



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: October 4, 2018

CASE NO: PZ 18-35

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Rick Lambie of Salem Lutheran Church to amend an existing Special Exception Ordinance No. 11,615, with a Special Use, in a Class R-1 (Single Family Residential) District for a building addition and free standing sign for the property located at 1700 W War Memorial Drive (Parcel Identification No. 14-29-152-020) Peoria, IL (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Exception for an approximately 3,040 sq ft building addition and freestanding sign as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	No change to the existing parking lot containing 149 spaces. Parking lot will be striped to include 5 handicap parking spaces.	None	In compliance
Mechanical & Utility Screening	No change to the existing mechanical equipment.	None	In compliance
Landscaping	Existing and proposed trees and shrubs for the front yard and parking lot.	None	In compliance
Screening of refuse containers	Six-foot tall solid enclosure constructed of cedar with a gate for access.	None	In compliance
Signs	Replace the existing approximately 4.5' tall, 100 sq. ft. monument sign with a 5' 10 ¼" tall, 84 sq. ft monument sign.	Sign height and size. District maximum height is 5 ft and size is 20 sq ft.	No objection
Exterior Lighting	No change	None	Must be downlit and limited to 3 footcandles measured at the property line
Setbacks	Existing building and proposed building addition exceed the minimum required setback for front, side and rear yards.	None	In compliance
Height	Two-story building addition to existing structure which is approximately 60-ft tall at highest point.	None	In compliance

BACKGROUND

Property Characteristics

The subject property contains 5.2 acres of land and is currently developed as the Salem Lutheran Church. The property is zoned Class R-1 Single Family residential and surrounded by Brandywine Dr/War Memorial Dr to the north, C-2 (Large Scale Commercial) zoning east, Interstate 74 to the south, and C-1 (General Commercial) zoning to the west.

History

Salem Lutheran Church was constructed prior to annexation into the City in 1964. In 1987, a Special Exception for a building addition was approved by City Council.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R1 (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 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	Locate plantings on the subject property
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 recommends APPROVAL of the request to amend the existing Special Exception for the building addition including the requested waiver for a 5' 10 ¼" tall, 84 sq ft freestanding sign and the following condition:

