MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JUNE 11, 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. ZBA 3068
   Hold a Public Hearing on the request of David Rodatz of Hilton Displays, on behalf of Peoria Retail LLC, to obtain a Minor Variance from the City of Peoria Unified Development Code Section 8.3.10 Temporary and Permanent Signs, to increase the area of a menu board sign from the maximum allowed 30 square feet to 36.28 square feet, and to increase the height of two menu board signs from the maximum allowed 5 feet to 5 feet, 5.25 inches, for the property located at 1605 N. Knoxville Avenue (Parcel Identification Numbers 18-04-178-055 and 18-04-178-032), Peoria, IL (Council District 2).

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

Please note:
Governor JB Pritzker's Executive Order 2020-43, issued on June 26, 2020, continues to limit any gatherings of more than fifty people. Governor JB Pritzker's Executive Order 2020-44, requires that public bodies take steps to provide video, audio, and/or telephonic access to meetings. The CDC recommends social distancing of at least six feet between persons. City Hall is now open to the public with capacity and social distancing restrictions Monday through Friday from 8 a.m. to 5:00 p.m. To comply with these recommendations and requirements, the City is implementing the following changes and restrictions for the Zoning Board of Appeals Meeting on August 13, 2020 while complying with the spirit of the Open Meetings Act:

• The Zoning Board of Appeals Meeting will be conducted in person with the members of the Commission and Community Development Staff present. Plexiglass has been installed between desks to prevent the spread of COVID-19.
• The public can physically attend the meeting, but in order to maintain social distancing guidelines there can only be 15 people from the public inside City Council Chambers at one time. There will be a wait to enter City Council Chambers once the public capacity of 15 people is met. Public comments can be made by those that are inside City Council Chambers.
• Anyone wishing to make a public comment can do so by sending those comments in writing to, Leah Allison, at lallison@peoriagov.org or via fax at 309-494-8674 no later than August 12, 2020. The email or fax should be labeled "Public Comment for August 13, 2020 Zoning Board of Appeals Meeting," and we ask that you include your name and address.
• Media will be allowed to physically attend the meeting; however, due to capacity restrictions only one person from a media outlet will be allowed inside City Council Chambers.
• Temperature screenings are required for access inside City Hall. Face coverings are required to be worn at all times inside City Hall.
• The agenda, minutes and a video for the meeting will be available online at http://www.peoriagov.org/boards-commissions/
A regularly scheduled Zoning Board of Appeals Meeting was held via remote video on Thursday, June 11, 2020 at 1:00 p.m., with Chairperson Richard Russo presiding and with proper notice having been posted.

ROLL CALL

The following Zoning Board of Appeals Commissioners were present: Richard Russo, Doug Draeger, Lon Lyons, Laith Al-Khafaji, Jerry Jackson, Dorian LaSaine, Ryan Cannon – 7

Staff Present: Leah Allison, Megan Nguyen, Brandon Hayes, Kim Smith, Ross Black, Masum Patel, Chrissie Peterson

SWEARING IN OF SPEAKERS

Due to the request to defer, swearing in of speakers was deemed unnecessary.

MINUTES

Commissioner Jackson moved to approve the minutes for the Zoning Board of Appeals meeting held on May 14, 2020; seconded by Commissioner LaSaine.

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

Yeas: Al-Khafaji, Cannon, Draeger, Jackson, LaSaine, Lyons, Russo – 7
Nays: None

REGULAR BUSINESS

CASE NO. ZBA 3066

Public Hearing on the request of Ann Schilling to obtain a variance from the City of Peoria Unified Development Code Section 5.4.6 Fences and Walls, to increase the height of a rear yard fence from 6 feet to 10 feet, in a Class R-2 (Single Family Residential) District, for the property located at 9335 N Pine Tree Road (Parcel Identification No. 09-32-452-002), Peoria, IL (Council District 5)

Senior Urban Planner Leah Allison, Community Development Department, read Case No. ZBA 3066 into the record and presented the request to increase the height of a rear yard fence from 6 feet to 10 feet for the property located at 9335 N Pine Tree Road.

