AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF FEBRUARY 7, 2019 MINUTES

4. REGULAR BUSINESS
   *Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.*

   **CASE NO. PZ 19-07**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Billie Jo Stambaugh of BCJ Services, Inc to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for Auto Sales, Repair, & Service for the properties located at 314-318 S Olive Street (Parcel Identification Nos. 18-17-209-004 and 18-17-209-015), Peoria IL. (Council District 1).

   **CASE NO. PZ 19-08**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Haresh Patel to rezone property from a Class R-4 (Single Family Residential) District and Class P-1 (Parking) District to a Class C-1 (General Commercial) District for the properties located at 3728, 3802, and 3804 N Prospect Road, (Parcel Identification Nos. 14-27-255-004, 14-27-255-003, and 14-27-255-002), Peoria IL. (Council District 3).

   **CASE NO. PZ 19-09**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Robert Barry of Tres Rojas Winery, LLC to rezone property from a Class R-3 (Single Family Residential) District to a Class I-1 (Industrial/Business Park) District and approve a preliminary plat with a waiver, for the property located at N Galena Road (Part of Parcel Identification No. 14-15-200-014), Peoria, IL. (Council District 3)

   **CASE NO. PZ 19-11**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Vande Bosche of Washington Prime Group, Inc to amend an existing Special Use Ordinance No. 13,221 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Freestanding Sign for the properties commonly known as Northwoods Malls and located at 2200 W War Memorial Drive, 2316 W War Memorial Dr, 4512 N Sterling Ave, and 4518 N Sterling Ave, (Parcel Identification Nos. 14-19-451-003, 14-19-451-007, 14-19-451-011, 14-19-451-012, 14-19-451-013, 14-19-451-014, and 14-30-201-022), Peoria, IL (Council District 4)

   **CASE NO. PZ 19-12**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Bell of EPIC Peoria, LLC to obtain a Special Use in a Class WH (Warehouse Form) District for Waivers from the Form District requirements relating to Signage for the property located at 927 SW Washington Street (Parcel Identification No. 18-09-330-048), Peoria IL. (Council District 1).

   **CASE NO. PZ 19-B**
   Hold Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Handicap Accessible Parking.

5. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT
A meeting of the Planning & Zoning Commission was held on Thursday, February 7, 2019, at 1:12 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL
The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Mark Misselhorn, and Mike Wiesehan – 4. Commissioner’s absent: Eric Heard, Richard Unes – 2.

City Staff Present: Leah Allison

SWEARING IN OF SPEAKERS
Speakers were sworn in by Megan Nguyen.

MINUTES
Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on January 3, 2019; seconded by Commissioner Ghareeb. A correction was noted on Page 2, first paragraph, to replace the word “is” with “if”.

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS
CASE NO. PZ 19-04

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-04 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers:
1) Install sidewalks along the frontages of Bird Blvd and Hale Ave.
2) Waiver to allow a six-foot tall fence along the frontage of Hale Ave.
3) Waiver to allow alternative landscaping for front yard along Hale Ave.
4) Waiver to reduce the side yard setback from 20 feet to 15 feet for the solar facility.

Steve Kerr, representing the petitioner, provided a summary of the solar facility and noted that an FAA Aeronautical study is underway. He requested a waiver of the sidewalks and stormwater detention requirement for the solar facility.

Chairperson Wiesehan opened the Public Hearing at 1:32 p.m. There being no public testimony, the public hearing was closed at 1:32 p.m.

Discussion on the Findings of Fact was held.
Motion:
Commissioner Misselhorn made a motion to approve the request to amend the Special Use with the following conditions; seconded, by Commissioner Barry:
1) Obtain the appropriate FAA permit.
2) On-site stormwater detention is not required.
3) No installation of additional sidewalk on Bird Blvd or Hale Ave.
4) Waiver to allow a six-foot tall fence along the frontage of Hale Ave.
5) Waiver to allow alternative landscaping for front yard along Have Ave.
6) Waiver to reduce the side yard setback from 20 feet to 15 feet for the solar facility.

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Barry, Ghareeb, Misselhorn, and Wiesehan – 4
Nays: None.

CASE NO. PZ 19-05
Hold a Public Hearing and forward a recommendation to City Council on the request of Chris George of Tartan Realty Group to amend an existing Special Use Ordinance No. 13,932 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a commercial building, with a request to waive the parking impact fee, for the property commonly known as the Shoppes at Grand Prairie and located at 5201 W War Memorial Drive. The subject property is identified as Parcel Identification No. 13-11-151-027, Peoria IL. (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-05 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following conditions:
1) Payment of the parking impact fee or install a porous paving system.
2) A free-standing sign in compliance with Unified Development Code.
3) Provide authorization from adjacent property owner to perform parking lot paving.
4) Revise the handicap parking spaces to eliminate shared access aisle.

Doug Reichl, representing the petitioner, stated that the free standing sign and handicap parking would comply with the zoning regulations. He agreed to obtain consent from the adjacent property owner prior to paving the parking lot. He further explained the requested waiver for the parking impact fee.

Chairperson Wiesehan opened the Public Hearing at 2:04 p.m. There being no public testimony, the public hearing was closed at 2:04 p.m.

Discussion on the Findings of Fact was held.