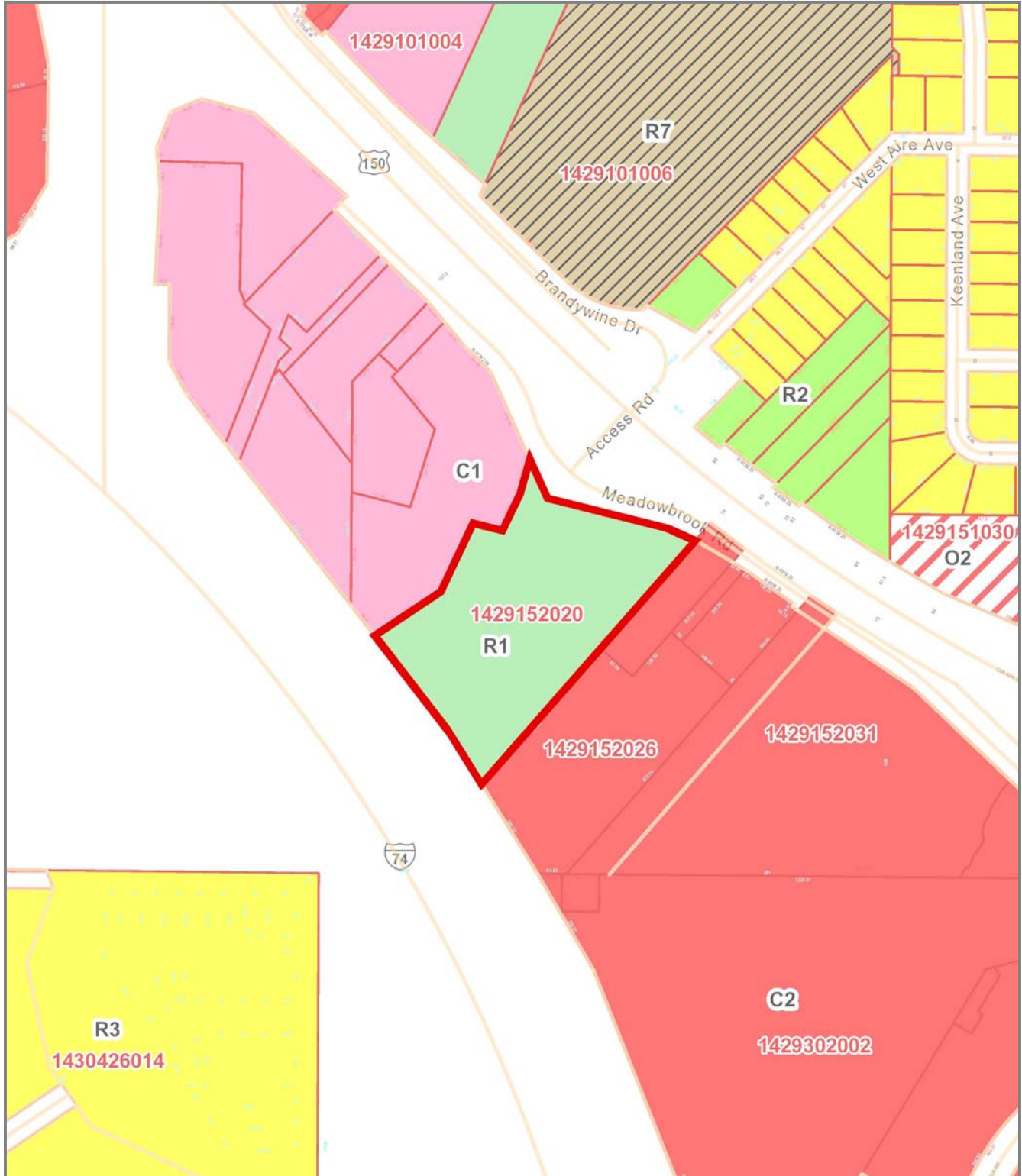
- 1) Ensure that new landscaping is located on the subject property and not within the public right-of-way.

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. Landscaping Plan
5. Elevations and/or Renderings
6. Photos