Staff does not object to the requested 10-foot tall fence based upon the criteria for a major variance.

1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.
   Staff: Without the variance, the subject property’s reasonable return is negatively impacted due to its multiple frontages, one of which is a larger traffic volume road.

2) The plight of the owner is due to unique circumstances.
   Staff: The property is unique with street frontage on three sides.

3) The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.
   Staff: In 1997, a variance to allow a 10-foot tall rear yard fence was granted by the Zoning Board of Appeals for eight adjacent properties located immediately to the south (9111 – 9327 N Pine Tree Rd). The requested variance for 9335 N Pine Tree is consistent with these existing fences and therefore will not alter the existing character of the neighborhood.

Chairman Russo opened the Public hearing at approximately 1:12 pm.

Jan Budzynski spoke on behalf of Ann Schilling and presented to the commission all the reasons in which this request was reasonable. She also stated that other properties were granted the same variance.
Commissioner Al-Khafaji asked if there were any safety risk, and why this wasn’t included in the past. Senior Planner Leah Allison stated that there was no safety risk and it was unknown as to why this property did not choose to participate in the previous variance request.

With no further interest from the public to provide testimony, Chairperson Russo closed the Public Hearing at 1:16 pm.

**Discussion:**
Chairperson Russo read the Findings of Fact for Major Variations. It was determined by the commission that criteria 1, 2, 3 were found to be true.

Commissioner Al-Khafaji motioned to approve the variance, seconded by Commissioner LaSaine.

The motion was APPROVED by roll call vote 7 to 0.

Yeas: Al-Khafaji, Cannon, Draeger, Jackson, LaSaine, Lyons, Russo – 7

Nays: None

**CASE NO. ZBA 3067**

Public Hearing on the request of Brian & Alane Wiegman to obtain a variance from the City of Peoria Unified Development Code Sections 8.1.5 Off-Street Parking General Requirements and 8.1.7 Parking of Vehicles of Residential District, to increase the width of a driveway from 20 feet to 24.5 feet and allow for a parking space in the front yard, in a Class R-2 (Single Family Residential) District, for the property located at 9203 N Picture Ridge Road, (Parcel Identification No. 09-33-378-021), Peoria, IL (Council District 5)

Senior Urban Planner Leah Allision, Community Development Department, read Case No. ZBA 3066 into the record and presented the request to increase the width of the driveway to 24.5 feet and allow a parking space in the front yard.

Staff recommends DENIAL of the variance due to the inability to meet the criteria for a major variance.

1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.
   - Staff: The subject property can continue to yield a reasonable return without the requested variances.

2) The plight of the owner is due to unique circumstances.
   - Staff: The property is not unique since it is uniform in shape, adequately sized and found to be consistent with the surrounding neighborhood. However, Picture Ridge Road is narrower than other residential streets, which may present challenges to parking on the street.

3) The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.
   - Staff: Review of the neighborhood found other driveways which had been widened. The proposed variances would not alter the existing character of the neighborhood.

Chairman Russo opened the Public hearing at approximately 1:27 pm.

Alane Wiegman presented to the committee reasons in which she felt as though the variances should be approved. She highlighted the need for a wider driveway and additional parking spot by stating how their road is very narrow and is a designated snow path route. She has multiple drivers at her residence, and she would like to have the safety of having her cars parked on her property instead of the street. Also, there are no sidewalks on the street, and she would like to make more room for other citizens to travel safely.

Ms. Allison provided an aerial view of the residence for the committee to see.

Commissioner Lyons mentioned that he spoke with neighbors about this request and they were in support of these variances being granted. Commissioner Lyons is also in support of the variances.

