AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JANUARY 3, 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 19-04**

   **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).

   **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, 18-17-177-006, 18-17-177-005, 18-17-176-005, 18-17-176-004, 18-17-176-003, 18-17-133-016, 18-17-133-017, 18-17-133-002, and 18-17-133-034), Peoria IL. (Council District 1).

   **CASE NO. PZ 18-D**
   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 Off-Premise Signs.

   **CASE NO. PZ 19-A**
   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 Donation Bins.

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

Inquiries: Community Development Department, (309) 494-8600 or planning@peoriagov.org
A meeting of the Planning & Zoning Commission was held on Thursday, January 3, 2019, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Pro Tem Mark Misselhorn presiding and with proper notice having been posted.

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

City Staff Present: Leah Allison

SWEARING IN OF SPEAKERS
Speakers were sworn in by Trina Bonds.

MINUTES
Commissioner Ghareeb moved to approve the minutes of the Planning & Zoning Commission meeting held on December 6, 2018; seconded by Commissioner Heard.

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS

CASE NO. PZ 19-01
Hold Public Hearing and forward a recommendation to City Council on the request of Charles Gabbert and Head Start Learning to obtain a Special Use in a Class O-1 (Arterial Office) District for a Preschool for the property located at 3406 N Rochelle Lane (Parcel Identification No. 13-25-427-011), Peoria IL. (Council District 4)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-01 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 conditions:

1) Screen A/C units and utility box (located at rear corner of building) from view of the public right-of-way and residentially zoned properties.

2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.

3) A separate sign permit is required for all proposed signs.


5) Submit to the Peoria Fire Department design plans, spec sheets and application for fire alarm system review and permit.

Chuck Gabbert, petitioner, provided a summary of the program and agreed with staff's recommendation and conditions.

Chairperson Pro Tem Misselhorn opened the Public Hearing at 1:15 p.m.

Ms. Allison read a letter from Sharon Health Care Willows objecting to the proposed preschool due to proximity to certain residents of the Willows who are registered sex offenders.

Ms Allison read an opinion from Corporation Counsel of the City that the Planning & Zoning Commission is not required by law to grant or deny the Special Use, however the standards for review may favor denial; specifically standards A and B.

McFarland Bragg, Head Start Program, stated they had no concerns for the location of the preschool.
Cindy Stribley, Executive Director for Sharon Health Care, explained the State of IL residency regulations for registered sex offenders. The State may require them to move is located within 500 feet of schools.

Stephanie Bragg, Head Start Program, explained the hours of operation would be 8:30 am to 3:15 pm. She described the security of the building and safety for the children.

Clearthur Hollingsworth, Head Start Program, stated the outdoor play area would be fenced with controlled access to the building and security cameras.

Chairperson Pro Tem Misselhorn closed the Public Hearing at 1:41 p.m

Commissioner Barry read the Findings of Fact for a special use.

**Motion:**

Commissioner Heard made a motion to approve the requested Special Use including Staff’s conditions of approval, seconded, by Commissioner Barry.

The motion was APPROVED viva voce vote 3 to 0.

Yeas: Barry, Heard, and Misselhorn – 3

Nays: None.

Abstention: Ghareeb – 1

**CASE NO. PZ 19-02**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from a Class C-G (General Commercial) District to a Class B-1 (Central Business) District for the property located at 701 Main Street, (Parcel Identification No. 18-09-201-001), Peoria, IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-02 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.

Chairperson Pro Tem Misselhorn opened the Public Hearing at 1:53 p.m.

Roger Sparks, concerned citizen, expressed the need for improvements to sidewalks and curb cuts to allow for handicap accessibility.

Chairperson Pro Tem Misselhorn closed the Public Hearing at 1:56 p.m.

Commissioner Barry read the Findings of Fact for a rezoning.

Commissioner Barry made a motion to approve the proposed rezoning, seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 4 to 0.


Nays: None.