Commissioner Ghareeb made a motion to approve the special use amendment with a waiver of the parking impact fee and including Staff’s remaining conditions #2 through #5 of approval, seconded by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 3 to 1.
Yeas: Ghareeb, Misselhorn, and Wiesehan – 3.
Nays: Barry - 1.

CASE NO. PZ 19-06
Hold a Public Hearing and forward a recommendation to City Council on the request of Mike Brooks of OSF Healthcare to obtain a Special Use in a Class R-4 (Single Family Residential) District for an Urban Farm for the properties located at 1005 S Brown St, 1007 S Brown St, 1412 W Antoinette St, 1414 W Antoinette St, 1418 W Antoinette St, 1420 W Antoinette St, 1424 W Antoinette St, 1428 W Antoinette St, 1500 W Antoinette St, 1502 W Antoinette St, 1503 W Antoinette St, 1504 W Antoinette St, 1506 W Antoinette St, 1507 W Antoinette St, 1508 W Antoinette St, and 956 S Shelley St, (Parcel Identification Nos. 18-17-177-020, 18-17-177-021, 18-17-177-006, 18-17-177-005, 18-17-177-004, 18-17-177-003, 18-17-177-002, 18-17-177-001, 18-17-176-006, 18-17-176-005, 18-17-133-017, 18-17-176-004, 18-17-176-003, 18-17-133-016, 18-17-176-002, and 18-17-133-034), Peoria IL. (Council District 1)
Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-06 into the record and presented the request. Ms. Allison provided the Summary of Proposal and the Development Review Board Analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following conditions.

1) Replace any deteriorated or non-ADA-compliant sidewalks and curbs along all property frontages including Antoinette, Brown, Hickory, and Shelley. Sidewalk participation may be available from the City of Peoria at an 80/20% cost share.
2) Install a sidewalk along the frontage of Hickory Street.
3) Waiver to increase the height of the fence along Brown Street from 4 feet to 6 feet.

Mike Brooks and Rev Donald Roszkowski, petitioners, explained how the urban farm will be maintained by volunteers, and the proposed fence will provide a secured area.

Chairperson Wiesehan opened the Public Hearing at 2:21 p.m.

An interested citizen, expressed concern for the attraction of rodents.

Chairperson Wiesehan closed the Public Hearing at 2:25 p.m.

Discussion on the Findings of Fact was held.

Commissioner Misselhorn made a motion to approve the proposed special use including Staff’s conditions of approval, seconded by Commissioner Barry.

    The motion was APPROVED viva voce vote 4 to 0.
    Nays: None.

CASE NO. PZ 18-D
Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Off-Premise Signs.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 18-D into the record and provided a summary of the proposed text amendment.

Chairperson Wiesehan opened the Public Hearing at 2:37 p.m. There being no public testimony, the public hearing was closed at 2:37 p.m.

Commissioner Barry made a motion to approve the proposed text amendment, seconded by Ghareeb.

    The motion was APPROVED viva voce vote 4 to 0.
    Nays: None.

CASE NO. PZ 19-A
Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Donation Bins.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-A into the record and provided a summary of the proposed text amendment.

Chairperson Wiesehan opened the Public Hearing at 2:51 p.m. There being no public testimony, the public hearing was closed at 2:51 p.m.
Commissioner Ghareeb made a motion to approve the proposed text amendment, seconded by Barry.

   The motion was APPROVED viva voce vote 3 to 1.
   Yeas: Barry, Ghareeb, and Misselhorn – 3.
   Nays: Wiesehan - 1.

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Ghareeb made a motion to adjourn, seconded by Commissioner Heard at approximately 2:55 p.m.

Leah Allison, Senior Urban Planner
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: March 7, 2019
CASE NO: PZ 19-07
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Billie Jo Stambaugh of BCJ Services, Inc to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for Auto Sales, Repair, & Service for the properties located at 314-318 S Olive Street (Parcel Identification Nos. 18-17-209-004 and 18-17-209-015), Peoria IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use for Auto Sales, Repair, & Service. Details of the property are described below:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Standards</td>
<td>As required in consideration of existing site conditions.</td>
<td>Allow two existing overhead doors to front the street without screening.</td>
<td>See Section 5.3.3.G attached. Waiver of overhead doors is accepted due to existing site conditions.</td>
</tr>
</tbody>
</table>
| Buildings          | 1) 943 sf garage, single story  
                      2) 1000 sf garage, single story                                                  | None                                                                  | In compliance                                                                                    |
| Parking            | No off-street parking provided.                                                    | None                                                                  | In compliance                                                                                    |
| Mechanical & Utility Screening | None                              | None                                                                  | N/A                                                                                             |
| Landscaping        | None proposed. No change to existing conditions.                                    | No landscaping due to existing paved surfaces.                         | No objection                                                                                    |
| Refuse Screening   | None proposed.                                                                    | None                                                                  | Garbage dumpsters must be placed in a six to seven foot tall, four-sided, solid enclosure with a gate for access. |
| Signs              | None proposed.                                                                    | None                                                                  | N/A                                                                                             |
| Exterior Lighting  | A building mounted light on each garage structure.                                  | None                                                                  | Lighting must be directed downward and not spill over onto adjacent properties.                  |
| Fencing            | 1) Six-foot tall solid fence located in the front yard of Olive St.  
                      2) Six-foot tall solid fence located in alignment with the building wall facing Jefferson Ave. | Waiver to allow existing front yard fence.                           | 1) Reduce height of fence to 3 feet or remove from the front yard.  
                                                                      |                                                                                       | 2) In compliance                                                                     |
| Setbacks           | Existing setbacks:  
                      Front yard = 10 - 35 ft  
                      Side yard = 5 - 30 ft  
                      Rear Yard = N/A                                                         | Allow for existing site conditions.                                    | Non-conforming setbacks due to existing buildings.  
                                                                      |                                                                                       | No objection                                                                        |
| Street Façade      | No change to existing buildings.                                                    | Allow for existing non-compliant building placement.                  | No objection                                                                                    |
**Background**