Ms. Allison read two emails from surrounding neighbors in support of the variances stating:
I am writing in support of my neighbor’s request for two variances: Section 8.1.5 (Off-Street Parking General Requirements to increase driveway width from 20 feet to 24.5 feet) and Section 8.1.7 (Parking of Vehicles of Residential District to allow for a front-yard parking space).

I am the immediate southwest neighbor of Alane and Brian Wiegman. Our homes are on a slight curve, and across from a side-street with six other homes. This side-street is still considered Picture Ridge and does not have a Stop or Yield sign. It is a common turn around for delivery trucks, lawn maintenance/care trucks, sanitation trucks (garbage, recycling, yard waste), and what we call Dairy Queen traffic (folks who get ice cream at the Dairy Queen and take a drive down our quaint neighborhood enjoying their cold treat).

Furthermore, Picture Ridge Road has a great deal of foot and bicycle traffic throughout the morning, afternoon, and early evenings (despite no sidewalks). I often work outside on my computer, and yesterday, 8 June 2020, by my count, there were 52 passes by my house of joggers or walkers (some with dogs, some pushing strollers), and 21 passes by my house of bicyclists (three of which were neighbor kids riding their bikes in the side-street). I know this number is below-average--maybe because Peoria reached over 90 degrees yesterday.

The Wiegman’s need to park their vehicle(s) along the curve of a relatively busy residential road (although I must acknowledge that most drivers drive with care on our road) across from a side-street, poses an increased risk to drivers and the many walkers, joggers, bicyclists, skateboarders, pets, and children playing on the road. We also have deer that move between our two homes and across the road between our neighbors’ homes during dawn and dusk.

I have a 2.5-year old child, and there are seven other children in the immediate vicinity who play in their yards and on the road. We also have grandparents of triplets across the road who pull the toddlers in wagons when they visit. We are all careful of the road, but what Alane and Brian Wiegman are requesting will only enhance public safety, and is absolutely in harmony with the essential design/character of our neighborhood (with many homes having extended-width driveways).

Thank you for taking into consideration my input in regard to the variance requests at 9203 N. Picture Ridge Road.

Sincerely,

Tara Wood (and Michelle Gardner-Wood)
9175 N. Picture Ridge Road

And

This email is in support of Brian & Alane Wiegman’s request to replace and widen their driveway by 4.5 ft. As a resident of the Picture Ridge subdivision for the past 24 years, I appreciate and welcome any neighbor that wants to improve their property. In this case, the Wiegman’s are requesting an additional 4.5 feet to the new cement driveway they plan to have installed.

By granting them this extension, the following will improve our neighborhood:
*Less vehicles parked on our narrow road.
*Their residence is located on a curve. Cars parked on the curve are dangerous for the many neighbors that walk daily on our narrow street.
*A new driveway at their residence adds value not only to their home, but the surrounding homes as well.
*Picture Ridge is a designated "SNOW ROUTE" so all vehicles must be off the road in the event of snow. The 4.5 extension will allow all of their vehicles to be parked in their driveway.
I would appreciate your consideration to the Wiegman’s request. As a neighbor who has a fairly good “pulse” of the neighborhood, I am quite confident that most neighbors if not all would agree that a new cement driveway with the additional 4.5 ft extension would be an improvement to their property/neighborhood, eliminate a negative situation from occurring on a narrow curve, and allow the Wiegman’s the security of being able to park their vehicles on their property.

Please feel free to contact me if you have any questions.

Respectfully yours,
John E. Wetterauer
9136 N. Picture Ridge Rd.

With no further interest from the public to provide testimony, Chairperson Russo closed the Public Hearing at approximately 1:40 pm.

Discussion:
Chairperson Russo read the Findings of Fact for Major Variations. It was determined by the commission that criteria 1, 2, 3 were found to be true.

