AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JUNE 6, 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 19-18**
   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)

5. UPDATE ON PLANNING EFFORTS

6. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

7. ADJOURNMENT

Inquiries: Community Development Department, (309) 494-8600 or planning@peoriagov.org
A meeting of the Planning & Zoning Commission was held on Thursday, June 6, 2019, at 1:02 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, Eric Heard, and Mike Wiesehan – 4. Commissioners absent: Richard Unes - 1.

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 May 2, 2019; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS

CASE NO. PZ 19-17
Hold a Public Hearing and forward a recommendation to City Council on the request of Bradley University to amend an existing Official Development Plan, Ordinance 13,361, as amended, in a Class N-1 (Institutional) District for Local Sign Regulations, for the property commonly known as Bradley University and primarily bounded by Main Street, the alley east of Cooper Street, Bradley Avenue, Fredonia Avenue, Duryea Place, St. James Street, University Street, Bourland Avenue, Windom Street, and Garfield Avenue, Peoria, IL (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-17 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 recommends denial of the proposed primary entrance sign located at the southwest corner of the University St/Main St intersection. The large size of this sign does not proportionally fit into the surrounding environment and it is a private sign located entirely within the public right-of-way.

The Development Review Board does not object to the remaining proposed directional and building identification signs subject further review from our Legal Dept of private signs placed within the public right-of-way.

Renee Charles, representing the petitioner, provided a summary and explained the need for the proposed signs. She explained that the large primary sign located at the intersection of University St and Main St was for improved wayfinding. She explained that 12 inch lettering allows readability from 5 car lengths back at the intersection. Five inch letter allows readability from two car lengths back at the intersection.

Renee Richardson, representing the petitioner, stated the proposed signs are also intended to enhance aesthetics.

Chairperson Wiesehan opened the Public Hearing at 1:30 p.m. There being no public testimony, the public hearing was closed at 1:30 p.m.

Discussion on the Findings of Fact was held.

Motion:
Commissioner Ghareeb made a motion to approve the request as presented; seconded by Commissioner Barry:

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Barry, Ghareeb, Heard, and Wiesehan – 4
Nays: None
**CASE NO. PZ 19-G**

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 Manufactured Building Sales.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-G 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.

Discussion was held on the types of manufactured buildings.

Chairperson Wiesehan opened the Public Hearing at 1:50 p.m. There being no public testimony, the public hearing was closed at 1:50 p.m.

**Motion:**

Commissioner Heard made a motion to approve the proposed text amendment with the additional word “modular”, seconded by Commissioner Barry.

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

**CASE NO. PZ 19-H**

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 Outdoor Storage and Display.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-H 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.

Discussion was held on unsightly outdoor storage. It was noted that relief from the screening requirements can be achieved through a variance or special use, therefore a text amendment was not necessary.

Chairperson Wiesehan opened the Public Hearing at 2:00 p.m. There being no public testimony, the public hearing was closed at 2:00 p.m.

**Motion:**

Commissioner Barry made a motion to deny the proposed text amendment, seconded by Commissioner Heard.

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

**CASE NO. PZ 19-I**

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 Murals.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-I 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.

Discussion was held on the murals.
Chairperson Wiesehan opened the Public Hearing at 2:10 p.m. There being no public testimony, the public hearing was closed at 2:10 p.m.

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

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

Ross Black, Director of Community Development arrived to the meeting at 2:14 pm

**CASE NO. PZ 19-J**
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 Parking of Vehicles in Residential Districts.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-J 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.

Discussion was held on the vehicles parked and stored on residential properties.

Ross Black, Director of Community Development, noted that vehicles must be parked on a paved surface. The surface may be pavers and the least amount of surface necessary.

Chairperson Wiesehan opened the Public Hearing at 2:20 p.m. There being no public testimony, the public hearing was closed at 2:20 p.m.

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

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

**DISCUSSION ON COMMISSION STRUCTURE**
Director Black discussed the possibility of combining the Planning & Zoning Commission and Zoning Board of Appeals. The commissioners asked questions relating to efficiency, conflict of interest, knowledge of codes, and current vacancies on both commissions.

The majority of the commissioners supported the concept of a combined commission.

**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 2:48 p.m.

Leah Allison, Senior Urban Planner
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:

<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>Parking is provided for each business. No changes.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>No changes to existing mechanical or utility screening.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Landscaping is in place for front yard and parking lot areas. No changes to existing landscaping.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Buffers &amp; Screening</td>
<td>A natural wooded area along the south border provides a buffer for the adjacent residential uses. No changes to existing buffers and screening.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Signs</td>
<td>Menu Board for Culver’s: 46.29 sq. ft. in size and 6’3” in height. No changes to other signs.</td>
<td>To replace existing menu boards to improve product identification for customers</td>
<td>No objection</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>No changes existing lighting.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No changes to existing yards.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Height</td>
<td>No changes to existing buildings.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>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 &amp; circulation.</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C3 (General-Commercial)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>C2 (Large Scale 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 for Special Use</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>Increase the height and size of the drive through menu board</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 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
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
Peoria, IL

MAIN MENU BOARD
(MID=DT=46)
(REPLACING EXISTING MENU BOARD -SAME LOCATION)
MB-DT-46 EXTERIOR MENU BOARD
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)

SCALE: 3/8" = 1'

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

EXISTING SIGNAGE

SCOPE OF WORK
- REMOVE EXISTING EXTERIOR MENU BOARD
- INSTALL NEW BLUE EXTERIOR MENU BOARD

NOTES

SALES PERSON: MARK WEGSELL
DESIGNED BY: KEVANS
AO: 20757

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

FILE PATH: T:\e\20757 - Culver_s of Peoria _IL_ .309 (266)\Art


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