**Property Characteristics**
The subject properties contain 0.52 acres and are developed with two garages for conducting the proposed use. The properties are surrounded by CN (Neighborhood Commercial) zoning to the north, south, east, and west.

**History**

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>J (Light Industrial)</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>J (Light Industrial)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C3 (General-Commercial)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>CN (Neighborhood Commercial)</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>No – landscaping, and existing building/site conditions</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Reinvest in Neighborhoods</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Smart Population Growth</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Development Review Board Recommendation**
The Development Review Board recommends APPROVAL of the request with the following conditions and waivers:

1. Remove all obstructions (vehicles, fencing and gate, etc) in the public alley located between Olive Street and Jefferson Ave.
2. Remove vehicles located in the public right-of-way of Jefferson Ave or obtain a Revocable Right-of-Way Permit from the Public Works Dept.
3. Replace all deteriorated sidewalks.
4. Install new sidewalk on Olive Street.
5. Reduce the height of the front yard fence on Olive Street to 3 feet or remove from the front yard.
6) There shall be no dismantling of vehicles for salvage.
7) The storage of impounded vehicles shall not be permitted.
8) All repair and service of motor vehicles shall be conducted within a fully-enclosed building.
9) All vehicles located in the vehicle display area must be marked for sale, independently maneuverable, and operable.
10) Waiver to allow existing landscaping, building setback, street façade, and windows/doors to remain as currently constructed, included no required screening of service doors.

**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. Photos
314-318 S Olive St

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 = 83 feet
2/6/2019
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 = 50 feet
2/19/2019

https://gis.peoriacounty.org/PeoriaGIS/
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: March 7, 2019
CASE NO: PZ 19-08

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Haresh Patel to rezone property from a Class R-4 (Single Family Residential) District and Class P-1 (Parking) District to a Class C-1 (General Commercial) District for the properties located at 3728, 3802, and 3804 N Prospect Road, (Parcel Identification Nos. 14-27-255-004, 14-27-255-003, and 14-27-255-002), Peoria IL. (Council District 3)

SUMMARY OF PROPOSAL
Petitioner Haresh Patel is requesting to rezone three parcels from R-3 (Single Family Residential) and P-1 (Parking) to C-1 (General Commercial).

BACKGROUND

Property Characteristics
The subject properties contain 0.36 acres of land and are currently developed with two residential structures, accessory garages, and a parking lot. Two parcels are zoned Class R-4 (Single Family Residential) and one parcel is zoned P-1 (Parking). The properties are surrounded by C-1 (General Commercial) zoning to the north and south, B-2 (General Retail Business) to the west (Village of Peoria Heights), and R-4 (Single Family Residential) zoning to the east.

History

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>A (One Family Dwelling)</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>A (One Family Dwelling)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C1 (Commercial-Residential) and P1 (Off-Street Parking)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>R4 (Single-Family Residential) and P1 (Parking)</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met per Community Development Dept. Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>LaSalle Factor #1: Existing uses of and zoning of nearby property</td>
<td>The subject properties are adjacent to commercial zoning on the north, south, and west. Existing uses of nearby property include commercial and residential.</td>
</tr>
<tr>
<td>LaSalle Factor #2: Extent to which property values are diminished by the particular zoning</td>
<td>Property values will not be diminished by the C-1 (General Commercial) zoning.</td>
</tr>
<tr>
<td>LaSalle Factor #3: Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.</td>
<td>None</td>
</tr>
<tr>
<td>Standard</td>
<td>Standard Met per Community Development Dept. Review</td>
</tr>
<tr>
<td>----------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td>LaSalle Factor #4: Relative gain to the public as compared to the hardship imposed on the individual property owner.</td>
<td>The proposed zoning will provide uniform commercial zoning for the complete street frontage.</td>
</tr>
<tr>
<td>LaSalle Factor #5: Suitability of the property for the zoned purpose.</td>
<td>The property is suitable for the C-1 (General Commercial) zoning class as the adjacent properties on the same street frontage are also zoned C-1 (General Commercial).</td>
</tr>
<tr>
<td>LaSalle Factor #6: Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.</td>
<td>Unknown</td>
</tr>
<tr>
<td>LaSalle Factor #7: Public need for the proposed use.</td>
<td>None</td>
</tr>
</tbody>
</table>

**Comprehensive Plan Future Land Use Designation**

The Future Land Use Designation is Commercial and Medium Density Residential

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**
The Development Review Board recommends approval of the request.