Commissioner Cannon motioned to approve both variances, seconded by Commissioner LaSaine. The motion was APPROVED by roll call vote 7 to 0.
Yea: Al-Khafaji, Cannon, Draeger, Jackson, LaSaine, Lyons, Russo – 7
Nays: None

UNFINISHED BUSINESS

CASE NO. ZBA 3065
Petitioner Joseph Richey, a general partner of Richey Family, is seeking to appeal the Zoning Administrator’s decision related to Boarding Houses in the WH (Warehouse) District for the property located at 1212 SW Adams Street (Parcel Identification No. 18-09-355-004), Peoria IL. (Council District 1)

Senior Urban Planner Kim Smith, Community Development Department, read Case No. ZBA 3065 into the record and presented the request to appeal the Zoning Administrator’s decision related to Boarding Houses in the WH (Warehouse) District for the property located at 1212 SW Adams Street.

Petitioner Joe Richey began stating appeal to the determination letter 3/3/2019. Wants it to be considered null and void. Joe Richey presented exhibits pertaining to the first letter of determination sent by Ross Black, Director of Community Development. He began to then present on another letter sent on 10/29/19 and made mention that the building located at 1212 SW Adams is operating more as a social service institution per the code and not a boarding house. Petitioner then began to go through City code on the different uses’ categories.

Steve West, attorney for Joe Richey, began to present his exhibits (SW 1-5). He began to go over each individual exhibit for the record. As part of his exhibits, Mr. West argued that the definition of a boarding house was not included in the determination letter. He then provided facts to show that the address in question was not a boarding house.

City Attorney Masum Patel presented on behalf of the City and began by reading the definition of a boarding house as well as the group living definition. She then discussed what the City was presented when the applicant applied for a zoning certificate. She argued that the petitioner’s argument was not relevant based on the zoning certificate being issued, stated the issue is determining whether the address is a boarding house or a social service institution. She then brought up a point that was not addressed before and that was the petitioners did not mention what harm this is causing the petitioner. She argued that if there is no harm, then what is the problem with they have with this address, and stated that their arguments are speculative. Asked that the determination letter stands, and the certificate remain intact.
Steve West presented a rebuttal, wanted the committee to overturn the determination letter stating the address in question is a boarding house. They weren’t asking to determine actual use. They are challenging a misinterpretation of the code. Joe Richey also gave a rebuttal, argued that the definition was changed without a text amendment.

Senior Urban Planner Leah Allision read into the three public comments from Chuck Gabbert, Pat Sullivan, and Louise Natonek. See attached.

Commissioner LaSaine asked Attorney Patel a question regarding the boarding house definition.
Commissioner Draeger asked Attorney Patel a question regarding the boarding house definition. Commissioner Al-Khafaji asked Attorney Patel a question regarding the determination letters, and the harm caused to the petitioners, and the definition of single room occupancy. Ross Black gave a definition and a response. Commissioner LaSaine asked Ross Black about the precise definition of boarding house. Chairmen Russo asked if the definition was changed, Ross Black informed that the definition has not changed. March 3rd memo was definition of rooming house.

With no further interest from the public to provide testimony, Chairperson Russo closed the Public Hearing at approx. 3:30 pm.

Discussion:
Commissioner Draeger wanted to determine whether this is within definition of boarding house. Is the definition clear, is more interpretation needed, did the zoning administer misinterpret the definition?

Commissioner Al-Khafaji felt as though a text amendment should’ve been implemented through a proper channel and that this was not interpreted correctly.

Chairperson Russo read the Findings of Fact to reverse or modify an action. It was determined by the commission that both criteria were found to be true.

Motion:
Commissioner Al-Khafaji moved to reverse the final determination that the proposed use is a boarding house under the Unified Development Code, seconded by Commissioner LaSaine.

The motion was APPROVED by roll call vote 6 to 1.

Yeas: Al-Khafaji, Cannon, Draeger, Jackson, LaSaine, Russo – 6
Nays: Lyons - 1

CITIZENS OPPORTUNITY TO ADDRESS THE COMMISSION
There was no interest from the public to address the Zoning Board of Appeals.