1700 W War Memorial Dr



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 = 333 feet
 9/11/2018



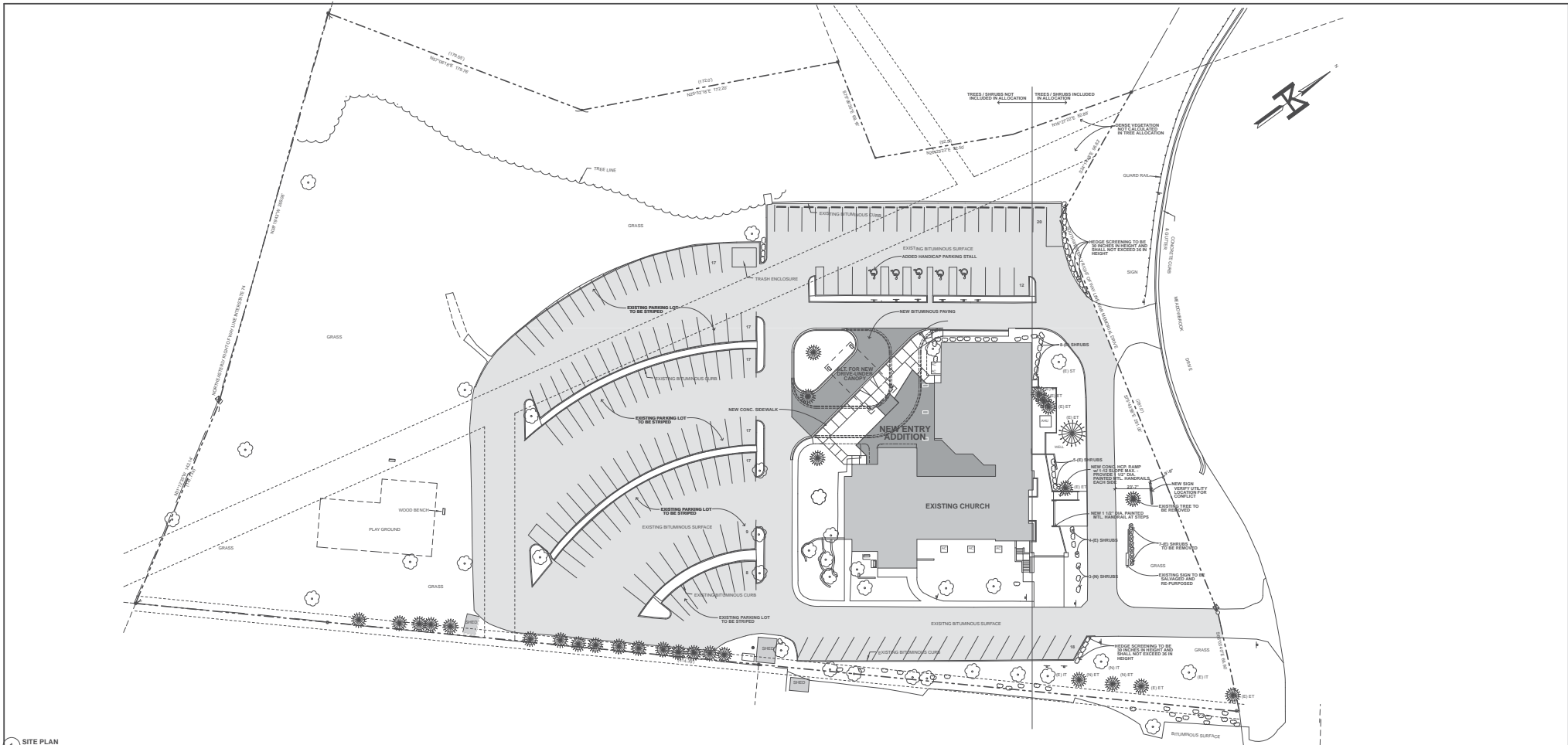
1700 W War Memorial Dr



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Map Scale
1 inch = 167 feet
 9/11/2018





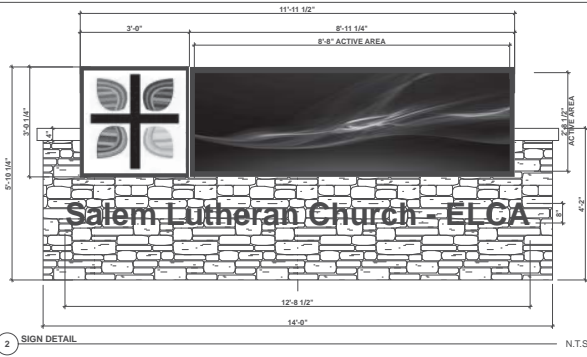
1 SITE PLAN
1" = 30'

LANDSCAPING ALLOCATION		
EXISTING TREES - POINT VALUE	NUMBER OF UNITS	TOTAL
SHADE TREE (E.T.) - 20 POINTS	3	60
EVERGREEN TREE (E.T.) - 15 POINTS	7	105
INTERMEDIATE TREE (E.T.) - 15 POINTS	2	30
EXISTING SHRUBS - POINT VALUE (S) SHRUBS - 3 POINTS	17	51
NEW TREES - POINT VALUE		
EVERGREEN TREE (IN E.T.) - 15 POINTS	5	75
INTERMEDIATE TREE (IN E.T.) - 15 POINTS	1	15
NEW SHRUBS - POINT VALUE (N) SHRUBS - 3 POINTS	3	9
GRAND TOTAL		280
REQUIRED POINTS*		223