**ATTACHMENTS**
1. Surrounding Zoning
2. Aerial Photo
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 = 83 feet
2/6/2019
TO: City of Peoria Planning & Zoning Commission  
FROM: Development Review Board (Prepared by Leah Allison)  
DATE: March 7, 2019  
CASE NO: PZ 19-09  
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Robert Barry of Tres Rojas Winery, LLC to approve a preliminary plat with a waiver and rezone property from a Class R-3 (Single Family Residential) District to a Class I-1 (Industrial/Business Park) District for the property located at N Galena Road (Part of Parcel Identification No. 14-15-200-014), Peoria, IL. (Council District 3)

SUMMARY OF PROPOSAL
Petitioner Robert Barry is requesting approval of a preliminary subdivision plat with the following waivers:
1) Connection to the public sanitary sewer system  
2) Stream Buffer Requirements

The plat creates a 14.5 acre parcel out of a 63.61 acre tract owned by IL American Water Company.

The petitioner is also requesting to rezone the 14.5 acres from Class R-3 (Single Family Residential) to Class I-1 (Industrial/Business Park).

BACKGROUND

Property Characteristics
The subject property contains 63.61 acres of land and is currently undeveloped and used primarily as cropland. The property is surrounded by R-7 (Multi-Family Residential) zoning to the north, I-2 (Railroad/Warehouse Industrial) to the east, and R-3 (Single Family Residential) south and west.

History

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>Not in the City of Peoria</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>Not in the City of Peoria</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>I2 (Heavy-Industrial) and R1 (Low Density Residential)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>R3 (Single-Family Residential)</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Standard for Rezoning</th>
<th>Standard Met per Community Development Dept. Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>LaSalle Factor #1: Existing uses of and zoning of nearby property</td>
<td>The subject property is adjacent to I-2 (Railroad/Warehouse Industrial) District. Existing uses of nearby property include commercial, industrial, residential, and forested nature preserve.</td>
</tr>
<tr>
<td>LaSalle Factor #2: Extent to which property values are diminished by the particular zoning</td>
<td>Property values will not be diminished by the I-1 (Industrial/Business Park) zoning.</td>
</tr>
<tr>
<td>Standard for Rezoning</td>
<td>Standard Met per Community Development Dept. Review</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>LaSalle Factor #3: Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.</td>
<td>None</td>
</tr>
<tr>
<td>LaSalle Factor #4: Relative gain to the public as compared to the hardship imposed on the individual property owner.</td>
<td>The rezoning would allow for additional or expansion of industrial and commercial uses.</td>
</tr>
<tr>
<td>LaSalle Factor #5: Suitability of the property for the zoned purpose.</td>
<td>The property is suitable for the I-1 (Industrial/Business Park) zoning class with industrial uses and zoning immediately adjacent to the east.</td>
</tr>
<tr>
<td>LaSalle Factor #6: Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.</td>
<td>The property has historically been used as cropland.</td>
</tr>
<tr>
<td>LaSalle Factor #7: Public need for the proposed use.</td>
<td>None</td>
</tr>
<tr>
<td>Comprehensive Plan Future Land Use Designation</td>
<td>The Future Land Use Designation is Low Density Residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard for Plat Review</th>
<th>Standard Met per Community Development Dept. Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not foster excessive population density.</td>
<td>Yes</td>
</tr>
<tr>
<td>Does not foster inefficient use of land area.</td>
<td>Yes</td>
</tr>
<tr>
<td>The character of design is compatible with adjacent development.</td>
<td>Yes</td>
</tr>
<tr>
<td>The design is not a substantial departure from the aesthetic standards of the community.</td>
<td>Yes</td>
</tr>
<tr>
<td>Adequate infrastructure both within and supportive to the subject property is in place or has been provided for.</td>
<td>No</td>
</tr>
<tr>
<td>The plat conforms with the requirements of 2.13 Subdivisions.</td>
<td>No</td>
</tr>
</tbody>
</table>

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the proposed preliminary plat subject to the following conditions:

1) Revise the preliminary plat to include the limits of the stream buffer area and compliance with the requirements of the stream buffer regulations.
2) Revise the preliminary plat to include the required certificates.
3) Connection to a public sanitary sewer system.

Staff does not support the request to waive the connection to the public sanitary sewer. The property is within approximately 525 feet of a gravity sewer line and a force main both located on the west side of Galena Road. Connection to the public sanitary sewer allows for future changes to density and zoning uses, and is the appropriate means of handling wastewater/sewage in an urban and developing area.
Staff does not support the request to waive stream buffer requirements. The buffer is intended to preserve the stream area in its natural state, stabilize stream banks, reduce erosion, filter storm water runoff, enhance wildlife habitat, provide shade, screen noise, serve as recreational areas, and enhance aesthetics. Without a protective buffer, the land may be cleared of trees and natural vegetation leading to erosion, flooding, and compromised water quality.

The Development Review Board recommends approval of the request to rezone to I-1 (Industrial/Business Park).