ADJOURNMENT
Commissioner Jackson moved to adjourn the Zoning Board of Appeals meeting; seconded by Commissioner LaSaine at approximately 3:44 pm.
Attn: Kim Smith
Senior Planner, City of Peoria

Chuck Gabbert
Owner C.T. Gabbert Remodeling and Construction
1323 S.W. Adams Street is our business location

We purchased the building at 1323 S.W. Adams in 1987. We have invested in the area patiently and it is finally being improved. We have done our best to make the area welcoming and vibrant.

There are several buildings in the area with great potential that would be adversely impacted by a halfway house setup.

Renaming something doesn't change what it is.
- Rescue Mission offices in the back for counseling
- Group Bathrooms
- Rooms with 4 Clients
- Rooms with 14 Clients
- 4 showers, 32 people

Having looked over the planned layout and the structural changes to the 1212 S.W. Adams building, it looks like a group home/halfway house is the intent.

At the discovery meeting held by the DDC, I asked if others could come in to rent a room for a night or a week or a month when I have guys come to visit and go fishing or hunting. I was told that wasn't possible because everyone that lived in the House has to go through the Mission program.

They also discussed further counseling if rules are not followed.

1212 is by all accounts just an extension of the Social Services at the Mission.
There was also talk of an office at the facility for an employee of the PRM to keep an eye on them.

Another concern is the likelihood of sexual predators residing in the building will rule out many ideas for building development that will cater to children.

After looking into the definition of a boarding house and those of group homes and Social Service Agencies, it becomes obvious that the PRM project is social service and prohibited in the Warehouse District.

Sincerely,

Chuck Gabbert

President C.T. Gabbert Remodeling and Construction
1323 S.W. Adams Street
1212 Adams St

Pat Sullivan <pat@jpcompanies.com>
Wed 5/13/2020 2:38 PM
To: Leah Allison <lallison@peoriagov.org>
Cc: Warehouse District Association Joe Richey <jrichey@tricitymachine.com>

Zoning Board of Appeals

The members of the Peoria Warehouse District Association strongly oppose the 1212 Adams St building plans. Our investments in the warehouse district show that we have improved one of the most rundown areas in the city. We work and live in the district and you can see the changes and the only area in the city where the property values have improved over the years. Most other areas have stayed the same or gone down in value. This is not a case of 'not in my neighborhood' because we have over 1/3 of buildings and land that are non-for-profit or government owned. Which means 'no taxes', which is not good for our city. The consultants that the City of Peoria has hired over the last 20 years, have agreed that there are enough non-for-profits trying to house released prisoners, persons with addiction problems and the homeless. This small house is to hold 36 men. These men can quit going to meetings any time and walk out. They then roam the streets of our district and our neighborhoods, asking people for money and sleeping on our property.

The Peoria Warehouse District members are involved with many non-for-profits, on many City commissions and donate to many of the needs of Peoria. This needs to be deferred or their request denied until we can meet and interpret the changed ordinance

Thank you,

Pat Sullivan
President Peoria Warehouse District

JP Riverfront LLC
JP Riverfront Development Co.
Cell: (309) 303 5900
Fax: (309) 676 7938
May 12, 2020

City of Peoria Zoning Board of Appeals
Peoria City Hall
Peoria IL 61602

RE: 1212 SW Adams

To The Zoning Bd. of Appeals:

Our office is located at 1216 SW Adams, immediately adjacent to 1212 SW Adam and, as such, would be most affected. We are wholly in favor of the proposed use by the Peoria Rescue Mission, and urge the Board to allow this use.

The property at 1212 has been vacant for over a decade. It is a beautiful older building, and the neighborhood would benefit from it being re-purposed and in use. It is our understanding that The Mission wishes to use it for men who have maintained sobriety for at least six months, are employed, and are at or nearing the last phase of integrating themselves back into the community. There will be a counselor on premises at all times. The Mission clearly is interested in being a good neighbor.