**CASE NO. PZ 19-03**

Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Meyer of Bethany Baptist Church to obtain a Special Use in a Class R-4 (Single Family Residential) District for a Place of Worship for the property located at 1004 N Institute Place (Parcel Identification No. 18-05-327-050), Peoria, IL (Council District 2)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-03 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) Air conditioning unit located in the front yard of Main St must be screened from view.
2) Garbage dumpsters must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
3) No residential dwelling units are allowed.
4) A separate sign permit is required for all proposed signs.
5) A full building and fire code summary review, completed by an architect, is needed for the building. A sprinkler system may be required.
6) The building has many fire code violations that need to be corrected. This includes but not limited to the testing of fire alarm and commercial kitchen systems.
7) Any exterior code violations must be resolved prior to occupancy.

Steve Meyer, petitioner, explained the CRU Christian program and agreed with the conditions of approval. Following discussion with Commissioners, Mr Meyer stated he could accept the condition to limit the residential units to staff only, no student housing.

Chairperson Pro Tem Misselhorn opened the Public Hearing at 2:12 p.m.

Diana Stewart, concerned citizen, expressed concern for noise, parking and lack of respect for neighbors and garbage. She supported the proposed use.

Roger Sparks, concerned citizen, expressed the need for handicap accessibility.

Chairperson Pro Tem Misselhorn closed the Public Hearing at 2:19 p.m.

Commissioner Barry read the Findings of Fact for a special use.

Commissioner Heard made a motion to approve the proposed special use including Staff’s conditions of approval with a modification that the residential dwelling units are for staff only, no student housing, seconded by Commissioner Ghareeb.

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 requested a deferral to the next regular meeting.

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

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

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

Roger Sparks expressed the need for sidewalk improvements to meet accessibility requirements.

ADJOURNMENT

Commissioner Ghareeb made a motion to adjourn, seconded by Commissioner Heard at approximately 2:28p.m.

Leah Allison, Senior Urban Planner
TO: City of Peoria Planning & Zoning Commission  
FROM: Development Review Board (Prepared by Leah Allison)  
DATE: February 7, 2019  
CASE NO: PZ 19-04  

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to amend the existing Special Use to add an accessory solar facility located on approximately 6.5 acres (of the 28 acre site). The solar facility is comprised of ground mounted and roof mounted fixed-tilt panels placed on vacant land, an existing parking lot, and two building rooftops. The system is designed as a daylight-use system without storage for non-daylight time. The proposed solar field is 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>Placement of the solar panels will eliminate approx 70 parking spaces of 499 total spaces. Handicap parking unchanged.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>Transformers associated with the solar facility will be screened.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Landscaping</td>
<td>6-ft tall solid hedge along frontage of Hale Ave. Existing plantings for front yards and parking lot to remain.</td>
<td>Alternative landscape plan (per Section 8.2.15) to allow for hedge (561 points) in place of tree (403 points) requirement. And allow for existing trees and shrubs.</td>
<td>No objection</td>
</tr>
<tr>
<td>Screening</td>
<td>A 6-ft tall solid privacy fence located along the frontage of Hale Ave. Maximum front yard fence height, per the Unified Development Code, is 3 ft</td>
<td>Increase the fence height from 3 feet to 6 feet to provide security</td>
<td>No objection</td>
</tr>
<tr>
<td>Signs</td>
<td>No additional signage</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>No additional lighting</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Setbacks</td>
<td>All setbacks in compliance except for the 15-ft side yard setback of the solar field.</td>
<td>Reduce the side yard setback from 20 ft to 15 ft for the solar field.</td>
<td>No objection</td>
</tr>
<tr>
<td>Height</td>
<td>Ground mounted panels are 8 ft – 10 ft in height. Roof mounted panels are extended up to 4 ft from the roof.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Development Item</td>
<td>Applicant Proposal</td>
<td>Applicant Waiver Request &amp; Justification</td>
<td>DRB Comment</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------</td>
<td>------------------------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>Maintain existing sidewalk system</td>
<td>No requirement for sidewalks on Bird and Hale</td>
<td>Staff recommends sidewalks on all public frontages.</td>
</tr>
</tbody>
</table>

**BACKGROUND**

**Property Characteristics**
The special use property contains 28 acres developed with the RLI Insurance campus and other commercial businesses. It is zoned Class C-2 (Large Scale Commercial) and surrounded by industrial and commercial zoning to the west and south, commercial and residential zoning to the east, and commercial zoning to the north. The proposed solar facility is located on approximately 6.5 acres of the southernmost parcels. These parcels are surrounded by industrial and commercial zoning to the west and south, and commercial zoning to the north and east.