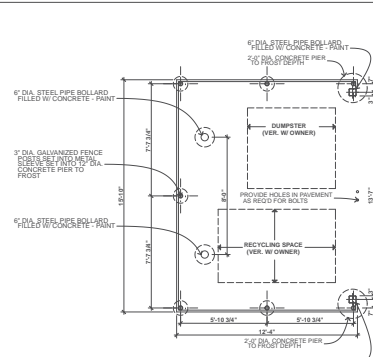
*THE NUMBER OF POINTS THAT MUST BE ACHIEVED THROUGH LANDSCAPING FROM TREES AND SHRUBS WHICH SHALL BE BASED ON THE PERCENTAGE LENGTH OF THE LOT FRONTAGE AS MEASURED ALONG THE PROPERTY LINE DIVIDED BY TWO.
TOTAL FRONTAGE ROAD = 445 LF DIVIDED BY 2 = 222.5 REQUIRED POINTS



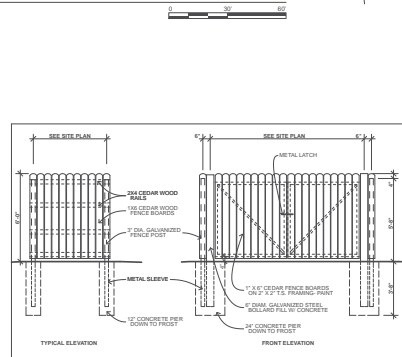
9/25/18 ENTRY ADDITION AND RENOVATION



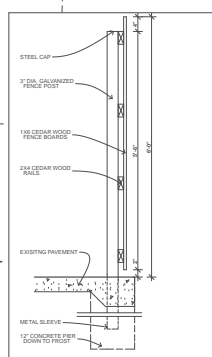
2 SIGN DETAIL
N.T.S.



3 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"



4 TRASH ENCLOSURE - FENCE ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE - FENCE SECTION
3/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION



330.251.4101 | 330.251.4454
3335 West 95th Street
PO Box 1228
St. Cloud, MN 56302



