



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
THRU: Site Plan Review Board
FROM: Shannon Techie, Senior Urban Planner
DATE: November 10, 2015
CASE NO: PZ 15-52

SUBJECT: Public Hearing on the request of Chris Ober of Jimmy John's Gourmet Sandwiches, to obtain a Special Use for waivers from the Form District requirements related to signs, for the property commonly known as Jimmy John's and located at 1113 and 1121 W Main Street (Parcel Identification Numbers 18-05-406-012 & -013), Peoria, Illinois. (Council District 2).

PROPERTY CHARACTERISTICS

The subject property contains .5 acres of land developed with a Jimmy John's restaurant and associated parking area. The property is zoned Class W-M (West Main Street Form) District and is surrounded by W-M (West Main Street Form) District on all sides.

HISTORY

<u>Date</u>	<u>Zoning</u>
1931 to 1958	I (Light Industrial) District
1958 to 1963	I (Industrial) District
1963 to 2007	C-3 (General Commercial) District
2007 to the present	W-M (West Main Form) District

The future land use designation for the property is Mixed Use.

SUMMARY OF PROPOSAL

Per Appendix C, Section 2.17, **if waivers of form district regulations are requested, such request shall be subject to the Special Use process.**

The business owner is proposing to replace business signage on the existing awning. In the Form Districts, per Appendix C, Article 6.6.8.E.2.e., lettering on awnings is limited to six inches tall on vertically hanging fabric at curb side of awning. The petitioner would like to place a larger sign on the awning, which is not comprised of vertically hanging fabric at the curb side of the awning.

The petitioner was originally proposing a raceway sign; however, per Appendix C, Article 6.6.8.D.1.n. raceway signs are prohibited in the Form Districts and Staff is not supportive of a waiver to allow a raceway sign. Due to the unique circumstances of this business, in that the building is setback approximately 88 feet from the front property line along West Main Street and that the awning is already existing on the building, Staff does not object to the request to place a larger sign on the awning, as long as the proposed sign is consistent with the type of wall signs permitted in the Form Districts, in that the sign is comprised of individually cut reverse channel letters. Per Appendix C, Article 6.6.8.E.1.b, letters shall not exceed 18 inches in height or width and three inches in relief. Letters may be constructed with two inch standoff studs to allow for reverse-lit/halo-lit illumination. Letters shall be individually cut reverse channel letters and opaque. The ordinance limits the letters to 18 inches tall; however, staff does not object to letters up to 30 inches tall and to placing them on a plate affixed to the awning to allow visibility from the street.

The Special Use request for waivers from the Form District requirements related to awning signage, causes the review of the entire site for compliance with Land Development Code requirements. The existing freestanding sign is a non-conforming sign, as per Appendix C, Section 6.6.8.D.1.G, freestanding signs are prohibited in the West Main Street Form District. The petitioner is therefore requesting a waiver to allow the freestanding sign to remain and is then proposing to change the face of the sign. Staff does not object to the request for the freestanding sign to remain; however, Staff would like the freestanding sign to remain only until other improvements to the site take place which would require the removal of non-conforming signs. At such time, staff would ask that the freestanding sign be removed. Further, the sign and associated sign structure must be maintained in good condition.

REQUESTED WAIVERS

Waivers Requested (from existing conditions)

Code Requirement	Requested Waiver	Staff Recommendation
1. Appendix C, Section Article 6.6.8.E.2.e.: Lettering on awnings is limited to six inches tall on vertically hanging fabric at curb side of awning	<u>Waiver from Form District Temporary Sign Regulations Related to Awning Signs:</u> A waiver is requested to allow a larger sign on the awning than permitted.	Approve
2. Appendix C, Article 6.6.8.E.1.b & c: Letters for wall signs shall not exceed 18 inches in height or width and three inches in relief. Letters may be constructed with two inch standoff studs to allow for reverse-lit/halo-lit illumination. Letters shall be individually cut reverse channel letters and opaque. Additionally, company logos or names may be placed within this horizontal band or placed or painted within ground floor or second story office windows. Company logos or names shall not be larger than a rectangle of eight square feet.	<u>Waiver from Form District Temporary Sign Regulations Related to Wall Signs:</u> A waiver is requested to allow the individually cut reverse channel letters to be up to 30 inches in height and to allow them to be placed on a metal plate attached to the awning.	Approve
3. Appendix C, Section 6.6.8.D.1.G: Freestanding signs are prohibited in the West Main Street Form District.	<u>Waiver from Form District Temporary Sign Regulations Related to Freestanding Signs:</u> A waiver to allow the existing freestanding sign to remain on the site, until such time that other improvements, per Appendix C, Section 2.17.B., take place which would require the non-conforming sign to be removed	Approve