**History**
On February 18, 1997 a Special Use for a Shopping Center was approved for approximately 12 acres bound by Knoxville Ave, Bird Blvd, and Lindbergh Dr. Amendments to the special use in 2007 and 2010 allowed for a hotel expansion and a drive-thru addition. In 2015, the special use was amended to add property and allow for a building addition, parking lot expansion, and street vacation and dedication.

<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>C2 (Neighborhood-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>
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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>Fence height, side yard setback, landscaping, and sidewalk waiver</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 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 Have Ave.
4) Waiver to reduce the side yard setback from 20 feet to 15 feet for the solar facility.

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 with landscaping
4. 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 = 333 feet
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Map Scale
1 inch = 333 feet
OVERALL EXISTING SITE PLAN

SCALE: 1" = 30'

LANDSCAPING
FRONT YARD - 806' - 403 POINTS REQUIRED
EXISTING SHADE TREE 3 @ 15 POINTS            45 POINTS
EVERGREENS - 1 @ 20 POINTS -                      20 POINTS
SHRUBS - 187 @ 3 POINTS                                561 POINTS
"GREEN MOUNTAIN BOXWOOD" HEDGE
TOTAL POINTS PROVIDED -                             626 POINTS
OVERALL EXISTING SITE PLAN

NORTH SHORE AVENUE

BIRD BOULEVARD

SCALE: 1" = 30'

LANDSCAPING
FRONT YARD - 806' - 403 POINTS REQUIRED
EXISTING SHADE TREE 3 @ 15 POINTS            45 POINTS
EVERGREENS - 1 @ 20 POINTS -                       20 POINTS
SHRUBS - 187 @ 3 POINTS                                561 POINTS
"GREEN MOUNTAIN BOXWOOD" HEDGE
TOTAL POINTS PROVIDED -                             626 POINTS
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: February 7, 2019
CASE NO: PZ 19-05
REQUEST: 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)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to amend the existing Special Use to add a commercial building with a request to waive the parking impact fee. The proposed development is further described below:

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<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
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</thead>
<tbody>
<tr>
<td>Parking</td>
<td>78 regular spaces and 4 handicap accessible spaces. Maximum number of parking spaces allowed by-right is 35.</td>
<td>Eliminate the parking impact fee.</td>
<td>Parking impact fee of $11,750 ($250 per space x 47) must be paid prior to issuance of a building permit or, install porous paving system.</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>Mechanical and utility equipment to be screened.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Landscaping plan, in compliance with the Unified Development Code, to be submitted for approval prior to issuance of the building permit.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Signs</td>
<td>A 10 ft in height by 10 ft in width monument sign located at the northeast corner of the subject parcel.</td>
<td>Increase the sign size and height.</td>
<td>Staff does not support. Sign should comply with local sign regulations which allow for a 8.5 ft tall, 25 square foot multi-tenant sign and specific design.</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>An exterior lighting plan, in compliance with the Unified Development Code, to be submitted for approval prior to issuance of the building permit.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Setbacks are in conformance with the Unified Development Code</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Height</td>
<td>Building height is 26 feet at its tallest point</td>
<td>None</td>
<td>No objection</td>
</tr>
</tbody>
</table>
BACKGROUND

Property Characteristics
The subject property contains 1.17 acres and is part of the 200+ acre site of the Shoppes at Grand Prairie Special Use. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by C-2 (Large Scale Commercial) zoning to the north, south, east and west.

History
In 1995, a Special Use for a shopping center was approved for the Shoppes at Grand Prairie with several amendments since then to add property, approve sign regulations, increase building height, and additional development.

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<td>Not in the City</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>I1 (Light-Industrial)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>C2 (Large Scale Commercial)</td>
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</table>

DEVELOPMENT REVIEW BOARD ANALYSIS
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<td>Yes</td>
<td>None</td>
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<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
<td>None</td>
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<td>None</td>
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<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>Parking impact fee and freestanding 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>

Parking Impact Fee
In 2014, City Council approved changes to parking regulations that replaced minimum parking requirements with a maximum parking allowed by-right. The maximum number of parking spaces may be exceeded upon payment of a $250 per parking space impact fee. The intent was to reduce the amount of impervious surfaces especially in a shopping center development where parking is shared. The reduction of impervious surfaces promotes sustainability, reduces storm water run-off, and the storm water utility fee.

