall, 168 sq. ft. freestanding sign One proposed 5-foot tall, 70 sq. ft. freestanding sign	None	Existing sign approved with the Special Use. The proposed sign is in compliance with the Office district sign standards: max height 5 ft, max size 70 sq. ft. & 150 feet lineal separation from existing sign. A Setback Encroachment Agmt has also been signed by the applicant as required for structures along a thoroughfare.
Exterior Lighting	Existing lighting not to exceed 3 footcandles	None	Max 3 footcandles at the property line
Setback of Sign	12.5 feet	None	In compliance
Height of Sign	5 feet	None	In compliance

BACKGROUND

Property Characteristics

The subject property contains 4.4 acres of land divided into 4 parcels. Two parcels are developed with an office building and a financial institution with a drive-up facility and two parcels are undeveloped. The property is zoned Class O-2 (Exclusive Office Park) and surrounded by Class O-2 (Exclusive Office Park) zoning to the north, R-2 (Single-Family Residential) zoning to the south and east, and R-5 (Residential Cluster) zoning to the west.

History

In 2000, a Special Use for a Financial Institution with a drive-up facility was granted for the subject property. The approved site plan included an existing office building at the address of 7555 N Knoxville Ave and three proposed office buildings. The financial institution with a drive-up facility was constructed at the address of 7535 N Knoxville Ave. The two remaining proposed buildings have not been constructed. The approved site plan also included a Knoxville Place sign which is constructed in the northeast corner of the northernmost lot (7555 N Knoxville Ave).

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	R2 (Medium-Density Residential)
1990 - Present	O2 (Exclusive Office Park)

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	Yes	None
No impediment to orderly development	Yes	None
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	Remove gravel/rock mulch within & adjacent to the parking lot.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Grow Businesses	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends approval of the request subject to the following conditions:

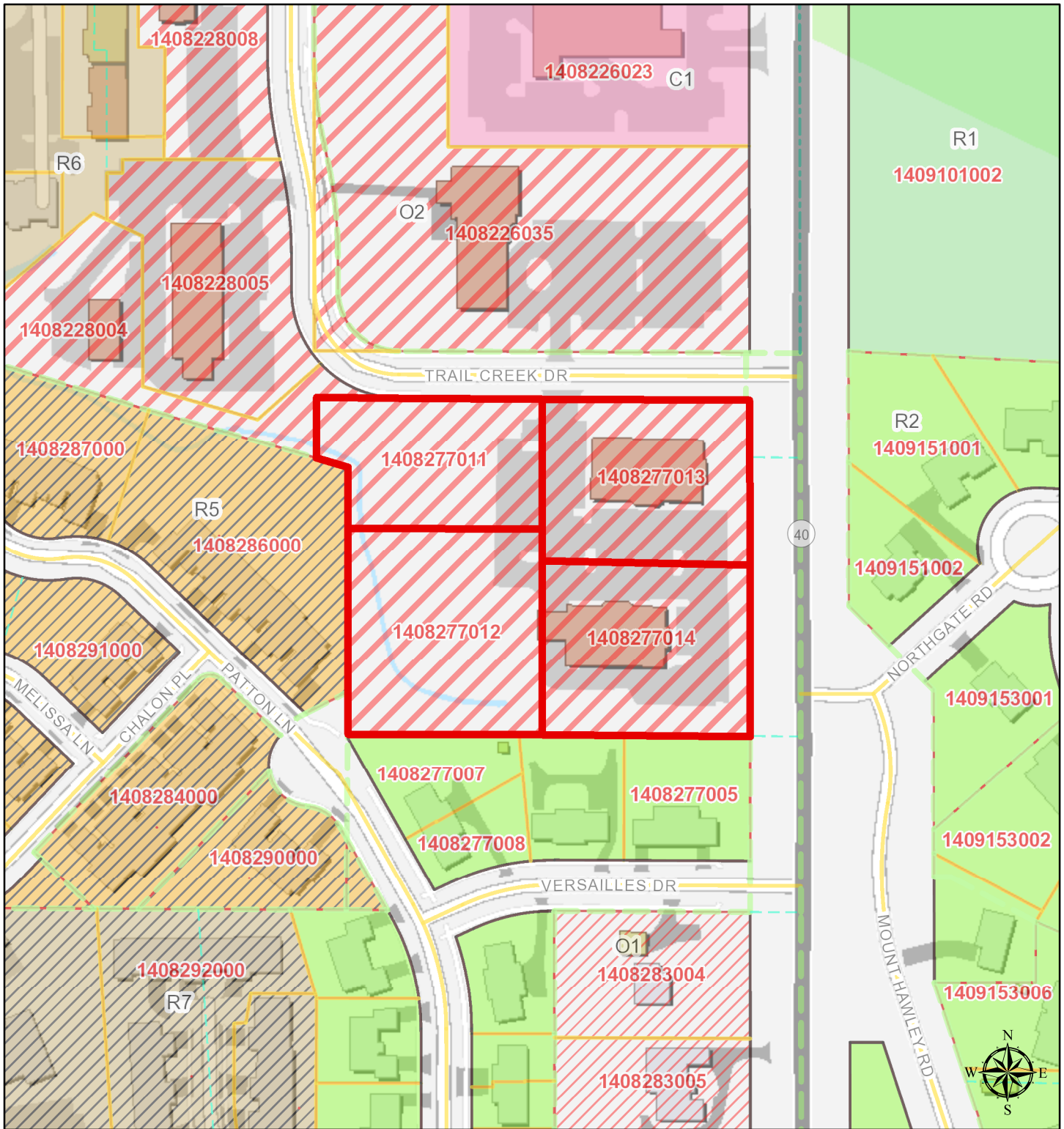
- 1) Repair the access gate on the existing garbage dumpster enclosure and place garbage dumpster inside the enclosure.
- 2) Remove gravel/rock mulch within and adjacent to the parking lot.

