



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: June 4, 2020

CASE NO: PZ 20-13

REQUEST: Hold a Public Hearing and Forward a Recommendation to City Council on the request of Christopher J. Ober, of Black Band LLC, to obtain a Special Use in a Class WH (Warehouse) Form District for a Waiver of Wall Sign Lettering Size and Placement for the properties located at 1000 SW Adams Street (Parcel Index Nos. 18-09-356-012 and 18-09-356-006) Peoria IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for a Waiver of Wall Sign Lettering Size and Placement in a Class WH (Warehouse) Form District in excess of what the code allows. Within the form districts, minor and major variances require a Special Use (per Section 2.6.1.A.3. of the Unified Development Code).

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Wall Sign - Lettering	Wall sign with lettering size of 36.32 inches for the largest letters (the B in Black and the D in Band); and 32.09 inches for the rest. Both exceed the maximum code allowance of 18 inches. With the stripe underneath, the sign is 39.68 inches.	Waiver 1: Waiver of 18 inch letter size maximum to allow for 36.32 and 32.09 inches as proposed. (UDC Section 6.6.8.E.b. Letters shall not exceed 18 inches in height.)	Objection to lettering size; sign fits on the façade with compliant letter size.
Wall Sign - Placement	Place the top of the wall sign at a height of approximately 19 feet, 7 inches. This exceeds height restrictions specified in the Unified Development Code, that limit the placement to 12 to 18 feet.	Waiver 2: Sign placement (UDC Section 6.6.8.E.a. Wall signs are permitted 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	No objection to placement.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
	Additional, smaller lettering is shown just below the banding, but above 12 feet.	shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.)	

BACKGROUND

Property Characteristics

The subject property contains approximately 0.24 acres of land, and was recently renovated as Black Band Distillery. The property is zoned Class WH (Warehouse District). It is surrounded by WH (Warehouse District) to the north, south, east and west.

History

Date	Zoning
1931 - 1958	J (Light Industrial)
1958 - 1963	J (Industrial)
1963 - 1990	W-1 (Warehouse & Wholesale) and I-2 Light Industrial
1990 - 2007	WH (Form District)

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	The final character of the district has not yet been established; the impact is difficult to determine.	None
No impediment to orderly development	Not met. The proposed text of the signs would be inconsistent with allowable signs on other properties in the same district.	Recommends denial of the waiver for an increase in letter size.
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

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
Conforms to all district regulations	Not met. The proposed signage lettering and placement require waivers.	Recommends denial of the wavier for letter size increase; and approval of the wavier for placement.
Comprehensive Plan Critical Success Factors	Vibrant Downtown	N/A
City Council Strategic Plan Goals	Reinvest in Neighborhoods	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends DENIAL of the following requested waiver:

- Waiver of UDC Section 6.6.8.E.b. to allow wall sign letters in excess of 18 inches in height as proposed, for lettering heights of 36.32 and 32.09 inches.

The Development Review Board recommends APPROVAL of the following requested wavier:

- Waiver of UDC Section 6.6.8.E.a. to allow wall signage beyond the areas between the second story floor line and the first floor ceiling, within a horizontal band, higher than 18 feet above the adjacent sidewalk.

The Development Review Board adds the following condition:

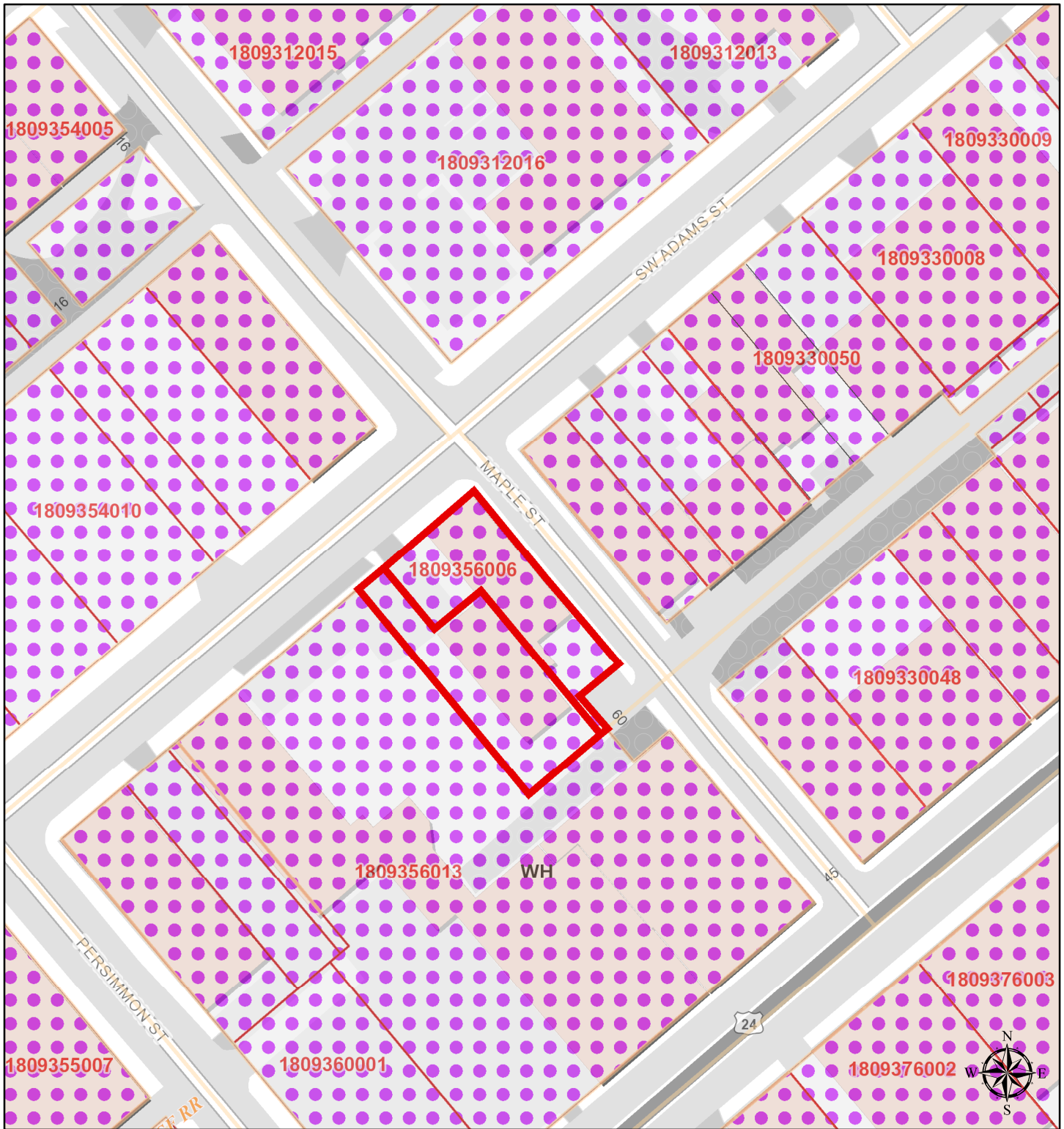
- A general right-of-way use permit will be required for work required in the right-of-way (sidewalk and street).

NOTE: If a City Code Requirement is not listed as a waiver, then it must be met. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

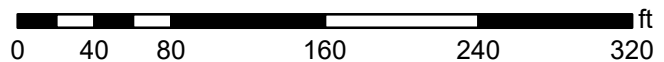
ATTACHMENTS

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

1000 SW Adams - Surrounding Zoning



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

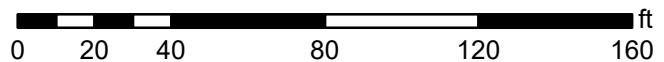
Peoria County, IL, HERE, USGS



1000 SW Adams



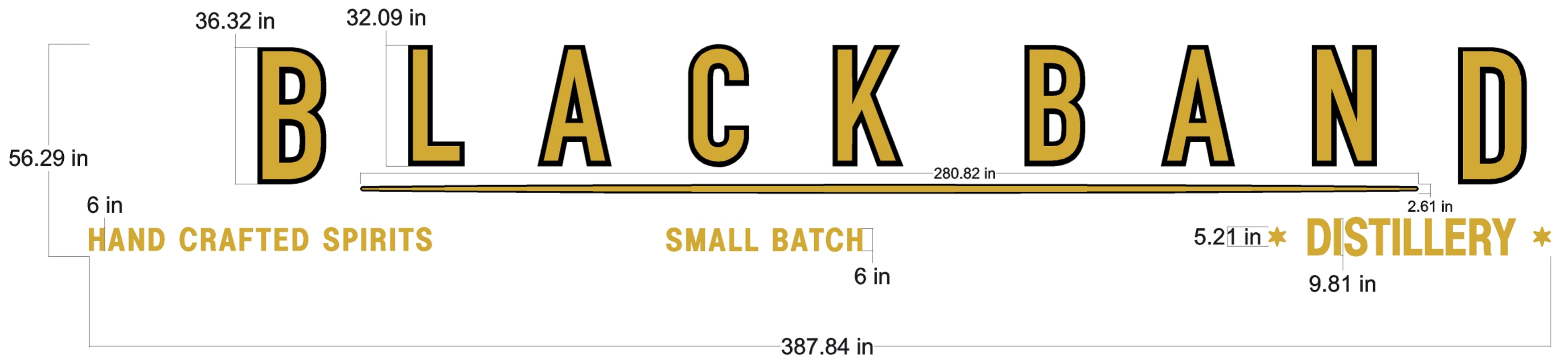
1 inch = 50 feet



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BLACK BAND

HAND CRAFTED SPIRITS

SMALL BATCH

★ DISTILLERY ★



43.5'

BLACK BAND

HAND CRAFTED SPIRITS

SMALL BATCH

* DISTILLERY *

26.75'

165.5"

174"



Non-Illuminated Formed Plastic Letters

B L A C K B A N D

A diagram showing the letters 'BLACK BAND' in a bold, sans-serif font. A horizontal line is drawn below the letters. A red triangle is drawn above the line, with its base extending from the letter 'C' to the letter 'K'. The top vertex of the triangle is labeled '1.5" depth'.