For this development, ample parking is available from the Gordman’s, Hy-Vee, and adjacent commercial establishments. This area is part of a shopping center, which by definition and design, is to share parking. The installation of porous paving system may be considered as an option to the parking impact fee.

Freestanding Sign
This shopping center includes an approved signage plan which identifies locations and specific design. Staff recommends adherence to this plan for uniformity with other signs and identification within the shopping center.
DEVELOPMENT REVIEW BOARD RECOMMENDATION
The Development Review Board recommends APPROVAL of the request with the following conditions:

1) Payment of the parking impact fee or install a porous paving system.
2) A free-standing sign in compliance with the previously approved local sign regulations.
3) Provide authorization from adjacent property owner to perform parking lot paving.
4) Revise the handicap parking spaces to eliminate shared access aisle.

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. Statements
   a. Economic Statement
   b. Environmental Statement
   c. Public Services Statement
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 = 667 feet
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
NOTES:
1. PROPOSED BUILDING: 6,205 SF.
2. ALL INGRESS AND EGRESS SHALL BE FROM PRIVATE DRIVES.
3. PARKING SPACES:
   TOTAL NUMBER OF PARKING SPACES = 42
   DIMENSIONS 8' x 16' (MEASURED TO FACE OF CURB)
   DEPTH 10' (WIDTH 8' x 12' APPROVED)
4. PARKING LOT PAVEMENT SHALL BE CONCRETE.
5. LIGHTING PLAN: EXISTING LIGHTING MUST CONFORM TO CODE REQUIREMENTS. LAYOUT AND FIXTURES SHALL BE PROVIDED AT FINAL PLAN SUBMITTAL.
6. EASEMENTS: SITE ALTA SURVEY FOR EASEMENTS.
7. CURRENT ZONING: C-3 LARGE SCALE COMMERCIAL DISTRICT
8. PROPERTY AREA = 6,112.92 SF (33,383 SF)

LEGAL DESCRIPTION:
January 3, 2019

Planning and Zoning Commission  
City of Peoria  
City Hall, Room 300  
419 Fulton Street  
Peoria, IL 61602

RE: REQUEST TO WAIVE PARKING IMPACT FEE  
PIN #: 13-11-151-027 | Lot 27, Plaza at Grand Prairie, Peoria, IL

To Whom It May Concern:

This narrative is submitted in support of the application by Tartan Realty Group requesting the waiver of the parking impact fee at the above referenced property.

The proposed development consists of an approximately 7,000 sq. ft., two-tenant, retail strip center. One of the tenants will be The Original Pancake House (approximately 4,500 sq. ft.) and the second tenant is TBD. Per the current parking code, the maximum required parking stalls prior to being subject to the parking impact fee for this proposed development is 35 parking stalls (5 spaces/1,000 sq. ft.).

The group that is developing this parcel is also The Original Pancake House franchisee for Peoria, IL and Normal, IL. The Normal location recently opened in February 2018 and is approximately 4,300 sq. ft. and has seating for 150 patrons inside the restaurant and can accommodate up to an additional 50 patrons in a designated outdoor seating area. On busy days (weekends and holidays) the Normal location sees up to 45 min + wait for a table. At these times there are 35-40 employees working at the restaurant to service the full dining room. In Normal, IL there is a parking lot that has a total of 81 spaces, employees are not allowed to park on-site and it is still consistently full with customers not being able to find a parking spot on-site and decide to leave instead of dine at the establishment due to lack of convenient parking.

We are asking for relief because we feel that the 35 maximum parking stalls is not enough parking stalls to adequately park the customers for The Original Pancake House on its own, not taking into consideration that there will be a second tenant that will also have customers parking in the parking lot. It is extremely important for retailers to have adequate parking in immediate proximity to their front doors to be successful.

Thank you for your consideration and look forward to presenting at the earliest possible scheduled public hearing.