**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Preliminary Plat
4. Waiver requests
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
LEGAL DESCRIPTION FOR PROPOSED LOT 1

BEING PART OF 63.99 ACRES PARCEL, SHOWN ON TRACT SURVEY 50 PAGE 17 RECORDED AS DOCUMENT NUMBER 2018000477 IN THE PEORIA COUNTY RECORDER OF DEEDS OFFICE, BEING PART OF THE NORTHEAST AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA, COUNTY, ILLINOIS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID 63.99 ACRES PARCEL, THENCE SOUTH 00 DEGREES 07 MINUTES 33 SECONDS EAST 751.79 FEET ALONG THE EAST LINE OF SAID PARCEL; THENCE NORTH 89 DEGREES 49 MINUTES 50 SECONDS WEST 846.95 FEET; THENCE NORTH 08 DEGREES 08 MINUTES 22 SECONDS EAST 210.38 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH 08 DEGREES 08 MINUTES 22 SECONDS WEST 544.84 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89 DEGREES 09 MINUTES 31 SECONDS EAST 594.22 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 03 SECONDS EAST 206.50 FEET TO THE POINT OF BEGINNING, CONTAINING 14.56 ACRES MORE OR LESS.
Tres Rojas Winery & Vineyard

Project Overview and Waiver Request

Tres Rojas Wines, LLC is proposing to establish a commercial winery with 6 acre vineyard on a 14-acre portion of tract 14-15-200-014. Development would include a winery building (60x104) with tasting room and small event room along with all wine production and storage. In addition to the winery building, a tractor shed of approximately 20x30 would also be built. Parking for 80+ cars plus at least 4 ADA spots would be provided in a packed gravel parking lot. The winery would have an outdoor patio and host weddings and other events. A permanent easement along the existing gravel road into the south side of the tract will be granted by Illinois American Water as part of the sales contract. The parcel would need to be re-zoned from R-3 to I-1 to accommodate the use as a commercial winery.

The proposed location of the building and parking would be in the southeast corner of the 14-acre tract. Water to the facility would come from the existing water main on E San Koty Drive and would be run along the east boundary to a point near the building. Existing power lines on the east boundary would provide power.

Request for Waiver of Sanitary Sewer Connection and Authorization for Septic System

The closest sewer facilities are located along IL-29 with a minimum run of more than 1,030 ft up the east boundary and down E San Koty Dr. This would require extensive excavation of the street and disruption of access to 10 residences. Access to the existing sewer along the proposed entrance road is more than 1,900 ft. Cost of excavation and sewer pipe to reach either of these locations would be prohibitive and prevent us from developing our project. There is ample room within the project area to install an adequate septic system and provide for a replacement of the system in the future, if required. Due to these factors, we are requesting the city waive the requirement for us to be connected to the sanitary sewer and allow us to install an appropriate septic system.
Case No PZ 19-09
Request for Waiver of Stream Buffer Requirements

The property in question is a 14.56 acre tract at the north end of current Parcel 14-15-200-014. Current land use in this tract is approximately 3.2 acres of forested area that contains a seasonal/intermittent stream, and 11.36 acres of cropland.

We are requesting the requirements of the stream buffer delineation be waived as per Peoria, IL Code of Ordinances 8.6.2 B(2). This section states: “… the section shall not apply to: Agricultural operations that are existing at the time of the passage of this development code or, after implementation of this development code, are determined to have no significant negative effects upon the water quality of the watercourse.”

We make this argument based on these facts:

(1) The land is currently in agriculture (row crops).

(2) The future use of the property will be for agricultural use (vineyard).

(3) The new development proposed for the property will be located in the southeast corner, with the nearest structure being approximately 300 ft from the streambank and 2 ft lower in elevation. This means that any runoff from the developed area (~1.1 ac) would have to flow uphill to enter the stream. Therefore, it is unlikely that the development would have any effect on the watercourse whatsoever.

(4) In addition, the area of the vineyard and grounds surrounding the development would be planted to perennial grasses which would reduce potential for sediment to enter the watercourse from the tract. This would actually be an improvement from the existing condition of row crop agriculture, which leaves the soil bare except where the crop is rooted. The vineyard would be bare under the vines and vegetated throughout the remaining area.

(5) The existing wooded area already contains the required buffer of 30 ft. It is our intention to leave the wooded area as it is to act as a screen between the winery and vineyard and the adjacent residential area. We would proactively remove known invasive species such as Tartarian honeysuckle which is known to be on the site. Any other invasive species found in the forested area will also be removed.

In addition to the above, under Section 8.6.6 B(1), the company we have hired to do the survey work for the tract subdivision, has told us the cost for the stream buffer delineation would increase our cost by over 30% which puts a financial hardship on us.

Submitted by: Robert X. Barry
PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: March 7, 2019
CASE NO: PZ 19-11
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Vande Bosche of Washington Prime Group, Inc to amend an existing Special Use Ordinance No. 13,221 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Freestanding Sign for the properties commonly known as Northwoods Mall and located at 2200 W War Memorial Drive, 2316 W War Memorial Dr, 4512 N Sterling Ave, and 4518 N Sterling Ave, (Parcel Identification Nos. 14-19-451-003, 14-19-451-007, 14-19-451-011, 14-19-451-012, 14-19-451-013, 14-19-451-014, and 14-30-201-022), Peoria, IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to amend the existing Special Use to add a freestanding sign as further described below:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>No change to 3,000+ regular and handicap accessible parking spaces.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>No change to mechanical and utility equipment screening.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Refuse Screening</td>
<td>No change to garbage dumpster screening.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Landscaping</td>
<td>No change to existing landscaping.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Signs</td>
<td>A 35-foot tall multi-tenant freestanding sign totaling 640 sq. ft. in size.</td>
<td>Increase the sign size and height of all mall signs.</td>
<td>Limit to 3 signs.</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>No change to existing lighting.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No change to building setbacks.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Height</td>
<td>No change to buildings.</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

BACKGROUND

Property Characteristics
The area encompassing the entire Special Use for the shopping center contains 53.67 acres and is surrounded by C-1 (General Commercial) zoning to the east, west, and north and Interstate 74 to the south.

