PLANNING & ZONING COMMISSION
THURSDAY, JUNE 4, 2020
VIA REMOTE VIDEO – 1:00 P.M.

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MAY 7, 2020 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 20-12**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C. to rezone property from a Class R-7 (Multi-Family Residential) District and Class R-3 (Single-Family Residential) District all to Class R-7 (Multi-Family Residential); and to amend an existing Special Use Ordinance No. 13,392, as amended, for an Assisted Living Facility, to allow for a building addition and grounds improvements, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification No. 14-29-428-005), Peoria, Illinois. (Council District 2)

   **CASE NO.**
   **PZ 20-13**
   Hold a Public Hearing and forward and recommendation to City Council on the request of Christopher J. Ober, of Black Band LLC, to obtain a Special Use in a Class WH (Warehouse) Form District for a Waiver of Wall Sign Lettering Size and Placement for the properties located at 1000 SW Adams Street (Parcel Identification Nos. 18-09-356-012 and 18-09-356-006) Peoria IL (Council District 1)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

Please note:
Governor JB Pritzker's Executive Order 2020-10, issued on March 20, 2020, prohibits all public and private gatherings of 10 people or more in a single room or single space at the same time. Governor JB Pritzker’s Executive Order 2020-18, issued on April 1, 2020, extended Executive Order 2020-10 through April 30, 2020. The Centers for Disease Control and Prevention (CDC) recommends gatherings of no more than 10 people in a single room or space and social distancing of at least six feet between persons. On March 18, 2020 Mayor Ardis declared a local State of Emergency, and has closed City Hall to the public to contain the spread of COVID-19. On March 24, 2020, the City’s Council granted Mayor Ardis emergency powers. The City Council extended the Mayor's emergency powers on April 21, 2020. The City Council extending the Mayor's emergency powers allows the Mayor to continue the City's local State of Emergency. To comply with these recommendations and requirements, and the spirit of the Open Meetings Act, the City is implementing a remote video meeting for the Planning & Zoning Commission meeting on June 4, 2020.

Anyone wishing to make a public comment can do so by sending those to Leah Allison by 5:00 p.m. on June 3, 2020. Public comments can be emailed to lallison@peoriagov.org or via fax at 309-494-8674. The email or fax should be labeled "Public Comment for the June 4, 2020 Meeting" along with your name and address.

All submissions received prior to the deadline by the public will be read into the record with up to five (5) minutes of each comment read aloud. The written comments, in their entirety, will be entered into the official minutes of the meeting as an attachment.

The agenda, minutes and a video podcast of the meeting will be available online at:
http://www.peoriagov.org/boards-commissions/

Inquiries: Community Development Department, (309) 494-8600 or lallison@peoriagov.org
A meeting of the Planning & Zoning Commission was held on Thursday, May 7, 2020, at 1:00 p.m., via Remote Video Conference, with Chairperson Michael R. Wiesehan presiding and with proper notice having been posted.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, Richard Unes, and Mike Wiesehan – 7.

City Staff Present: Leah Allison, Kerilyn Weick, Megan Nguyen, Cynthia Fulford, and Kim Smith.

**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 April 2, 2020; seconded by Commissioner Martin.

The motion was approved viva voce vote 7 to 0.

**REGULAR BUSINESS**

**PZ 20-8**

Hold a Public Hearing and forward a recommendation to City Council on the request of Maria McCormick Dinh to rezone property from the current Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the property located at 4241 N Boulevard Avenue (Parcel Identification No. 14-28-226-017 and 14-28-226-018), Peoria IL. (Council District 3)

The Petitioner has requested a deferral to the July 2, 2020 meeting.

Motion:

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

The motion was APPROVED by viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes. and Wiesehan – 7

Nays: None – 0

**PZ 20-9**

Public Hearing on the request of Brandon Dean of Dean Custom Builders, Inc, for approval of a Preliminary Plat for Thornewood Estates Subdivision, in a Class R-3 (Single Family Residential) District, generally located at the southeast corner of Wilhelm Road and the Rock Island Trail, (Parcel Identification No. 08-25-400-002). The petitioner is proposing 8 single family residential lots on 9.618 acres. (Council District 5)

The Petitioner has requested a deferral to the July 2, 2020 meeting.