Sincerely,

Chris George
RE: DEVELOPMENT IMPACT STATEMENT  
PIN #: 13-11-151-027 | Lot 27, Plaza at Grand Prairie, Peoria, IL

To Whom It May Concern:

This development impact narrative is submitted in support of the application by Tartan Realty Group requesting the waiver of the parking impact fee at the above referenced property.

Economic Statement

1. **Projected Property Tax Generation** – the parcel is an undeveloped outlot to HyVee and Gordmans located at the Plaza at Grand Prairie and currently does not have a tax bill payable 2019. By developing the site, the property will pay property taxes in line with neighboring retail parcels.

2. **Projected Sales Tax Generation** – by developing the ~7,000 sq. ft. two tenant retail strip center on the referenced parcel, there will be new sales tax generating businesses operating that do not currently exist.

3. **Projected Benefits Due to Expanded Customer/Consumer Service/Product Mix to be Provided to The Community** – by developing the above referenced parcel, there will be new retailers added which will be in harmony with the adjacent Plaza at Grand Prairie and Shoppes at Grand Prairie, further cementing the area as a major retail destination within the City of Peoria.

4. **Impacts on Surrounding Property Values** – the development of the above referenced parcel will have positive impacts on the surrounding property values due to adding to the existing retailers in the area drawing in more consumers to this major retail destination.

Environmental Statement

1. **Existing Storm and Sanitary Sewer Capacity** – development of the above referenced parcel will have no impact on capacity of the storm and sanitary sewer capacity because Plaza at Grand Prairie and The Shoppes at Grand Prairie was master planned and accommodated for development of the proposed nature on this parcel.

2. **Soils** – there has been geotechnical exploration report generated and the existing soils are suitable for the proposed development.

3. **Slope, Proposed Cut and Fill** – there will be minimal impact on the existing slope of the lot with the proposed development of the parcel.

4. **Flood Plain** – the proposed development will have minimal impact due to the parcel being part of a master plan to be developed as a retail development and the parcel is tied into an existing detention basin that is services the adjacent parcels in Plaza at Grand Prairie and The Shoppes at Grand Prairie.

5. **Protected Water Table Recharge Areas and Development Impacts** – the geotechnical exploration report found that the proposed development does not pose any potential negative
impacts to the water table and states that the site conditions are favorable for the proposed structure type.

6. **Impacts on Surrounding Land Use** – the proposed development will have limited impact on surrounding land uses as it is an undeveloped outlot within a master planned retail development and is harmonious with the adjacent uses.

7. **Construction Phases Impacts** – construction of the proposed retail development will have minimal impact on traffic and inconvenience as all construction material storing and staging will take place on-site. Residential streets will not be impacted due to the location of the parcel.

**Public Service Statement**
The proposed development will have no impact on public services within the area. The roadway network is privately owned and maintained amongst the property owners that benefit from the roadway network. The parcel lies within a master planned retail development of Plaza at Grand Prairie and any impacts regarding police, fire protection and general services were contemplated with the original special use and will not be impacted by the proposed development.

Thank you in advance for your consideration and look forward to presenting at the earliest possible scheduled public hearing.

Sincerely,

Chris George
January 3, 2019

Planning and Zoning Commission
City of Peoria
City Hall, Room 300
419 Fulton Street
Peoria, IL 61602

RE: ESTIMATED TRAFFIC GENERATION
PIN #: 13-11-151-027 | Lot 27, Plaza at Grand Prairie, Peoria, IL

To Whom It May Concern:

This estimated traffic generation memo is submitted in support of the application by Tartan Realty Group requesting the waiver of the parking impact fee at the above referenced property.

The proposed development consists of an approximate 7,000 sq. ft. two tenant retail development located at Lot 27, Plaza at Grand Prairie, Peoria, IL. The proposed development is currently an undeveloped site located within a master planned retail development. While adding two more retailers in 7,000 sq. ft. will generate additional traffic than what is currently realized, the master plan contemplated a larger development in this location. Since traffic generation was considered with the original master plan, the proposed development will have a lesser impact than what was originally contemplated.

In addition, the parcel is serviced by a privately-owned roadway network. Because of this, there is no additional burden to public services generated by the proposed development.

Thank you in advance for your consideration.