History
On May 21, 1991, City Council granted a Special Use for Northwoods Mall with several amendments since then to include building expansions, signage, and restaurant buildings.
### 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.

<table>
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<tr>
<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>Sign height and size</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Reinvest in Neighborhoods</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Smart Population Growth</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Development Review Board Recommendation

The Development Review Board recommends APPROVAL of the request with the following conditions:

1. No more than three freestanding signs may exceed 35 feet in height and 640 sq. ft. in size.
2. Verification that the proposed sign meets clearance requirements for existing overhead utility lines.

**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. Clearance documentation
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 acknowledge 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 = 667 feet
2/6/2019
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Map Scale
1 inch = 333 feet
2/6/2019

https://gis.peoriacounty.org/PeoriaGIS/
NORTHWOODS MALL

EXTERIOR SIGN PACKAGE

JOB# 226578   08.10.2017

JONES SIGN
Your Vision Accomplished
NEW D/F INTERNALLY-ILLUMINATED PYLON SIGN DISPLAY (Qty 1)

FIELD SURVEY REQUIRED
VECTOR ARTWORK REQUIRED
ENGINEERING REQUIRED

SIMULATED 3-FORM TENANT PANEL CONSTRUCTION
CLEAR PLEX LIGHTLY Sanded ON 1st SURFACE w/ 2nd SURFACE APPLIED VINYL, TENANT GRAPHICS & WHITE DIFFUSER BEHIND

COLORS/FINISHES
- P1 PMS 7641C
- P2 PMS 491C
- P3 PMS WARM GREY 10C
- P4 PMS 411C
- P5 PMS 391C
- P6 MAP BRUSHED ALUMINUM
- V1 WHITE
- S1 VERDIGRIS LEDGESTONE "STERLING"

FONTS
Neutra Text FF All

SPECIFICATIONS
1. SEE SPECIFICATION CALL-OUTS THIS SHEET

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED LIGHT STUCCO FINISH P-1, P-2, P-3, P-4.

* "NORTHWOODS" TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNEL LETTERS w/ 1st SURFACE APPLIED VINYL, V-1, ILLUMINATE w/ WHITE LEDS.

* "MALL" TO BE ALUMINUM FACE CABINET DISPLAY PAINTED P-5 w/ ROUTED & PUSH-THRU CLEAR PLEX GRAPHICS w/ 1st SURFACE APPLIED VINYL, V-1, ILLUMINATE w/ WHITE LEDS.

ALUMINUM FIN STRUCTURE w/ PERFORATED ALUMINUM MESH PAINTED P-6, ILLUMINATE w/ PROGRAMMABLE RGB LED ACCENT LIGHTING.

TENANT PANELS TO HAVE SIMULATED 3-FORM PANEL CONSTRUCTION, ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE STONE VENEER FINISH S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.
NEW D/F INTERNALLY-ILLUMINATED MONUMENT SIGN DISPLAY (Qty 1)

FIELD SURVEY REQUIRED
VECTOR ARTWORK REQUIRED
ENGINEERING REQUIRED

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED LIGHT STUCCO FINISH P-1, P-2.

*NORTHWOODS* TO BE ROUTED & PUSH-THRU CLEAR PLEX GRAPHICS w/ 1ST SURFACE APPLIED VINYL V-1, ILLUMINATE w/ WHITE LEDS.

*MALL* TO BE ROUTED & PUSH-THRU CLEAR PLEX GRAPHICS w/ 1ST SURFACE APPLIED VINYL V-1, V-2. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE STONE VENEER FINISH S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

COLORS/FINISHES

- P-1 PMS 408C
- P-2 PMS WARM GREY 10C
- S-1 WHITE
- S-2 VIVID BLUE #17, OPAQUE
- S-1 VERONICA LEDGESTONE "STERLING"

FONTS
Neutra Text T7 All

SPECIFICATIONS
1. SEE SPECIALIZATION CALL-OUTS THIS SHEET

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in connection with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reprinted, copied or exhibited in any fashion. Use of this design or the talents of this design by any sign store by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a stiff financial cost to up to 20% of the purchase price of this sign. JONES SIGN will endeavor to closely match colors including PMS. Where specified. We cannot guarantee exact matches due to varying compatibility of surfaces and the paper used. All sizes and dimensions are illustrated for client's consideration of project and are not to be understood as being exact size or exact scale.
Hi Leah,

Just wanted to respond to the two comments that were provided for our submission. Please advise should you have any questions. Thanks!

1. Our sign vendor is confirming whether any lane closure will be required for the refresh of the existing monument sign off Scenic. If a closure is required, we will obtain the required permit from IDOT.

