



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: June 27, 2019
CASE NO: PZ 19-18

REQUEST: Public Hearing on the request of Lora Martinson of Springfield Sign, to amend an existing Special Use Ordinance No. 15,337 as amended, in a Class C-2 (Large Scale Commercial) District, for a Shopping Center, to increase the size of a menu board from 30 sq. ft. to 46.29 sq. ft. and the height from 5 feet to 6 feet, 3 inches, for the property located at 5019 W Holiday Dr, (Parcel Identification No. 13-11-327-012), Peoria IL. This includes the properties located at 5000, 5026, 5101, 5114, 5115, and 5117 W Holiday Drive (Parcel Identification Nos. 13-11-326-005, 13-11-326-008, 13-11-326-009, 13-11-326-010, 13-11-326-011, 13-11-326-012, 13-11-327-003, 13-11-327-007, 13-11-327-008, and 13-11-327-009, Peoria, IL **(Council District 5)**)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to allow for a larger drive through menu board. No other changes are proposed to the special use properties. The follow provides additional details regarding the subject properties:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	Parking is provided for each business. No changes.	None	None
Mechanical & Utility Screening	No changes to existing mechanical or utility screening.	None	None
Landscaping	Landscaping is in place for front yard and parking lot areas. No changes to existing landscaping.	None	None
Buffers & Screening	A natural wooded area along the south border provides a buffer for the adjacent residential uses. No changes to existing buffers and screening.	None	None
Signs	Menu Board for Culver's: 46.29 sq. ft. in size and 6'3" in height. No changes to other signs.	To replace existing menu boards to improve product identification for customers	No objection
Exterior Lighting	No changes existing lighting.	None	None
Setbacks	No changes to existing yards.	None	None
Height	No changes to existing buildings.	None	None
Access & Circulation	Access to the shopping center is provided by Holiday Dr (private street) and a second access from Summer Shade Cir. No changes to existing access & circulation.	None	None

BACKGROUND

Property Characteristics

The subject property contains approximately 33 acres of land and is currently developed with commercial businesses including Gander Outdoors, Home Depot, Great Escape, Pier 1 Imports, Smoothie King, Hickory River Smokehouse, and Culver's Restaurant. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by R-6 (Multi-Family Residential) zoning to the south, R-7 (Multi-Family Residential) zoning to the west, War Memorial Dr to the north, and IL Route 6 to the east.

History

In 2002 a Special Use for a Shopping Center was approved. The special use was amended in 2005 when Culver's Restaurant was proposed.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	C3 (General-Commercial)
1990 - Present	C2 (Large Scale Commercial)

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 for Special Use	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	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	Increase the height and size of the drive through menu board
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

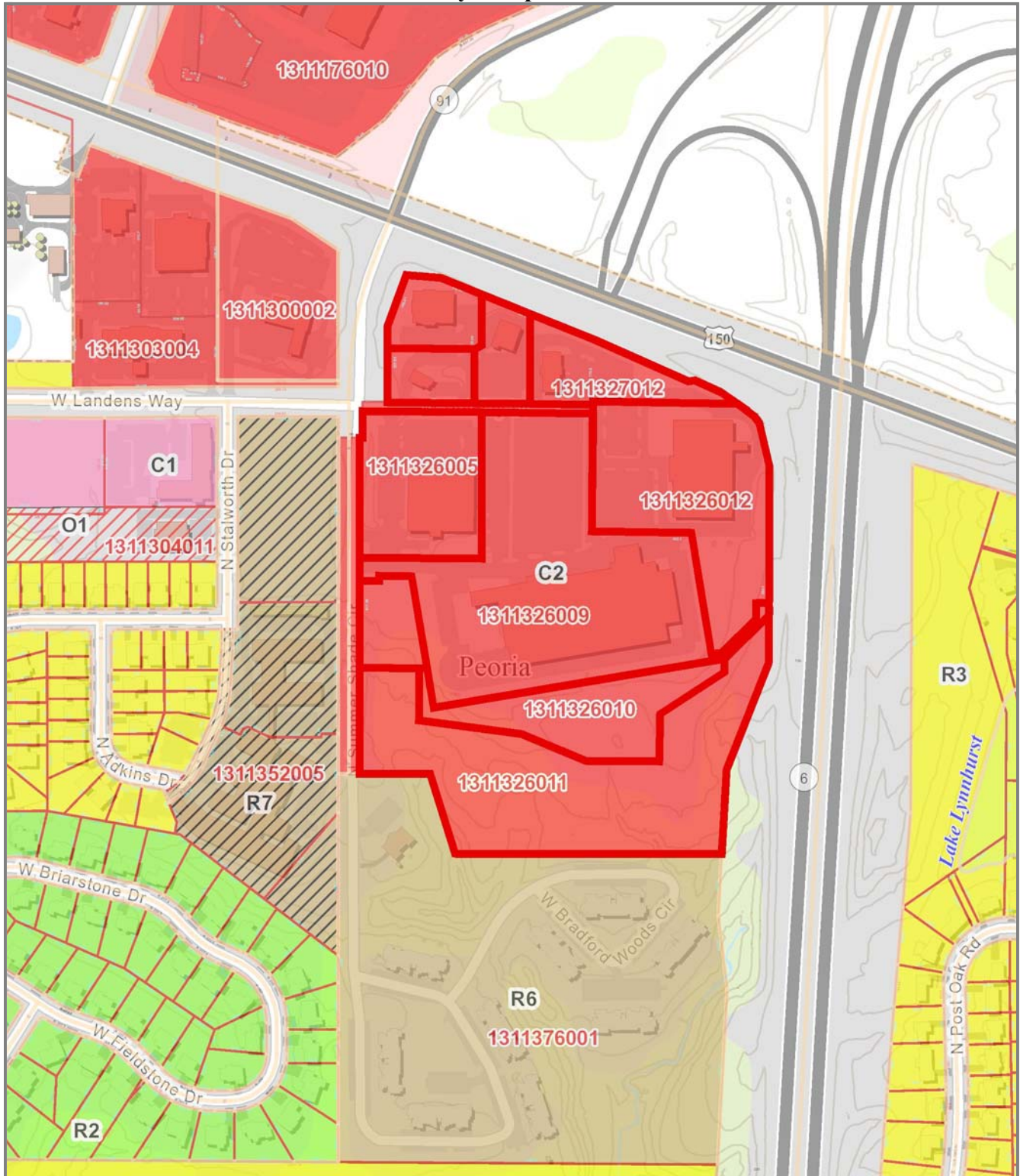
The Development Review Board does not object to the request.