Sincerely,

Chris George
TO: City of Peoria Planning & Zoning Commission  
FROM: Development Review Board (Prepared by Leah Allison)  
DATE: February 7, 2019  
CASE NO: PZ 19-06  
REQUEST: 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)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to obtain a Special Use for an Urban Farm. The farm will include vegetative beds, a tree orchard, two pavilions, a shipping container for equipment storage and a meditation/gathering court. Additional information provided 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>Accessory Structures</td>
<td>Two pavilions placed on existing 20 ft x 20 ft concrete pads. A 10 ft x 20 ft shipping container for storage of tools and equipment.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Parking</td>
<td>On-street parking. No off-street parking provided.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>None</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Use Standards</td>
<td>As allowed by Section 5.3.2.G of the Unified Development Code</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Landscaping</td>
<td>None</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Fencing</td>
<td>A six-foot tall chain link fence located along Brown St frontage to match existing chain link fence and provide secure area.</td>
<td>Increase the height of the fence from 4 feet to 6 feet.</td>
<td>No objection</td>
</tr>
<tr>
<td>Signs</td>
<td>One sign no to exceed 20 sq ft in size and 5 ft in height</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Two yard lights. Lighting cannot exceed ½ footcandle measured at the property lines and must be downlit.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Setbacks &amp; Yards</td>
<td>Accessory structures placed near rear yard property lines.</td>
<td>None</td>
<td>No objection</td>
</tr>
</tbody>
</table>
BACKGROUND

**Property Characteristics**
The subject property contains 2.2 acres of land and is comprised primarily of vacant land. The property is zoned Class R-4 Single Family residential and surrounded by R-4 Single Family residential zoning to the north, south, east and west.

**History**
Several parcels were previously developed with single family residences, neighborhood businesses and a playground for an adjacent school. Over time, these uses have been abandoned and the structures demolished.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>B (Two Family Dwelling) and F (Commercial)</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>B (Two Family Dwelling) and F (Commercial)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>R1 (Low-Density Residential)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>R4 (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</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>Fence height waiver</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 waiver:
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.

**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
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
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
The plan for St. Ann’s Community Garden contains different nodes of spaces connected by an extensive circulation system. There is natural crop row plantings, boxed plantings, gathering spaces and other additions. The site flows well from east to west by moving through natural spaces to more manicured spaces.
Meditation & Gathering Court
St. Ann’s Community Garden, Garden of Hope
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
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: February 7, 2019
CASE NO: PZ 18-D
REQUEST: Hold Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code, relating to Off-Premise Signs.

SUMMARY OF PROPOSAL
The current off-premise sign regulations have been in place since 2001 and include permitted and special use signs, a replacement schedule specific to each Council District, and separation requirements from residential properties and other signs.

Staff has reviewed these regulations in order to simplify and provide flexibility for locations without increasing the number of signs. The proposed amendment will:

1) Allow off-premise signs up to 300 sq ft in size as permitted uses in commercial and industrial zoning districts.
2) Allow off-premise signs up 700 sq ft in size as permitted uses in C-2 (Large Scale Commercial) and industrial zoning districts.
3) Replace the Council District replacement schedule with a city-wide cap.
4) Measure the separation requirements radially for residential properties and on a continuous frontage for other signs.
5) Require a major variance for any waiver of these regulations.

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

ATTACHMENTS
1) Proposed Ordinance
8.3 - SIGNS

8.3.10 Temporary and Permanent Signs

C. Permanent Signs

2. Off-Premises Freestanding Signs
   a. Applicable Districts and Limitations for Area and Sign Height.
      1) Off-premises freestanding signs that have a maximum area limitation of 300 square feet and maximum height limitation of 30 feet, excluding off-premises sign extensions in either instance, are permitted uses in the commercial and industrial districts.
      2) Off-premises freestanding signs that are greater than 300 square feet in sign area, and have a maximum area limitation of 700 square feet and maximum sign height of 40 feet, excluding off-premises sign extensions in either instance are permitted uses in the C2 and industrial districts.

   b. Spacing, as measured by continuous frontage, for off-premises freestanding sign less than or equal to 300 square feet shall be a minimum of:
      1) 50 lineal feet from the base of the sign to any on-premises freestanding sign; and
      2) 1,000 lineal feet from the base of the sign to any off-premises freestanding sign.