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.

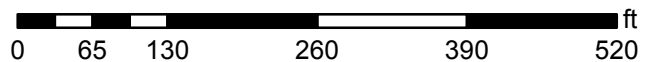
ATTACHMENTS

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

7535-7555 N University St



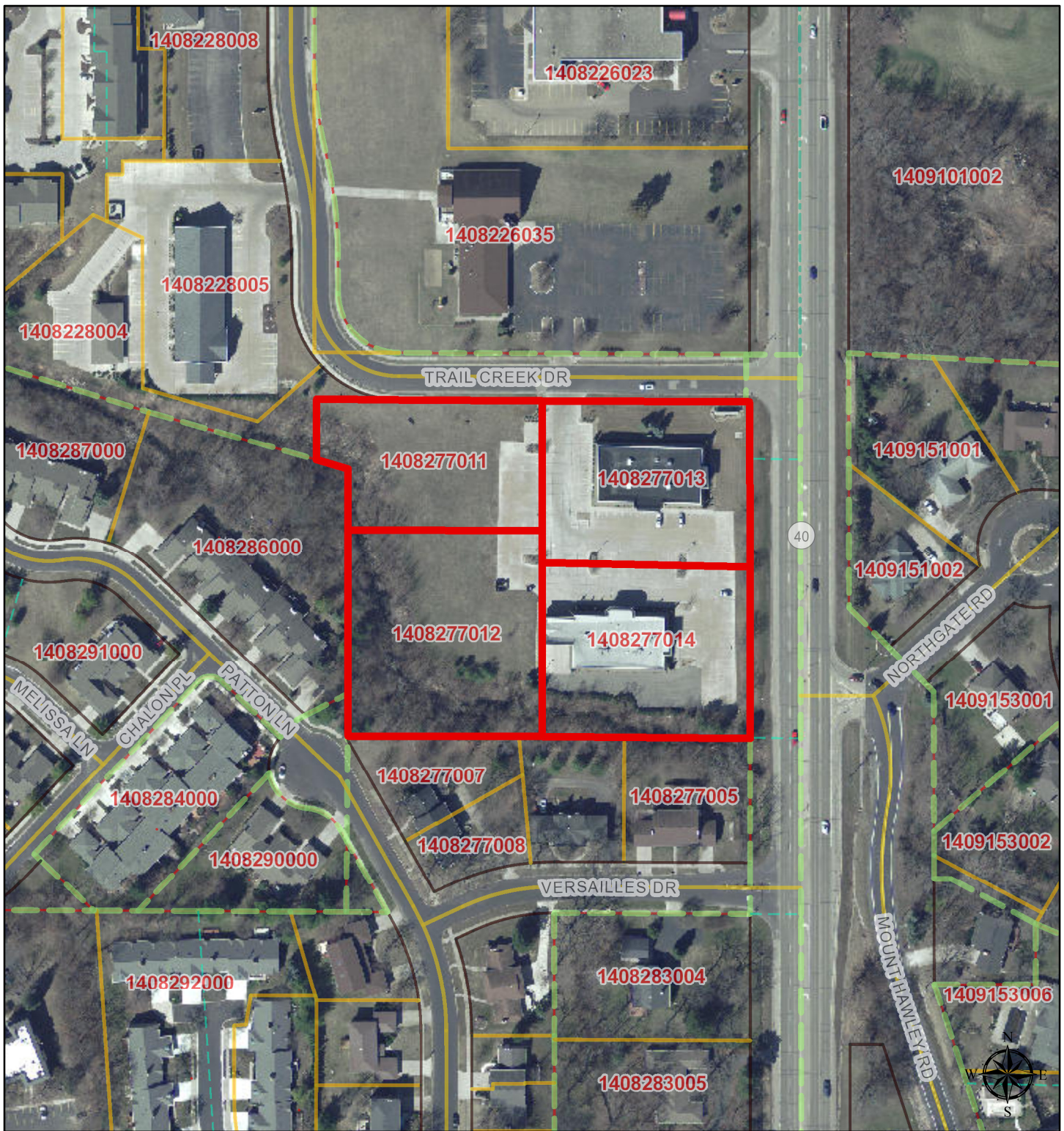
1 inch = 167 feet



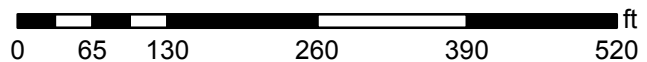
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7535-7555 N University St