In listening to the objectors at a neighborhood meeting held at 1212 a few months ago, the focus seemed to on worries about substance abuse. Again, these men have been through other phases of the Mission's programs, and, to us, have earned a chance to demonstrate their improvement. They deserve compassion, not derision.

We would urge the Board to allow this use, allow an older building to be brought back to its former glory, and show decency and compassion to those who may not have been granted the good fortune of much of the rest of us.

Thank you for allowing us to address the Board.
TO: City of Peoria Zoning Board of Appeals  
FROM: Development Review Board (Prepared by Kerilyn Weick)  
DATE: August 13, 2020  
CASE NO: ZBA 3068  
SUBJECT: Public Hearing on the request of David Rodatz of Hilton Displays, on behalf of Peoria Retail LLC, to obtain a Minor Variance from the City of Peoria Unified Development Code Section 8.3.10 Temporary and Permanent Signs, to increase the area of a menu board sign from the maximum allowed 30 square feet to 36.28 square feet, and to increase the height of two menu board signs from the maximum allowed 5 feet to 5 feet, 5.25 inches, for the property located at 1605 N. Knoxville Avenue (Parcel Identification Numbers 18-04-178-055 and 18-04-178-032), Peoria, IL. (Council District 2).

PROPERTY CHARACTERISTICS
The subject property is 0.68 acres (29,621 sq. ft.) and zoned Class C-G (General Commercial) District. It is surrounded by Class C-G (General Commercial) to the north, south, and east and by Class R-4 (Single Family Residential) to the west. A 934 square foot restaurant is currently under construction, approved under building permit Job 19-1997 and Job 20-471). Customers do not enter the building. Orders are taken via the drive-through or walk-up window. In November 2019, in case ZBA 3063, a variance was approved to allow reduced building frontage along Knoxville Avenue with the condition that a five foot tall wall be constructed along the required building line. The wall will flank, on two sides, an outdoor patio.

REQUESTED VARIANCE:
The petitioner is requesting variances from Section 8.3.10 Temporary and Permanent Signs, of the Unified Development Code to increase dimensions of two menu board signs:
1. Increase the HEIGHT of a menu board sign from the maximum allowed 5 feet to 5 feet, 5.25 inches (8.75% variance).
2. Increase the HEIGHT of a menu board sign from the maximum allowed 5 feet to 5 feet, 5.25 inches (8.75% variance) and increase the SIZE from the maximum allowed 30 square feet to 36.28 square feet (20.9% variance).

The petitioner states the business has a specific sign plan including menu boards. The proposed placement and size of menu boards hosts the specific menu items. If the sign type complied with the ordinance, visibility of the menu and products offered would be reduced.

SITE PLAN REVIEW BOARD RECOMMENDATION
Staff does not object to the requested variances based on the following findings and condition:
1) The request is for the unique sign package and branding material for a restaurant designed specifically for drive-through orders.
2) The proposed development will be compatible with the character of the locality. The requested variance will not be injurious to the public or other properties.
3) The proposed sign height and size is the minimum necessary for the sign type.
4) The public benefit of the variance is economic development which may enhance the local economy.
5) Condition that temporary signs may not be added physically to or located next to either menu board sign.
1. PROPERTY INFORMATION
   a) Address: 1605 North Knoxville Ave.
   b) Tax ID Number(s): 18-04-178-055 + 18-04-178-032
   c) Parcel Area (acres or square feet): 0.63 Acres + 0.05 Acres
   d) Current Zoning District: GC - General Commercial
   e) Current Property Use: New location/New development

2. OWNER INFORMATION – REQUIRED
   Kyle T. Hughes  Peoria Retail LLC
   Name  Company
   6440 E. Westfield Blvd., Indianapolis, IN 46220-1109
   Address, City, State, ZIP+4
   317-472-1800  317-472-1802  k Hughes@veritasrealty.com
   Phone  Fax  Email
   Signature of Owner(s) & Date 07/23/2020