WEST ENTRY VIEW



SOUTH ENTRY VIEW

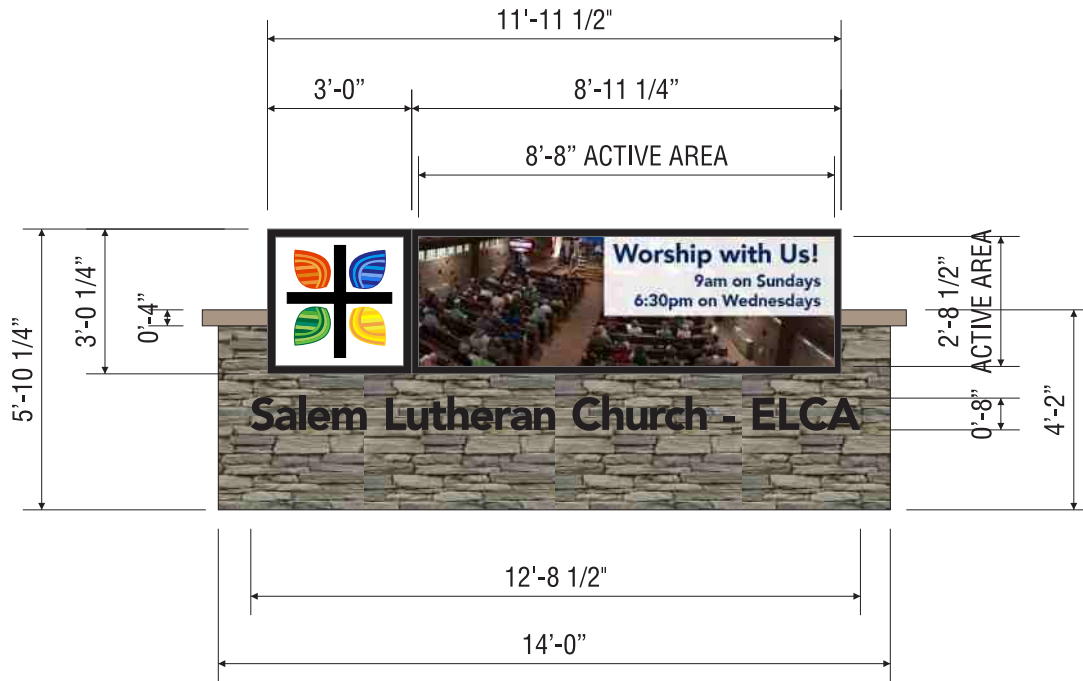


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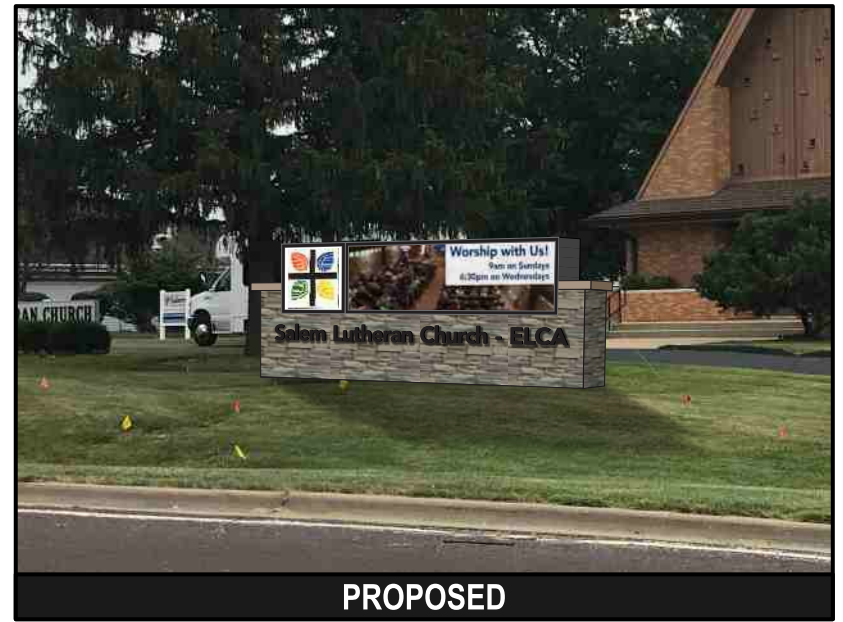
1 SW ENTRY ELEVATION
1/8" = 1'-0"



NEW ILLUMINATED S/F MONUMENT SIGN WITH PRISMVIEW 10mm RGB EMU - PIP SIGNS – SALEM OF PEORIA



EXISTING



PROPOSED

Quantity: **One(1) S/F**
 O.A.H.: **3'-0 1/4"**
 O.A.W.: **3'-0"**
 Total Sq.Ft.: **9.1**
 Face: **White Acrylic**
 Trim Cap: **Black**
 Returns: **Painted Alum, Black**
 Retainers: **Painted Alum, Black**

Base: **Texture Plus Ledgestone Select - Natural Grey**
 Cap: **Painted Alum, PMS 7530 C**

Vinyl: **Digital Print, Perforated Black (Channel Letters)**

Illumination: **White LED**

Notes: **Need Survey to determine Sign Area, Electric Hook Up.**

Quantity: **1**
 Overall Cab. Height: **3'-0.2"**
 Overall Cab. Width: **8'-11.3"**
 Active: **2'-8.5" x 8'-8"**
 Overall Sign Depth: **8in.**
 Total Sq. Ft.: **27.0**

Type: **10mm 80 x 256 RGB LED Matrix Display**
 Cabinet Style: **Non-Structural Unibody**
 Approx. Weight/Face: **269.7 lbs**
 Wattage/Face: **1577 (Display only)**



CLIENT NAME

ADDRESS: **Street**
 CITY/STATE: **City, State**
 ZIP: **Zip Code**

www.OMEGASIGNCHICAGO.COM
 PHONE **630.237.4397** FAX **630.237.4398**

SCALE:	Rev 1	00/00/00
1/4" = 1'-0"	Rev 2	00/00/00
DATE	Rev 3	00/00/00
7/31/18	Rev 4	00/00/00
	Rev 5	00/00/00
	Rev 6	00/00/00
001	Rev 7	00/00/00

UL NUMBER(S)	SALES PERSON	ARTIST
000000	S. Menna	J. Richmond
000000		CUSTOMER APPROVAL
000000		DATE
000000		LANDLORD APPROVAL
		DATE

FILE PATH: Shared\Client Files\PIP Signs\Salem of Peoria\Art\PIP Signs – Salem of Peoria_SF Monument_180731.pdf