   c. Spacing, as measured by continuous frontage, for off-premises sign greater than 300 square feet shall be spaced a minimum of:
      1) 50 lineal feet from the base of the sign to any on-premises freestanding sign; and,  
      2) 2,000 lineal feet from the base of the sign to any off-premises freestanding sign;

   d. Spacing from residentially zoned parcels:
      1) For signs 300 square feet or less, 150 lineal feet, measured in a radius from the base of the sign from any property line of residential zoned property.
      2) For signs greater than 300 square feet, 250 lineal feet, measured in a radius from the base of the sign from any property line of residential zoned property.

   e. In no instance shall more than two (2) signs be within 500 feet from the center point of an intersection as measured by continuous frontage.

   f. Landscaping
      All off-premises freestanding signs which exceed eight square feet in size are required to have .25 landscaping points per 1 square foot of sign area. The landscaped area and design are subject to DRB review and approval.

   g. Frontage Requirement
      The minimum frontage requirement for an off-premises sign is 100 lineal feet. This frontage requirement will reduce the zoning lot lineal frontage used to determine size and number of freestanding signs for the zoning lot. The presence of an off-premise sign on a zoning lot will reduce the allowable freestanding sign area for that zoning lot by 100 square feet.
h. Thoroughfare Location

Off-premises signs shall only be permitted on streets designated as a principal arterial on the official thoroughfare map of the City of Peoria except as provided below.

Up to three off-premises signs may be permitted on access controlled freeways and up to two off-premises signs may be permitted on access controlled expressways as indicated on the thoroughfare map of the city subject to meeting all of the requirements of this ordinance. No sign may be placed between mile markers 89 and 93 on Interstate 74.

i. Limitation on New Off-Premises Signs Greater Than Eight Square Feet

1) From and after the effective date of this ordinance, a city-wide maximum cap of 90 off-premise signs structures greater than 8 square feet shall be permitted within the corporate boundaries of the City of Peoria.

2) From and after the effective date of this ordinance, all applications for new off-premises signs which exceed the city-wide maximum cap must, in addition to all other requirements of this ordinance, specify the off-premises sign or signs being replaced ("replaced sign"). All applications for new off-premises signs, which do not exceed the city-wide maximum cap must, in addition to all other requirements of this ordinance, report the location and specifications of the signs to the Community Development Department in order to be added to the inventory.

3) Waivers of off-premise sign regulations are subject to a major variance pursuant to Section 2.6 of the Unified Development Code. In no case shall a variance from the city-wide maximum cap be issued.

4) Notwithstanding any other provision herein, the inventory shall be amended by the addition of any off-premises sign located, existing and permitted on the date of annexation of territory that is annexed to the City of Peoria after the effective date of this ordinance provided such off-premise sign meets the requirements of 8.3.10.C.

j. A sign extension, as an embellishment added to an off-premise sign to enhance a specific advertising message, may increase the area of a sign face by no more than 20%, may extend no more than five feet above the topmost edge of the sign face and three feet from any side, and shall remain installed only for the duration of the advertising message in question. Although extensions may incorporate lighting incidental to the advertising message, all lighting upon any sign face must still adhere to the total allowable illumination of 75 foot candles.

***

10.0 DEFINITIONS

***

10.3 DEFINED TERMS

***

Continuous Frontage: All property on one side of a street or place measured along the line of a street.
TO: City of Peoria Planning & Zoning Commission  
FROM: Development Review Board (Prepared by Leah Allison)  
DATE: February 7, 2019  
CASE NO: PZ 19-A  
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 Donations Bins.

SUMMARY OF PROPOSAL
Currently donation bins are prohibited unless placed on the parcel on which the donation collection entity operates a principal business. Staff is proposing to allow donation bins on other parcels subject to the following requirements:

- Limit of one per parcel
- Maximum dimensions of 48” wide, 48” long, and 83” tall
- Property owner must provide consent and will be held responsible for any violations
- Must be placed on a hard surface
- Prohibited from the required front yard
- Prohibited on vacant parcels or parcels without an active, legal, principal use
- No advertisement except for sponsoring organization and contact information
- The area surrounding the donation bin must be kept clean
- The placement of the bin cannot interfere with traffic circulation

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

ATTACHMENTS
1) Proposed Ordinance
8.4 - OUTDOOR STORAGE AND DISPLAY

8.4.1 Purpose

The purpose of this section is to provide reasonable limits on the outside storage and display of merchandise in conjunction with a permitted principal use in a commercial, industrial, institutional, or form district. These standards ensure that such display and storage contribute to the normal activities of a use while not creating a public health or safety hazard or a nuisance.