CONDITIONS OF APPROVAL

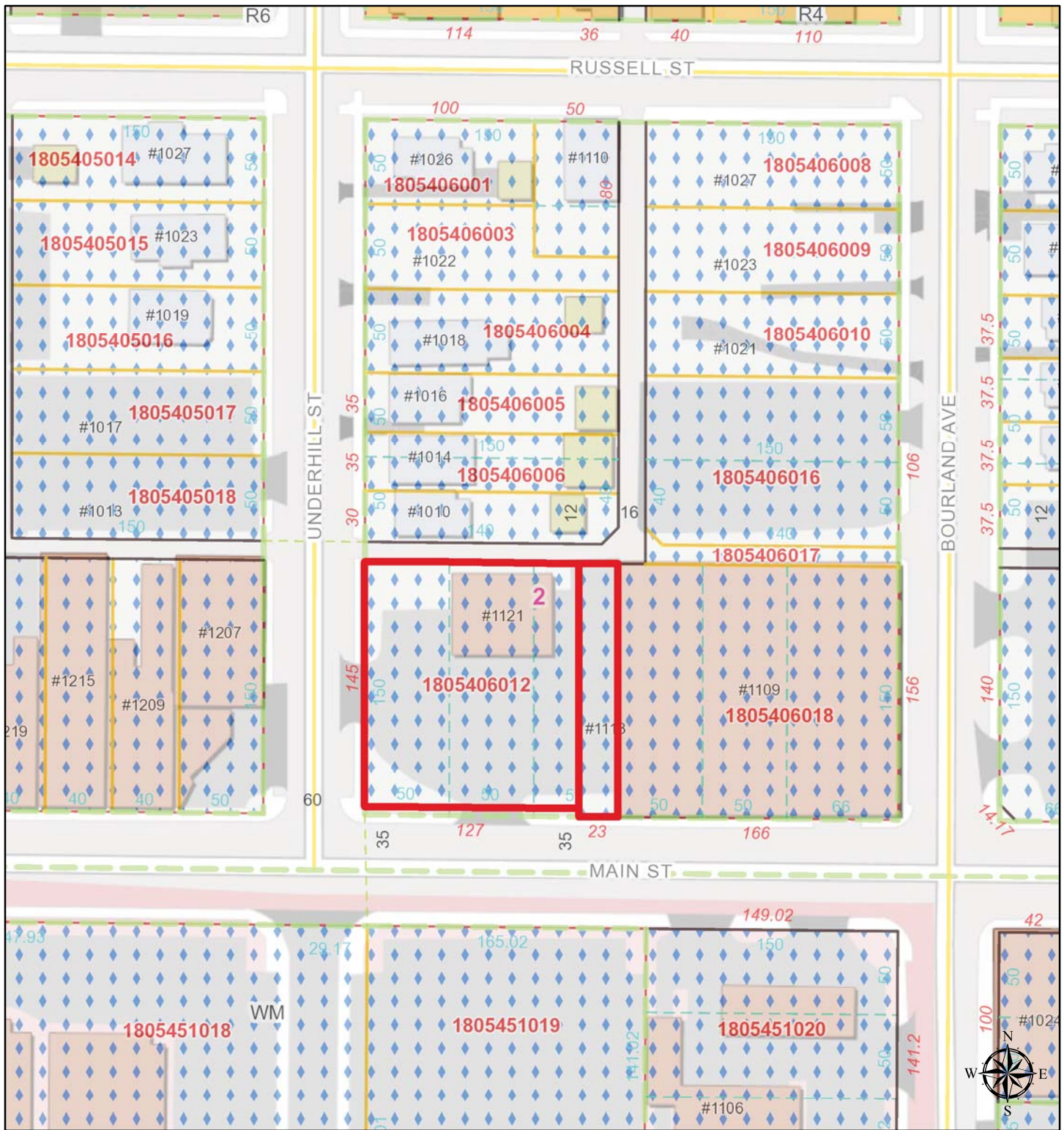
Condition	Detail	Staff Recommendation
1. Awning Sign	Apart of the waivers noted above, the sign	Support

	placed on the awning must adhere to the From District requirements for wall signs as outlined in Appendix C, Section 6.6.8.E.	
2. Freestanding Sign	The freestanding sign and associated sign structure must be maintained in good condition. At such time that improvements occur on the site which would require the removal of non-conforming signs, per Appendix C, Section 2.17.B, the freestanding sign would be required to be removed at that time.	Support
3. Parking	Parking spaces must be striped a minimum of 8.5 in width by 18.5 feet in length.	Support
4. Parking	Parking area must be maintained as an evenly paved surface.	Support
5. Lighting	Any proposed lighting must meet the requirements of Appendix C, Article 6.6.9.	Support
6. Screening	Mechanical equipment, utilities, and refuse areas shall be placed behind and away from any required building line, not be stored or located within any street-space, and shall be screened from view from the street-space.	Support

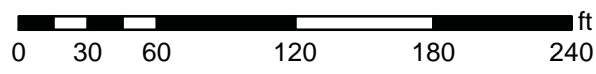
SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends APPROVAL of the request with all waivers and conditions.

Surrounding Zoning Map - 1113-1121 W Main St.



1 inch = 83 feet



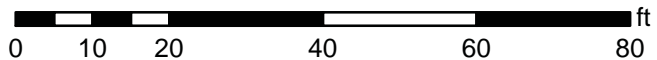
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Aerial Photo- 1113-1121 W Main St.



1 inch = 25 feet



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