Motion:

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-9 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context. Ms. Allison concluded with the recommendation from the Development Review Board to approve the preliminary plat with the following waiver and condition:

1. Waiver to allow cul-de-sac length greater than 400 feet.
2. Street name of cul-de-sac must be N. Hunters Trail Court to align with existing street.
Brandon Dean, Petitioner, explained the reason for the street name waiver. He noted that this subdivision is not related to Hunters Trail and therefore requested a different street name.

Chairperson Wiesehan opened the public hearing at approximately 1:11 PM. There being no public testimony, the public hearing was closed at approximately 1:11 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:12 PM.

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

The motion was APPROVED by viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7

Nays: None – 0

**PZ 20-10**
Hold a Public Hearing and forward a recommendation to City Council on the request of Bernard Dumyahn, of Mastec Network Solutions, LLC to amend an existing Special Use Ordinance No. 14,832, as amended, in a Class R-7 (Multi-Family Residential) District for a wireless communication tower height extension for the property located at 1601 W Gift Avenue (Parcel Identification No.14-32-153-022), Peoria, IL (Council District 2)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-10 into the record. Ms. Allison provided a summary of the proposal and offered relevant background context.

The Development Review Board recommends APPROVAL of the request to amend the special use subject to the following condition:

1. Provide solid screening for the street facing façade of the fenced equipment facility.

Bernard Dumyahn, Petitioner, provided additional information on the reason for the modifications to the tower. He did not object to providing a solid screen for the front façade of the equipment facility.

Chairperson Wiesehan opened the public hearing at approximately 1:21 PM. There being no public testimony, the public hearing was closed at approximately 1:21 pm.

Commissioner Ghareeb read the Findings of Fact at approximately 1:21 PM.

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

The motion was APPROVED by viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7

Nays: None – 0
PZ 20-11
Hold a Public Hearing and forward a recommendation to City Council on the request of Wayne Wiertzema of Tarantino & Company, LLC, on behalf of Todd Aman for MCB Holdings, LLC, to amend an existing Official Development Plan for Midstate College in a Class N-1 (Institutional) District, to allow for a revised Official Development Plan for Tarantino and Company, Bleeding & Clotting Disorders Institute, for the properties located at 405 and 427 W. Northmoor Road, and 6112, 6126, 6200 and 6204 Northmoor Court (Parcel Identification Nos. 14-16-155-014, 14-16-155-011, 14-16-155-010, 14-16-155-015, 14-16-155-016 and 14-16-155-006), Peoria, IL (Council District 4)

Commissioner Barry recused himself from the Case due to conflict of interest.

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 20-11 into the record and presented the request. Ms. Smith provided a summary of the request and offered relevant background context.

The Development Review Board recommends APPROVAL of the request to amend the official development plan subject.

Chairperson Wiesehan opened the public hearing at approximately 1:33 PM.

Steve Kerr, representative of the applicant, stated that BCDI will populate the existing building and addition; it will not be a tenant building. This is allowable under N1. The client desires a future tenant building with a retail or restaurant drive thru facility.

Becky Burns, COO of BCDI, gave a brief description of BCDI and their plan for growth.

The public hearing was closed at approximately 1:36 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:36 PM.

Motion:
Commissioner Heard made a motion to approve the request as presented; seconded by Commissioner Martin:

The motion was APPROVED by viva voce vote 6 to 0, with one abstention.
Yeas: Ghareeb, Grantham, Heard, Martin, Unes. and Wiesehan – 6
Nays: None – 0
Abstention: Barry – 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 Grantham at approximately 1:40 PM.