8.4.2 Applicability

A. Any merchandise, material or equipment situated outdoors in a commercial, industrial, institutional or the form districts shall be subject to the requirements as set forth below.

B. Where allowed, the outdoor sale, lease or rent of motor vehicles as part of a properly permitted use shall not be considered merchandise, material or equipment and shall be subject to the parking lot perimeter landscape requirements of 8.2.8.

C. Additional requirements for Industrial Districts can be found in 4.5.6, Limit on Outdoor Activity.

8.4.3 Allowed Outside Storage and Display

Outdoor storage and display is allowed by district as designated below. Outside storage and display may be allowed in a district not specifically designated in accordance with the special use procedures (see 2.9).

<table>
<thead>
<tr>
<th></th>
<th>CN</th>
<th>CG</th>
<th>C1</th>
<th>C2</th>
<th>B1</th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
<th>N1</th>
<th>P1</th>
<th>PR</th>
<th>ST</th>
<th>WH</th>
<th>WM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor Display</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Limited Outdoor Storage</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
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<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>General Outdoor Storage</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
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<td>■</td>
<td>■</td>
<td>■</td>
</tr>
</tbody>
</table>

Key = ■ Permitted    Blank Cell = Not Permitted

8.4.4 Categories of Outside Storage and Display

Outside storage and display is classified as follows.

A. Outdoor Display

1. Outdoor display is the outdoor display of products actively available for sale. The outdoor location of soft drink or similar vending machines shall be considered outdoor display. Outdoor display shall not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers (such merchandise shall be considered limited outdoor storage). Limited outdoor display does not include clothing drop box, package drop box, or other similar drop box.

2. Outdoor display shall be permitted in association with any nonresidential use (in accordance with 8.4.3) following review and approval of a site plan illustrating the extent of the permitted area for outdoor display provided it meets the standards below.
a. Outdoor display shall be removed and placed inside a fully-enclosed building at the end of each business day, with the exception of soft drink or other similar vending machines.

b. Outdoor display shall be permitted adjacent to the building façade and shall extend no more than eight feet from the façade.

c. Outdoor display shall be located no closer than five feet from any public entrance.

d. Outdoor display shall occupy no more than 30% of the horizontal length of the building façade.

e. Outdoor display shall not impair the ability of pedestrians to use the sidewalk or parking areas and shall not restrict site access per state or federal accessibility requirements.

f. Outdoor display shall not be placed in front of windows.

g. Any signage associated with outdoor display will be factored into the total signage allowed based on the façade area of the building.

3. Outdoor display may include donation bins subject to the following regulations:

a. No more than one bin may be placed on a parcel.

b. Maximum dimensions of a donation bin are 48” wide, 48” long, and 83” tall.

c. The property owner must provide consent to the placement of the bin and will be held responsible for any violations.

d. The bin must be placed on an all-weather, durable and dustless, asphaltic, interlocking concrete paver or brick, or cement pavement surface.

e. Donation bins cannot be placed in the required front yard and cannot interfere with traffic circulation.

f. Donation bins cannot be placed on vacant parcels or parcels without an active, legal, principal use.

g. No advertisement may be placed on the bins except for the sponsoring organization and contact information.

h. The area surrounding the donation bin must be kept clean.

10.0 DEFINITIONS

10.3 - DEFINED TERMS

Donation Bin: An unattended, closed receptacle or container made of metal and designed and intended for the collection from the public of donations of used clothing, shoes, textiles, household items, books, magazines, or other salvageable personal property, for the purpose of reuse or recycling. Donation bin does not include a receptacle or container used to collect recyclable metal, plastic, or glass or a household curbside recycling container or other container use to receive recyclables from a specific person or persons.