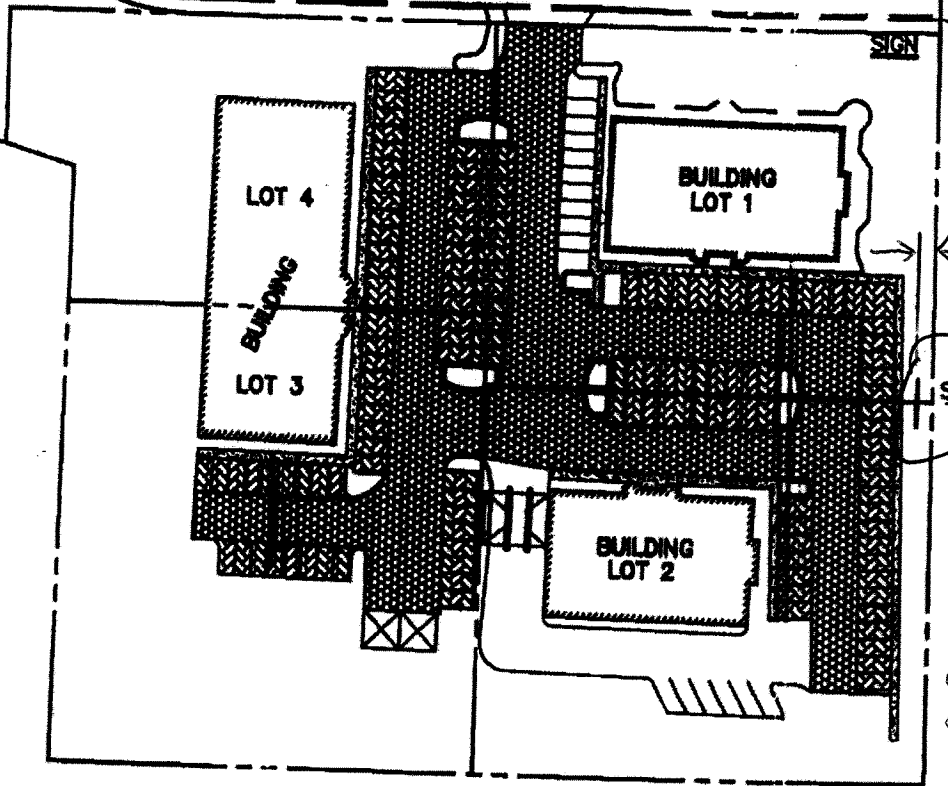
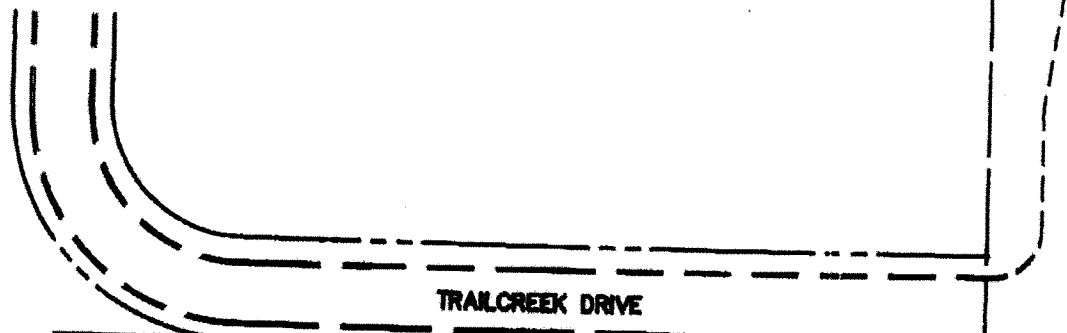


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12.5' SET BACK

SIGN SITS ON CENTER LINE OF COMMON GROUND

LEGEND FOR DESIGNATED EASEMENT AREAS

- WALKWAYS
- PARKING AREAS
- DRIVE AISLES
- SIGNAGE
- REFUSE DISPOSAL AREA

**EXHIBIT B
TO DECLARATION
OF RESTRICTIONS AND EASEMENTS
FOR KNOXVILLE PLACE, SECTION 1**

KNOXVILLE PLACE, SECTION 1 A SUBDIVISION OF PART OF THE NE 1/4 SEC 8, T9N, R8E 4th P.M.

AUSTIN ENGINEERING CO., INC.
CIVIL ENGINEERS

DATE 09/11/00 SCALE 1"=100' BOOK

PEORIA ILLINOIS

M-30964

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