HAND CRAFTED SPIRITS

SMALL BATCH

*** DISTILLERY ***

.75" depth

A diagram showing the text 'HAND CRAFTED SPIRITS', 'SMALL BATCH', and '* DISTILLERY *' in a bold, sans-serif font. A horizontal line is drawn below the text. A red triangle is drawn below the line, with its base extending from the text 'HAND CRAFTED SPIRITS' to the text '* DISTILLERY *'. The bottom vertex of the triangle is labeled '.75" depth'.

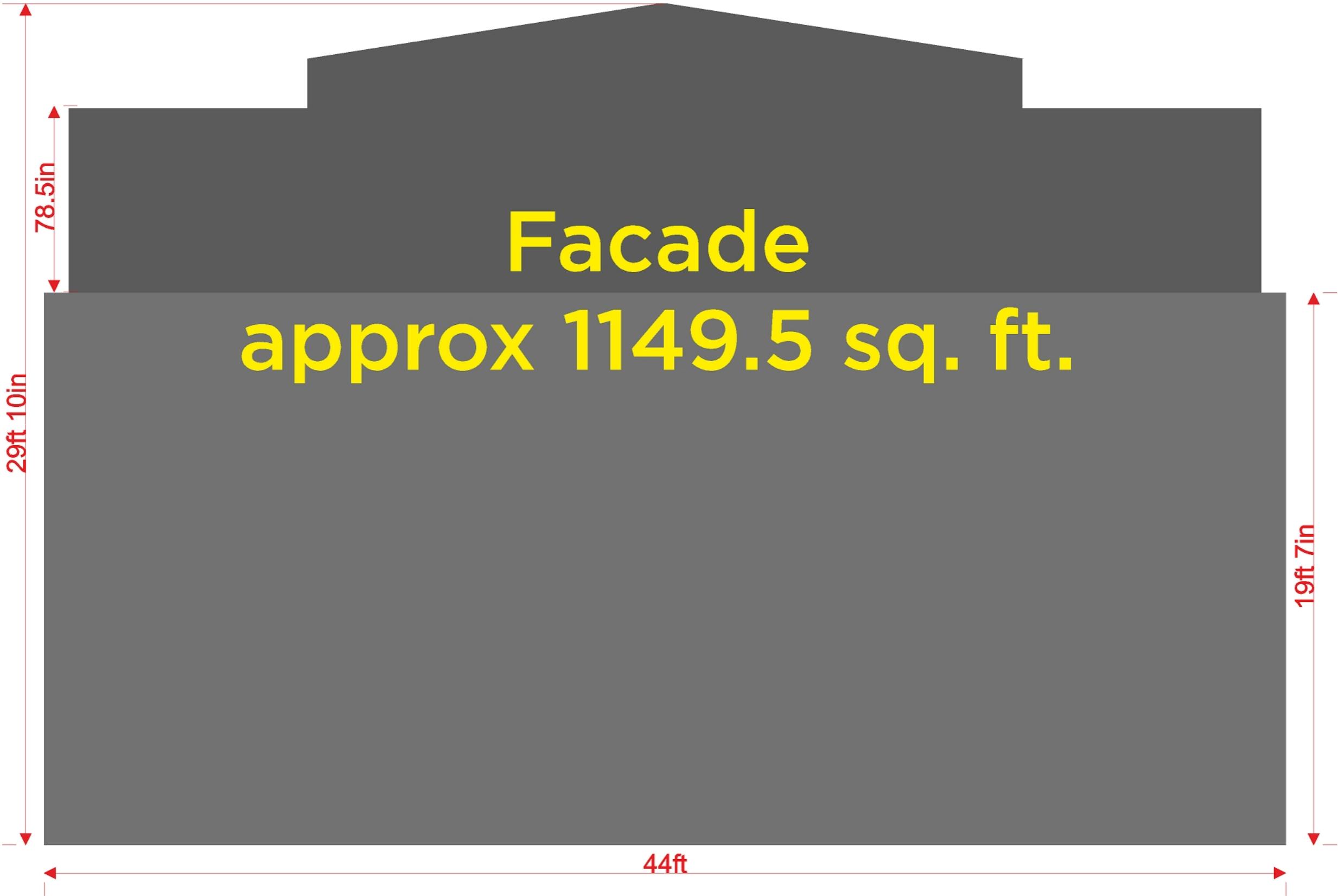
6.4 in 90.89 in
HAND CRAFTED SPIRITS 4.04 sq. ft.

6.4 in 52 in
SMALL BATCH 2.31 sq. ft.

10.4 in 74.88 in
*** DISTILLERY *** 5.41 sq. ft.

39.68 in 336.7 in
B L A C K B A N D 92.78 sq. ft.

Total square footage = 104.54



Facade

approx 1149.5 sq. ft.