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 meetings 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

Holiday Dr Special Use



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

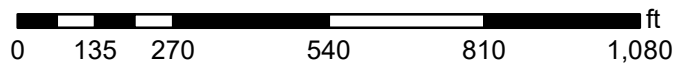
Map Scale
1 inch = 400 feet
 6/6/2019



Holiday Dr Special Use



1 inch = 333 feet

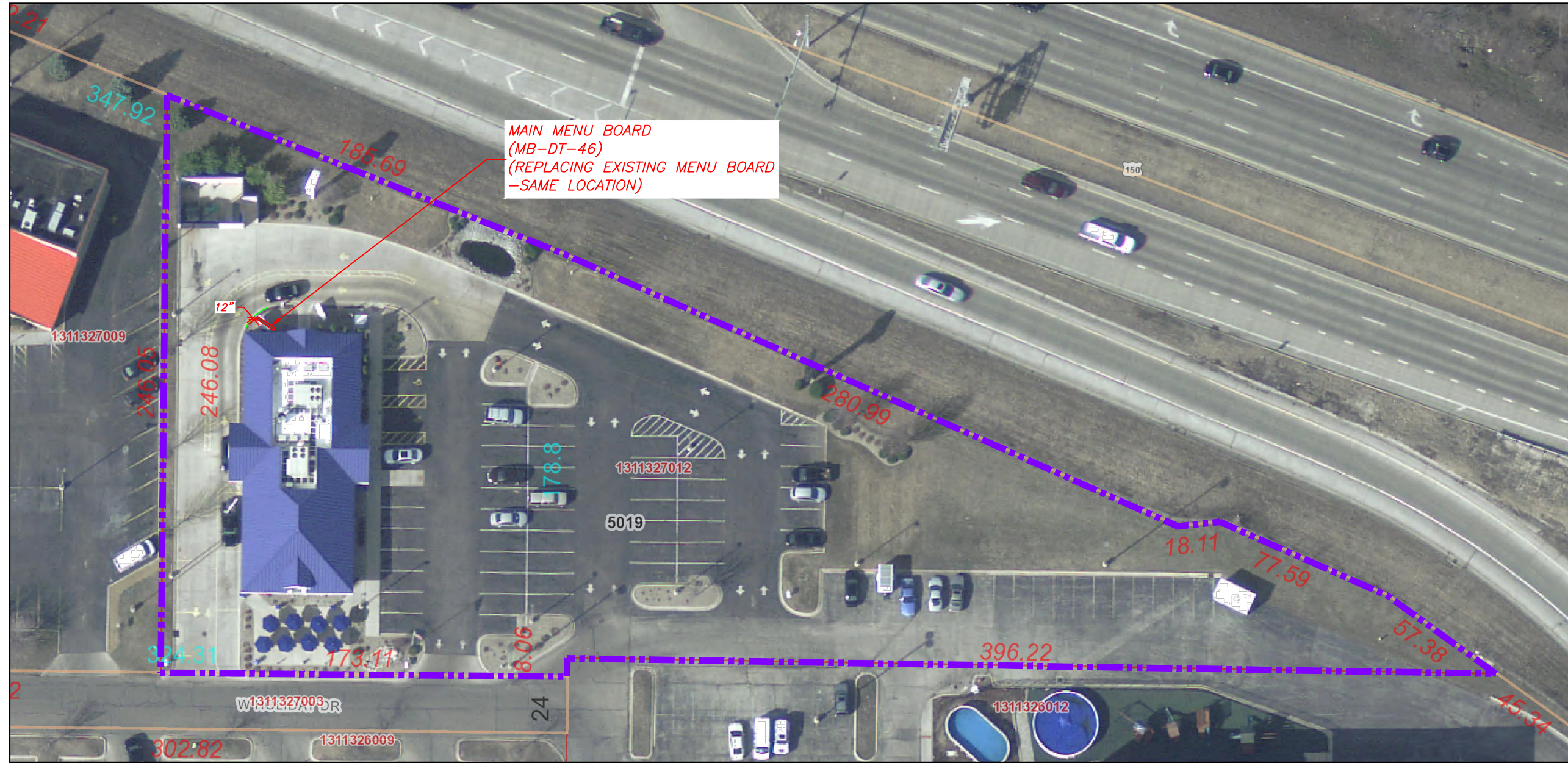


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the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

County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc. Peoria County, IL, HERE, USGS



Peoria, IL



LOCATION:
PEORIA, IL-
HOLIDAY DRIVE

Client:
Culver Franchising System, Inc.
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

Client:
Culver Franchising System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

CULVER FRANCHISING SYSTEM, INC.
NEW CULVER'S-SIGNAGE
5019 W. HOLIDAY DRIVE
PEORIA, IL 61615
SIGN PLACEMENT PLAN

Project No.: 21321
Drawn By: DEN
Reviewed By: MW
Date: 5-14-19
Sheet Number:
1 OF 1

SCALE 1" = 50'