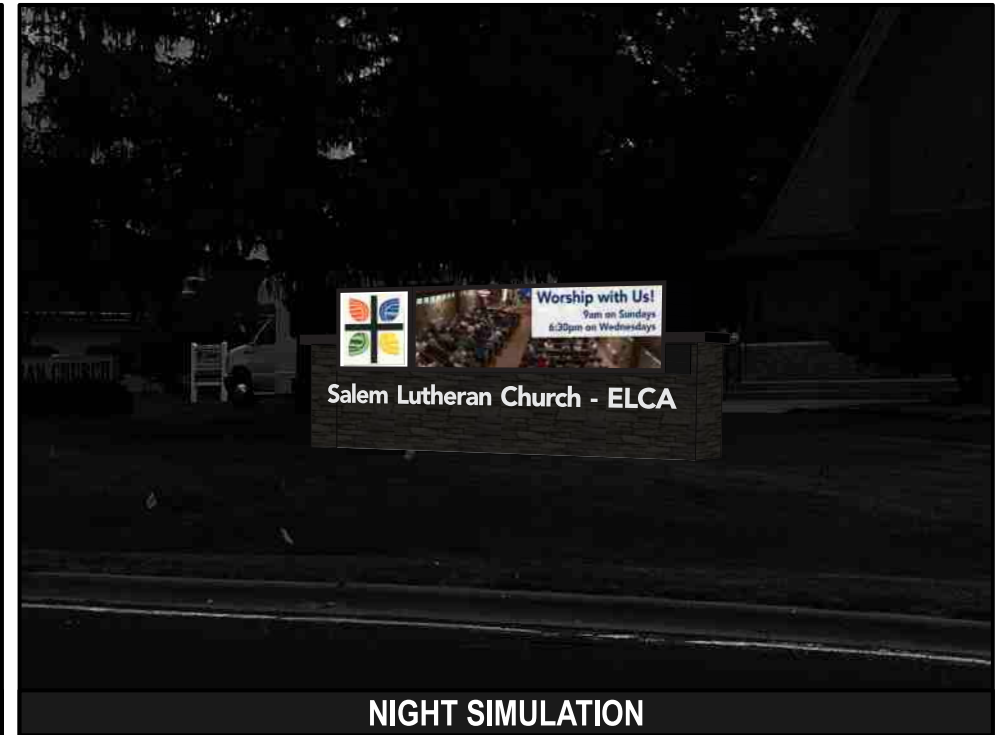
ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.

Each sign must have:
 1. A minimum of one dedicated 120V 20A circuit.
 2. Junction box installed within 6 feet of sign.
 3. Three wires: Line, Ground and Neutral.

NEW ILLUMINATED S/F MONUMENT SIGN WITH PRISMVIEW 10mm RGB EMU - PIP SIGNS – SALEM OF PEORIA



PROPOSED



NIGHT SIMULATION



CLIENT NAME

ADDRESS: Street
 CITY/STATE: City, State
 ZIP: Zip Code
www.OMEGASIGNCHICAGO.COM
 PHONE **630.237.4397** FAX **630.237.4398**

SCALE: 1/4" = 1'-0"
 DATE 7/31/18
 002

Rev	DATE	UL NUMBER(S)	SALES PERSON	ARTIST
Rev 1	00/00/00			J. Richmond
Rev 2	00/00/00	000000	S. Menna	CUSTOMER APPROVAL
Rev 3	00/00/00	000000		
Rev 4	00/00/00	000000		
Rev 5	00/00/00	000000		
Rev 6	00/00/00	000000		
Rev 7	00/00/00			

DATE	DATE

The customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per the above rendering(s) and customer agrees to all charges to fabricate sign(s) including permit & procurement fees & storage fees. The colors depicted in this rendering are not the exact color matches that will be displayed in the sign(s) construction, exact color swatches for each color can be supplied only upon the owners request.

FILE PATH: Shared\Client Files\PIP Signs\Salem of Peoria\Art\PIP Signs – Salem of Peoria_SF Monument_180731.pdf

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