Cynthia Fulford, Development Technician
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: June 4, 2020
CASE NO: PZ 20-12

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C., representing Christian Buehler Memorial Home, to rezone property from a Class R-7 (Multi-Family Residential) District and Class R-3 (Single-Family Residential) District all to Class R-7 (Multi-Family Residential); and to amend an existing Special Use Ordinance No. 13,392, as amended, for an Assisted Living Facility, to allow for a building addition and grounds improvements, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification No. 14-29-428-005), Peoria, Illinois. (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to:
1. Obtain one zoning classification by rezoning a 0.04 acre portion from Class R-3 (Single-Family Residential) District to a Class R-7 (Multi-Family Residential) District. Zoning classification of the main campus will not change from the present Class R-7 (Multi-Family Residential) District, and
2. Amend the Special Use to allow a four story addition with a 16,950 SF footprint, at the SE corner of the property. The petitioner requests a waiver to increase the maximum allowable building height from 45 feet to 55 feet. The addition will consist of 12 bedroom units, fitness area, food service area, and parking garage.

<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>Dwelling Units</td>
<td>Proposed: 12 units Existing: 167 units Total: 179 units</td>
<td>None</td>
<td>Use does not exceed the maximum allowable density of 258 units (20 units per acre).</td>
</tr>
<tr>
<td>Setbacks, Yards, Build To</td>
<td>Front yard to Sheridan Rd is 25 feet. Side yard of driveway is 20 feet. Side yard of garage is 50 feet. Side yard of 4-story is 84 feet.</td>
<td>None</td>
<td>Complies with code requirements. Side yard setback of the 4-story portion of the addition is equal to the existing building and exceeds the minimum required standard.</td>
</tr>
<tr>
<td>Height</td>
<td>Proposed Addition: 4 stories, 55 feet Height range of other multi-story sections is 45-62 feet. Original building is 4 stories.</td>
<td>Waiver requested to increase allowable building height from 45 feet to 55 feet</td>
<td>Proposed height is consistent with previously approved height waivers. The height is keeping with the architectural style of the building.</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>Addition is designed with parapets to screen rooftop equipment. Height waiver is needed to properly screen equipment.</td>
<td>None</td>
<td>Must meet code requirements</td>
</tr>
<tr>
<td>Exterior Materials</td>
<td>Materials will be identical to those used on the north Sheridan addition. Style includes brick and stone piers, stone accents.</td>
<td>None</td>
<td>Recommended condition is the materials will match that used for the north Sheridan addition.</td>
</tr>
<tr>
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</tr>
<tr>
<td>Parking</td>
<td>Indoor garage with 16 parking spaces at ground level under the apartment wing. Plus, covered parking with 8 parking spaces. Both accessed from south driveway. No unenclosed parking along south driveway. Existing parking on campus is 251 spaces.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Landscaping Bufferyard</td>
<td>Transitional bufferyard along south property line. Front yard trees to be replaced.</td>
<td>None</td>
<td>TBY includes more plant material than required by code.</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>Vehicle access is via the south drive. This drive is for access to the enclosed garages only (no parking on drive). Deliveries use entrance off Florence Ave. Biltmore Ave drive has a locked gate for emergency services only. Avalon Ave drive is used only by residents of the townhomes. No cross traffic. The proposed addition does not have its own pedestrian entrance (access is provided via corridors / elevators within the existing building. The existing sidewalk at the north side of the Sheridan parking lot connects the main entrance (including handicapped accessible entrance elevator) to the public sidewalk along Sheridan.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Photometric plan submitted</td>
<td>None</td>
<td>Plan meets code requirements</td>
</tr>
</tbody>
</table>

**BACKGROUND**

In 1992 a Special Use, by Ordinance number 13,392, granted existing conditions and expansion of the parking lot for an assisted living facility in a Class R-7 (Multi-Family Residential) District. The assisted living facility has been in operation since 1932. Amendments to the 1992 Special Use were approved in 2002, 2005, 2009, 2014, 2016, and 2018 to allow for expansions/additions to the elderly housing and assisted living facilities. Administrative amendments were approved in 2013 and 2015 for a building addition and parking lot modification. The most recent special use was approved January 9, 2018 with Ordinance Number 17,546. This amendment allowed the recently completed addition in the northeast corner and an addition to the south, currently under construction.