APPROVED BY C.F.S.I.
5-14-19

County of Peoria, Tri-County Regional Planning
Commission, Kucera International, Inc.
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

MB-DT-46 EXTERIOR MENU BOARD

Peoria, IL

Blue Outdoor Drive-Thru Menu Board

MB-DT-46

Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

POP Graphic panels must be purchased separately

POPP-Out magnet access panels included for easy in & out of POP panels

"-CS" option for 160mph coastal wind standards available

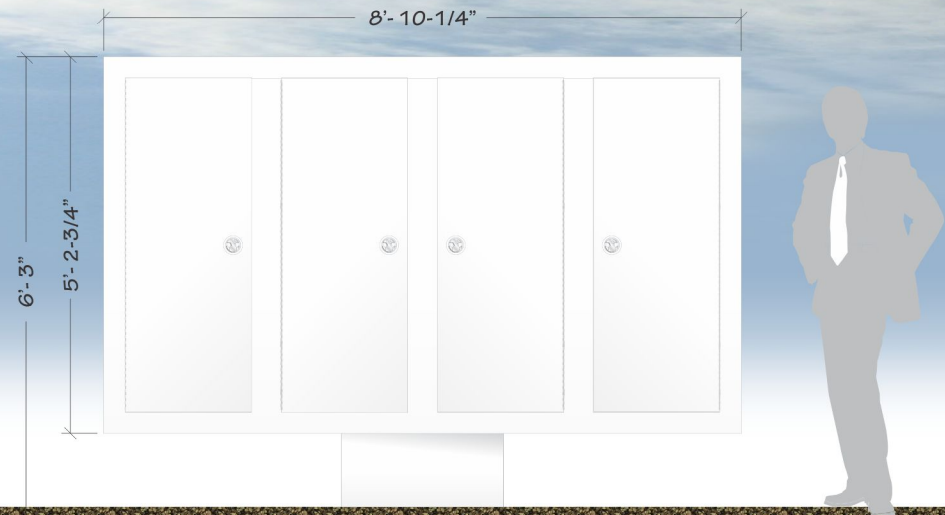
Locking rear access doors (4)



FRONT



REAR



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EXISTING SIGNAGE

SCALE: N.T.S.



SCOPE OF WORK

- REMOVE EXISTING EXTERIOR MENU BOARD
- INSTALL NEW BLUE EXTERIOR MENU BOARD

NOTES

SALES PERSON: MARK WESSELL	DESIGNED BY: R EVANS	AO: 20757
-------------------------------	-------------------------	--------------

DATE CREATED / REVISION HISTORY	
4/04/19 - NEW	
4/18/19 - PERMITTING	

FILE PATH: T:\o20757 - Culver_s of Peoria_IL_309 (266)\Art