3. APPLICANT INFORMATION – engineer, architect, attorney or other, if applicable
   David Rodatz  Hilton Displays
   Name  Company
   125 Hillside Drive, Greenville, SC 29607
   Address, City, State, ZIP+4
   864-270-1655  davidrodatz@hiltondisplays.com
   Phone  Fax  Email
   Signature of Applicant & Date

Applicant's Interest in Property:
  □ Contractor
  □ Contract Purchaser
  □ Other

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.
  □ Owner
  □ Applicant
  □ Representative of Applicant
4. VARIANCE INFORMATION

a) Variance being requested: Allowance of Pre-Menu and 5-Panel Menu Board
   height / square feet

b) From what section of the zoning ordinance is a variance being requested? Section 8.3.10

c) What unique or exceptional characteristics of your property prevent it from meeting the requirements in your zoning district? (Check applicable)
   Too narrow ______ Too small ______ Soil ______
   Subsurface ______ Elevation ______ Slope ______
   Too shallow ______ Shape ______ Other X

d) What is your hardship? Please be specific. Starbucks has a specific structure (height, length, menu layout) that is a critical component to their business. The existing sizes of their menu boards host the specific items for their menu. It altered this cuts down on the visibility of their menu & products offered.

e) If granted a variance in the form requested, will it be in harmony with the neighborhood and not contrary to the intent and purpose of the Unified Development Ordinance?
   X Yes ___ No
   Please elaborate: The existing menu boards have been the Starbucks standard for years. While upgrades occur, the height and size stay the same for continued visibility for customers and to create an appropriate look to the drive thru itself.

f) Check all that apply: ☐ Minor Variance (variations from height, yard, bulk, lot area, and fence height provisions that are 20% to 50% of the required standard)
   ☐ Major Variance (variations from height, yard, bulk, lot area, and fence height provisions that are greater than 50% of the required standard and all variations which are not administrative deviations and minor variations)

5. FILING FEE (MUST ACCOMPANY APPLICATION)

Variance Application Fees for any property in the City shall be as set forth below:

$750.00 minimum plus $100 per acre to a maximum of $7500.00

Per Unified Development Code Article 2.14 - Fees Table:

6. REQUIRED SITE PLANS

One copy of the site plan and one on a compact disc or appropriate digital media.
7. FINDINGS OF FACT
If applying for a Minor Variance, please select true or false for the following five questions:

Sections 2.6.3.F. Standards for Minor Variations
No variations from the regulations of this development code shall be granted unless the entity or person granting such variation shall find based upon the evidence presented to them in each specific case that all of the following five criteria are true:

1) The plight of the owner is due to unique circumstances.
   
   X True   False
   
   Explanation: The Starbucks Standard for their drive thru could potentially be altered

2) The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.
   
   X True   False
   
   Explanation: Starbucks design and construction took great caution in the design and placement of their drive thru to be in harmony with their own business and those around them

3) The proposed variance represents the minimum deviation from the standards necessary to accomplish the desired improvement.
   
   X True   False
   
   Explanation: The pre-menu board stands 5 1/4" over adherence. The menu board stands 5 1/4" and 6 square feet over adherence, both a minor deviation from the standard

4) The conditions of the variances requested are not self-created.
   
   X True   False
   
   Explanation: The existing menu boards have been the Starbucks standard for years and provide a service to all customers based on their size to hold their Standard menu. When altered or taken away, this is a dramatic impact for their business

5) The granting of the variation will result in a public benefit to the surrounding neighborhood and the City as a whole. The public benefit may include, but is not limited to, preservation or enhancement of desirable site characteristics or natural features or historic resources, design that enhances the surrounding area, economic development which may enhance the local economy, or efficient use of land as it relates to surrounding structures and services.
   