**PROPERTY CHARACTERISTICS**

The subject property consists of 12.94 acres and developed with an assisted living campus. Most of the property is zoned R-7 (Multi-Family Residential). A 0.04 acre portion of the property, used as covered parking for the townhouses is currently zoned R-3 (Single-Family Residential) district. This portion corresponds to the subject rezoning request. Surrounding zoning is R-3 (Single-Family Residential) district. Surrounding uses are religious institutions, public primary school, and residential. The Comprehensive Plan designation for the property is high density 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.

<table>
<thead>
<tr>
<th>Standard for Rezoning</th>
<th>Standard Met per Community Development Dept. Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LaSalle Factor #1:</strong> Existing uses of and zoning of nearby property</td>
<td>Existing assisted living facility is compatible to surroundings. Surrounding zoning is R-3 (Single Family Residential) district. Surrounding uses: education and religious institutions and residential.</td>
</tr>
<tr>
<td><strong>LaSalle Factor #2:</strong> Extent to which property values are diminished by the particular zoning restriction.</td>
<td>If not changed, property will have two zoning classifications. This creates uncertainty around required development standards.</td>
</tr>
<tr>
<td><strong>LaSalle Factor #3:</strong> Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.</td>
<td>Public welfare should not be diminished by the rezoning as most of the property is already in the R-7 (Multi-Family Residential) district.</td>
</tr>
<tr>
<td><strong>LaSalle Factor #4:</strong> Relative gain to the public as compared to the hardship imposed on the individual property owner.</td>
<td>Rezoning will reduce the number of zoning districts and eliminate future uncertainty around required development standards.</td>
</tr>
<tr>
<td><strong>LaSalle Factor #5:</strong> Suitability of the property for the zoned purpose.</td>
<td>The subject parcel is suitable for the R-7 (Multi-Family Residential) district. It is developed as an assisted living facility.</td>
</tr>
<tr>
<td><strong>LaSalle Factor #6:</strong> Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>LaSalle Factor #7:</strong> Public need for the proposed use.</td>
<td>If not changed, property will have two zoning classifications. This creates uncertainty around required development standards.</td>
</tr>
</tbody>
</table>

**Comprehensive Plan Future Land Use Designation**

The Future Land Use Designation is High Density Residential

<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 nor diminishment to property values</td>
<td>Yes</td>
<td>Addition will have consistent architectural style, height, setbacks</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>South yard includes TBY, Consistent architectural style, height, setbacks</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>N/A</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>South drive is for resident access to enclosed parking only</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>Standard for Special Use</td>
<td>Standard Met per DRB Review</td>
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</tr>
<tr>
<td>--------------------------</td>
<td>-----------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>Waiver request to increase maximum allowable building height</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>1) Grow Employers and Jobs 2) 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 waiver and condition:

1. Waiver to increase the maximum allowed building height from 45 feet to 55 feet.
2. Condition: Front façade along Sheridan Road must be constructed of same material (and color) and architecture as the current Sheridan Road facing 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. Aerial Photo
3. Applicant’s Description of Request
4. Trip Generation Estimate
5. Site Plan
6. Landscaping Plan
7. Elevations and/or Renderings
8. Photometric Lighting Plan
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
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
Based on the ITE Manual we utilized Land Use: 255 Continuing Care Retirement Community. This land use includes combinations of senior adult detached, senior adult attached, assisted living and skilled nursing care aimed at allowing residents to live in one community as their medical needs change.

Buehler Christian home best fits this land use.

Total Number of Beds:

- Nursing Home – 78 Beds
- Townhomes – 38 Bedrooms
- Bedrooms in Building – 222 Bedrooms
- Total Beds – 338

Based upon the ITE manual for Land Use 255 and 338 Beds, we have calculated the following traffic generation for the completed project.

- Average Vehicle Trip Ends Weekday – 338 X 2.658 = 898 Vehicles
- Peak Hour Vehicle Trip Ends A.M. – 338 X 0.180 = 61 Vehicles
- Peak Hour Vehicle Trip Ends P.M. – 338 X 0.348 = 118 Vehicles
Facts and Information Regarding the Special Use Application for the Christian Buehler Memorial Home

April 29, 2020

Historical Summary
The Buehler Home is a non-profit (501(c)3) independent living and nursing home that has been at its present location since 1932. Since that time, multiple additions and renovations have been accomplished which have affected both the independent living and nursing center components of the campus.