2. We had previously confirmed that there is adequate clearance from one of Ameren’s engineers. Please see the attached e-mail for additional color.

RYAN VANDE BOSCHE
Senior Director, Development

WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, IN 46204
Cell (Preferred): 317-413-7543
Indy Office: 317-986-8512
Cbus Office: 614-887-5915
ryan.vandebosche@washingtonprime.com

---

Leah Allison, AICP, LEED AP ND
Senior Urban Planner
City of Peoria
Ph: (309) 494-8667
Email: lallison@peoriagov.org

Choose kindness!

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Ryan,

Please check the attachment.

In this situation; NESC minimum required horizontal clearance is 8.1' from 69kV conductor. Per our phone conversation on 04/17/2018, you are going to place new sign at the same location of existing sign. If you keep the west food-print of existing sign with new sign you are about 11.6' offset East from the lowest 69kV conductor and will meet the NESC required clearance as well as 10' horizontal clearance required by OSHA.

Please let me know if you have any questions.

Thanks,
Waheed

WAHEED SHAHZAD
Career Engineer
Division 1
T 309.693.4631
C 309.573.4477
F 309.693.4664
E wshahzad@ameren.com

........................

Ameren Illinois
8420 N. University St.
Peoria, IL 61615
AmerenIllinois.com

Please consider the environment before printing this e-mail

From: Ryan Vande Bosche <Ryan.VandeBosche@washingtonprime.com>
Sent: Tuesday, April 17, 2018 9:39 AM
To: Shahzad, Waheed <WShahzad@ameren.com>
Subject: [EXTERNAL] FW: Ameren poles along Sterling Northwoods Mall

EXTERNAL SENDER

Per our discussion, see attached for Sterling Ave. location. Thanks Waheed!
From: Haile, Stephen S [mailto:SHaile@ameren.com]
Sent: Tuesday, April 17, 2018 10:09 AM
To: Shahzad, Waheed <WShahzad@ameren.com>
Cc: Ryan Vande Bosche <Ryan.VandeBosche@washingtonprime.com>; Ryan Whalen <Ryan.Whalen@washingtonprime.com>
Subject: FW: Ameren poles along Sterling Northwoods Mall


From: Ryan Vande Bosche <Ryan.VandeBosche@washingtonprime.com>
Sent: Tuesday, April 17, 2018 9:08 AM
To: Bill Lewis <blewis@peoriagov.org>; Haile, Stephen S <SHaile@ameren.com>
Cc: Ryan Whalen <Ryan.Whalen@washingtonprime.com>
Subject: [EXTERNAL] RE: Ameren poles along Sterling Northwoods Mall

EXTERNAL SENDER

Bill and Stephen,

Thanks so much for your time and consideration on this.

Stephen – if there’s any additional detail I can provide, don’t hesitate to reach out. For your reference, the screenshot below gives you an idea of the proposed size of the pylon. Would greatly appreciate any information/guidance you can provide.

Thanks guys!
NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED LIGHT STICKER FINISH P-2, P-3, P-4.

"NORTHWOODS" TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNEL LETTERS w/ 1st SURFACE APPLIED VINYL V-2.

"MALL" TO BE ALUMINUM FACE CABINET DISPLAY PAINTED P-5 w/ ROUTED & PUSH-THRU PLEX GRAPHICS w/ 1st SURFACE APPLIED VINYL V-1.

ALUMINUM FIN STRUCTURE w/ PERFORATED ALUMINUM MESH PAINTED P-8, ILLUMINATE w/ PROGRAMMABLE LED ACCENT LIGHTING.

RADIUS TENANT PANELS TO HAVE ALUMINUM FACES PAINTED P-1 w/ ROUTED & BACKED-UP PLEX GRAPHIC ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE STONE VENEER FINISH S-1.

SEE ENGINEER'S SPECS FOR STRUCTURAL CALCULATIONS.
VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.
To: Haile, Stephen S <Shaile@ameren.com>
Cc: Ryan Vande Bosche <Ryan.VandeBosche@washingtonprime.com>; Ryan Whalen <Ryan.Whalen@washingtonprime.com>

Subject: Ameren poles along Sterling Northwoods Mall

Stephen,

We have been working with representatives from the Northwoods Mall (copied in this email) in regards to some improvements that they would like to do. One improvement involves new signage off of Sterling between the old Firestone building, and your sub station. When I say sign, I’m not talking about a typical street sign, this is a large pylon type sign that measures roughly 35’ in height. I’m pretty sure there is an existing sign in this location, only not as big. We recognize you have significant facilities in the area, so we need some input from you regarding required clearances for your facilities. Can you give us some information about what is there, and how far we would need to be away from the lines? We appreciate the help.

Bill Lewis, P.E.
Assistant Public Works Director
City Engineer
Office: 309-494-8811
Mobile: 309-417-7292

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NESC Required Clearance with wind

11.6' (East) offset from existing sign with no wind

Lowest 69kV conductor projection

10' Required OSHA clearance from conductor

With reference to the top of the sign
This is according to the existing sign foot-print. (Road Side)

Looking South

10.03 ft
19.88 ft
37.25 ft
11.59 ft
20'
11.6' (No Wind)
8.1'(With wind)
10'

20'
37'
11.6' (East) offset from existing sign with no wind

8.10 ft
8.1'(With wind)
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: March 7, 2019
CASE NO: PZ 19-12
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Bell of EPIC Peoria, LLC to obtain a Special Use in a Class WH (Warehouse Form) District for Waivers from the Form District requirements relating to Signage for the property located at 927 SW Washington Street (Parcel Identification No. 18-09-330-048), Peoria IL. (Council District 1)

SUMMARY OF PROPOSAL
Wall signs within the Warehouse Form district must be placed 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 shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.