   X True   False
   
   Explanation: Starbucks drive thru is 60% of their business. That business starts with their menu to reflect product with their standard menus available, they offer their best service and the best design for their location
STARBUCKS COFFEE #61253
Knoxville & I-74
1605 North Knoxville Ave.
Peoria, IL 61603

20-50858
SITE PLAN
A 20" CHANNEL LETTERS
B 72" DT WALL SIGN
C 46" TY/EO DIRECTIONAL
D CLEARANCE BAR
E PRE MENU BOARD
F 5 PANEL MENU BOARD
G CANOPY/DOS/DCB
H PYLON FACES

COLOR LEGEND

PMS/PAINT VINYL
PMS 3425 C
RAL 7021M
PMS WHITE
PMS 369 C
3M 3630-22
3M 3630-20/7725-10 TRANSLUCENT
NA
3M 3630-76
REFL. WHITE
3M 680-10

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HILTON DISPLAYS 2020

SITE PLAN
A 20" CHANNEL LETTERS
B 72" DT WALL SIGN
C 46" TY/EO DIRECTIONAL
D CLEARANCE BAR
E PRE MENU BOARD
F 5 PANEL MENU BOARD
G CANOPY/DOS/DCB
H PYLON FACES

COLOR LEGEND

PMS/PAINT VINYL
PMS 3425 C
RAL 7021M
PMS WHITE
PMS 369 C
3M 3630-22
3M 3630-20/7725-10 TRANSLUCENT
NA
3M 3630-76
REFL. WHITE
3M 680-10

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

QID 20-50858
JOB NAME
Starbucks 61253
LOCATION
1605 North Knoxville Ave.
Peoria, IL 61603
CUSTOMER CONTACT
1605 North Knoxville Ave.
Peoria, IL 61603
David Rodatz
Jesse Black
SALESMAN / PM
DESIGNER
DWG. DATE
06-19-20
REV. DATE / REVISION

DESIGN SPECIFICATIONS ACCEPTED BY:

FILE
2020/Starbucks/Peoria IL/20-50858/SB Peoria IL 20-50858.cdr

SCALE
As Noted

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PRE-MENU BOARD - FREESTANDING

QTY. 1

DTE - PRE-MENU FREESTANDING

Scale: 1/8" = 1' (11x17 paper)

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DTE - PRE-MENU FREESTANDING

Scale: 3/8" = 1' (11x17 paper)

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SIGN WITH BASE AND PLATE COVER (BY STARBUCKS)

FINISH GRADE

CONCRETE FOOTING

#1 - .5" (16mm) STEEL BASE PLATE w/ 18#3 holes

#2 - C-6131.5 (2"x2"x.05) STEEL INSET (1x)

#3 - 3"x3"x.5" STEEL SUPPORT ANGLES (2x)

#4 - EXTRUDED ALUMINUM MENU BOARD (1x)

ONE SPLIT PANEL LIGHTBOX

TWO 25W (x)18" GRAPHERS

GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED STANDARD LED TUBE LIGHTING, SIDE LOCKS

#5 - WELDED ALUMINUM BASE COVER

#6 - WATER-TIGHT BOX w/ SWITCHES & SENSOR, REQUIRED CONNECT WIRING TO SECOND POT BOX BELOW BASE COVER, 120 V, 0.30WAC

#7 - 5 BASE WINDOWS, 1" THICK

#8 - TWO SIZE MOUNT LOCKS, RETAIN EXISTING KEY #3-E-26-R15-15

MESSAGE AREA = (25.375" x 38.125") / 144 = 6.72 SQ FT
5-PANEL MENU - FREESTANDING

Obl. 1

QID 20-50858

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CONCRETE FOOTING

SIGN WITH BASE AND PLATE COVER (BY STARBUCKS)

FINISH GRADE

DTE - MENU 5 PANEL FREESTANDING

Scale: 3/8" = 1' (11x17 paper)

MESSAGE AREA = (86.25 * 38.125) / 144 = 22.9 SQ FT

DTE - MENU 5 PANEL FREESTANDING

Scale: 1/2" = 1' (11x17 paper)

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.