The most recent work on the campus consisted of two independent living additions containing 18 additional units on the North end of the campus as well as new addition containing 18 new units at the South end of the campus. A major renovation of the first two floors of the existing South wing is also currently under way which will create 6 new units in the area formerly containing 20 smaller units.

This project was begun in 2017 and is expected to be complete summer of 2020.

Purpose of Project
Because of changing demographics and the desire of the current generation of retirees to have more living space, there has been an ongoing trend to combine existing smaller apartments within the existing facility to larger units, thus resulting in a decrease in total number of units available. The project is intended to enhance the quality of life for building residents, by providing newer, larger units in line with market demand. This project will also include new resident services areas, including a fitness area with walking track, a satellite food preparation and dining area as well as a therapeutic pool facility.

Project Summary
The following components are being planned for this project

1) The project will consist of a four story addition at the South end of the campus which will contain 12 new (2) bedroom units. The addition will also include a fitness area with exercise areas and a walking track, as well as a food service area. The addition will also include a new aquatics area with multiple therapeutic pool structures.

2) Additional indoor parking for residents will be provided in an enclosed parking garage to be located at the ground level under the new wing. Access to the private garage will be directly off the South resident drive that was included in the previous special use request.

3) There will be a limited amount of site development as most of the required facilities are already existing or now under construction via previous approvals. Some minor adjustments of existing walks, etc. will be included per the submitted site plan.

Traffic
The attached Traffic generation calculations show a modest increase in traffic generation for the campus. The impact of this (theoretical) traffic would be negligible from a surrounding community standpoint.

It is also important to note that no changes to existing emergency traffic (ambulance and fire department) routes would be made resulting from this project.
SHERIDAN ROAD

PROPOSED RESIDENT ACCESS DRIVE

FUTURE BUILDING

PROPOSED ADDITION

PROPOSED COVERED PARKING

BILTMORE AVENUE

(FIRE DEPT. ACCESS ONLY)

EXISTING SIDEWALK

EXISTING BUILDING

3326 BILTMORE EXISTING CONCRETE PATIO

3326 BILTMORE EXISTING WOOD PRIVACY FENCE

TURF

3326 BILTMORE TURF

EXISTING SIDEWALK

PROPOSED SIDEWALK

PROPOSED SIDEWALK

FUTURE BUILDING ACCESS

EXISTING SIDEWALK

PROPOSED SIDEWALK

3320 BILTMORE RESIDENCE

3323 SHERIDAN RESIDENCE

PROPOSED ADUOTION

LEGEND

DECIDUOUS TREE

EVERGREEN TREE

ARROWWOOD VIBURNUM DECIDUOUS SHRUB

FLOWERING AND ORNAMENTAL PLANTINGS
Exst. Basement
Floor
88' - 9"

Exst. First Floor
100' - 0"

Exst. Second Floor
112' - 6"

Exst. Third Floor
124' - 0"

Roof
139' - 0"

Third Floor
126' - 0"

Second Floor
114' - 0"

First Floor
102' - 0"

Garage Floor
89' - 4"

BRICK & STONE PIERS (TYP.)
55' - 0"

STONE COPING (TYP.)

STONE ACCENT BAND (CONTINUOUS)

ALUM. WINDOWS (TYP.)

ALUM. DOOR FRAMES (TYP.)

GLASS RAILING

ROOFTOP MECHANICAL EQUIP.

1/8" = 1'-0"16 East Elevation

1/8" = 1'-0"18 North Elevation

1/8" = 1'-0"17 South Elevation

REMARKS

DATE

DRAWN BY

CHECKED BY

ARCHITECTURAL RESEARCH & DESIGN

1906

PEORIA, ILLINOIS 61602

TEL 309.673.9486

FAX 309.673.9487

www.arnd.com

REGISTERED PROFESSIONAL SERVICE CORPORATION

License No. 060-003137

SHEET NO.

AR&D

PROJECT NO.