The petitioner is proposing a wall sign located 21 feet above the adjacent sidewalk. See the attached illustration. The sign letters will not exceed 18 inches in height or width and three inches in relief. The letters will also be individually cut reverse channel letters and opaque.

The location of the sign is affected by the building’s existing windows and doors.

BACKGROUND

Property Characteristics
The subject property is 0.36 acre in size and developed with a climbing gym occupying 19,704 sq ft of gross floor building area. The property is zoned Class WH (Warehouse Form) District and surrounded by WH (Warehouse Form) District zoning to the north, south, east and west.

History
The building was built prior to 1931. A special use for Indoor Recreation – Athletic Club and building addition was approved in 2017 for its current size and use.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>K (Heavy Industrial)</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>K (Heavy Industrial)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>I2 (Heavy-Industrial)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>WH (Warehouse Form)</td>
</tr>
</tbody>
</table>

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.

<table>
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<tr>
<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
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<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Standard</td>
<td>Standard Met per DRB Review</td>
<td>DRB Condition Request &amp; Justification</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>----------------------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>No – Height of wall sign</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Reinvest in Neighborhoods</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Smart Population Growth</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request due the existing design of the building façade.

**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. Rendering/photos
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 = 167 feet
2/6/2019
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: March 7, 2019
CASE NO: PZ 19-B
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Handicap Accessible Parking.

SUMMARY OF PROPOSAL
Last year, the State of IL adopted a new Illinois Accessibility Code. This proposed text amendment to the City’s Code includes revisions to align with the State’s new code. The proposed changes include:

- Two parking spaces may share a common access aisle. Diagonal parking spaces may not share.
- Specifications for signage.
- Three diagrams to illustrate parking layout.

DEVELOPMENT REVIEW BOARD RECOMMENDATION
The Development Review Board recommends approval of the proposed text amendment.

ATTACHMENTS
1) Proposed Ordinance
AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO HANDICAP ACCESSIBLE PARKING

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the City of Peoria desires to amend Appendix A, the Unified Development Code;

NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 17,403 as adopted on October 11, 2016, is hereby amended by deleting the following stricken words and adding the following underlined words:

8.0 GENERAL DEVELOPMENT STANDARDS

***

8.1 OFF STREET LOADING AND PARKING

***

8.1.5 Off-Street Parking General Requirements

***

E. Handicapped Accessible Parking

1. Any required parking area shall provide parking spaces designated and located to adequately accommodate the disabled, and these shall be clearly marked as such.

2. Markings shall include yellow striping on the pavement designated as the accessible parking space and shall provide a clearly posted sign as provided by Section 11-301 of the Illinois Vehicle Code. Signs shall be vertically mounted on a post or wall at front center of the parking space, no more than 6 feet horizontally from the front of the parking space and set a minimum of 5 feet and a maximum of 9 feet from the finished grade to the bottom of the R7-8 sign. Signage shall clearly announce the fine for illegal parking in the accessible space as $350.00.

3. Handicapped accessible parking spaces shall be designated nearest the accessible entrance (exit) to the facility. For the first 25 (or less) parking stalls required on a site, one shall be a handicapped accessible space. When more than 25 stalls are required, handicapped accessible parking shall be provided at the rates indicated in the 8.1.6. Such schedule of handicapped accessible parking rates shall be applicable to all districts.

4. Each stall shall be 16 feet in width, including either an eight-foot or five-foot diagonally striped access aisle, by 18½ feet in length. The access aisle can be located on either side of the vehicle portion of the accessible space. Two parking space may share a common access aisle. Diagonal parking spaces shall not share an access aisle. Access aisles serving diagonal parking spaces must be located on the passenger side of the vehicle space. Any adjacent accessible parking space shall not share a common access aisle and No ramp shall be located within an access aisle. The aisle shall be kept free from any and all
obstructions at all time. This shall include a prohibition against parking in the access aisle.

Above: Illustration of two examples of legal accessible parking spaces.

Figure 1
5. Slopes related to accessible parking spaces and access aisles shall not exceed a 1:50 ratio (two percent) in any direction. Exceptions may be granted for unusual terrain conditions. The Zoning Administrator shall have sole discretion to determine the existence of such unusual terrain conditions.

6. Ramps shall be constructed of slip-resistant material with hazardous warning texture and any adjacent sidewalk shall provide a width of unobstructed sidewalk space of at least 36 inches, including any ramp encroachment. The designation of handicapped accessible parking stalls shall constitute consent by the property owner to the enforcement of the restriction of such spaces to disabled motorists by the City.
Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS

_______ DAY OF _____________________________, 2019

APPROVED:

_________________________________
Mayor

ATTEST:

_________________________________
City Clerk

EXAMINED AND APPROVED:

_________________________________
Corporation Counsel