BUILDING ELEVATIONS

PROPOSED ADDITIONS FOR:

A200

BUILDING

ELEVATIONS

Christian Buehler

Memorial Home

Peoria, IL

South Sheridan Addition

DESIGN DEVELOPMENT

Christian Buehler

DESIGNER

DRAWN

CHECKED

ARCHITECTURAL RESEARCH & DESIGN
Existing Buffer as Sample
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board
DATE: June 4, 2020
CASE NO: PZ 20-13
REQUEST: Hold a Public Hearing and Forward a Recommendation to City Council on the request of Christopher J. Ober, of Black Band LLC, to obtain a Special Use in a Class WH (Warehouse) Form District for a Waiver of Wall Sign Lettering Size and Placement for the properties located at 1000 SW Adams Street (Parcel Index Nos. 18-09-356-012 and 18-09-356-006) Peoria IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to obtain a Special Use for a Waiver of Wall Sign Lettering Size and Placement in a Class WH (Warehouse) Form District in excess of what the code allows. Within the form districts, minor and major variances require a Special Use (per Section 2.6.1.A.3. of the Unified Development Code).

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<td>Wall Sign - Lettering</td>
<td>Wall sign with lettering size of 36.32 inches for the largest letters (the B in Black and the D in Band); and 32.09 inches for the rest. Both exceed the maximum code allowance of 18 inches. With the stripe underneath, the sign is 39.68 inches.</td>
<td>Waiver 1: Waiver of 18 inch letter size maximum to allow for 36.32 and 32.09 inches as proposed. (UDC Section 6.6.8.E.b. Letters shall not exceed 18 inches in height.)</td>
<td>Objection to lettering size; sign fits on the façade with compliant letter size.</td>
</tr>
<tr>
<td>Wall Sign - Placement</td>
<td>Place the top of the wall sign at a height of approximately 19 feet, 7 inches. This exceeds height restrictions specified in the Unified Development Code, that limit the placement to 12 to 18 feet.</td>
<td>Waiver 2: Sign placement (UDC Section 6.6.8.E.a. Wall signs are permitted 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</td>
<td>No objection to placement.</td>
</tr>
</tbody>
</table>
### Background

**Property Characteristics**
The subject property contains approximately 0.24 acres of land, and was recently renovated as Black Band Distillery. The property is zoned Class WH (Warehouse District). It is surrounded by WH (Warehouse District) 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 (Industrial)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>W-1 (Warehouse &amp; Wholesale) and I-2 Light Industrial</td>
</tr>
<tr>
<td>1990 - 2007</td>
<td>WH (Form District)</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 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>The final character of the district has not yet been established; the impact is difficult to determine.</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Not met. The proposed text of the signs would be inconsistent with allowable signs on other properties in the same district.</td>
<td>Recommends denial of the waiver for an increase in letter size.</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>
</tbody>
</table>
Conforms to all district regulations

- Not met. The proposed signage lettering and placement require waivers.
  - Recommends denial of the waiver for letter size increase; and approval of the waiver for placement.

Comprehensive Plan Critical Success Factors

- Vibrant Downtown
  - N/A

City Council Strategic Plan Goals

- Reinvest in Neighborhoods
  - N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends DENIAL of the following requested waiver:

- Waiver of UDC Section 6.6.8.E.b. to allow wall sign letters in excess of 18 inches in height as proposed, for lettering heights of 36.32 and 32.09 inches.

The Development Review Board recommends APPROVAL of the following requested waiver:

- Waiver of UDC Section 6.6.8.E.a. to allow wall signage beyond the areas between the second story floor line and the first floor ceiling, within a horizontal band, higher than 18 feet above the adjacent sidewalk.

The Development Review Board adds the following condition:

- A general right-of-way use permit will be required for work required in the right-of-way (sidewalk and street).

NOTE: If a City Code Requirement is not listed as a waiver, then it must be met. 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.
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
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BLACK BAND

Non-Illuminated Formed Plastic Letters

1.5" depth

HAND CRAFTED SPIRITS

SMALL BATCH

DISTILLERY

.75" depth
Total square footage = 104.54
Facade approx 1149.5 sq. ft.