PLANNING & ZONING COMMISSION  
THURSDAY, APRIL 4, 2019  
CITY HALL, ROOM 400 – 1:00 P.M.  

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MARCH 7, 2019 MINUTES

4. REGULAR BUSINESS

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

   **CASE NO. PZ 19-13**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Camilla Rabjohns to amend an existing Special Use Ordinance No. 17,595 in a Class R-4 (Single Family Residential) District for an Assisted Living Facility, to add two residents, for the property located at 1328 W Circle Road (Parcel Identification No. 14-32-132-005), Peoria, IL. (Council District 2)

   **CASE NO. PZ 19-C**
   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-Street Parking Schedule and Over-Parked Impact Fee.

   **CASE NO. PZ 19-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 Buildable Area in the Class CN (Neighborhood Commercial) District.

   **CASE NO. PZ 19-E**
   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 Solar Utility Facilities.

   **CASE NO. PZ 19-F**
   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 Administrative Deviations for Wall Signs.

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, March 7, 2019, at 1:03 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL
The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 6. Commissioners absent: None.

City Staff Present: Leah Allison

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

MINUTES
Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on February 7, 2019; seconded by Commissioner Misselhorn. A correction was noted for Case No. PZ 19-04 to include the discussion of existing sidewalks and the lack of sidewalks in the subject area. A correction was noted for Case No. PZ 18-D that Commission Heard was not present at the meeting and the voting record should reflect Commissioner Wiesehan instead.

The motion was approved viva voce vote 6 to 0.

REGULAR BUSINESS

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

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-07 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended APPROVAL of the request subject to the following condition and waivers:

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

The Petitioner was not present to provide comments.

Chairperson Wiesehan opened the Public Hearing at 1:25 p.m.
An interested citizen expressed concern for the lack of screening and landscaping. It was suggested that an approval should be delayed until certain conditions are met.

There being no further public testimony, the public hearing was closed at 1:32 p.m.

Discussion on the Findings of Fact was held. Concern was expressed for the condition and use of the property which brought a zoning complaint.

Motion: Commissioner Unes made a motion to deny the request for a Special Use; seconded by Commissioner Misselhorn:

The motion was APPROVED viva voce vote 5 to 1.
Yeas: Barry, Ghaereeb, Misselhorn, Unes, and Wiesehan – 5
Nays: Heard – 1

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

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-08 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.

Peter Paraskis, representing the petitioner, described the proposed development should the rezoning be approved.

Chairperson Wiesehan opened the Public Hearing at 1:45 p.m. There being no public testimony, the public hearing was closed at 1:45 p.m.

Discussion on the Findings of Fact was held.

Motion: Commissioner Heard made a motion to approve the request to rezone, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Heard, Ghaereeb, Misselhorn, Unes, and Wiesehan – 6.
Nays: None

Commissioner Barry left the meeting at 1:50 pm.

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

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-09 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 condition and waivers:
1) Revise the preliminary plat to include the limits of the stream buffer area and compliance with the requirements of the stream buffer regulations.

2) Revise the preliminary plat to include the required certificates.

3) Connection to a public sanitary sewer system.

Staff does not support the request to waive the connection to the public sanitary sewer. The property is within approximately 525 feet of a gravity sewer line and a force main both located on the west side of Galena Road. Connection to the public sanitary sewer allows for future changes to density and zoning uses, and is the appropriate means of handling wastewater/sewage in an urban and developing area.

Staff does not support the request to waive stream buffer requirements. The buffer is intended to preserve the stream area in its natural state, stabilize stream banks, reduce erosion, filter storm water runoff, enhance wildlife habitat, provide shade, screen noise, serve as recreational areas, and enhance aesthetics. Without a protective buffer, the land may be cleared of trees and natural vegetation leading to erosion, flooding, and compromised water quality.

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

Robert Barry, Petitioner, provided a summary of the preliminary plat and explanation of the requested waivers.

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

An interested citizen, expressed concern for the negative impacts of a proposed winery and the gravel access road.

An interested citizen, expressed concern for the negative impact a proposed winery may have on San Koty Drive, safety of the residents and children, and disruption of the quiet neighborhood.

An interested citizen, expressed concern for the access from San Koty Drive to the proposed winery development.

An interested citizen, expressed concern for excessive noise, traffic, and lighting from the proposed winery development.

An representative for Lutheran Hillside Village, expressed concern for excessive noise and lighting from the proposed winery development.

An interested citizen, expressed concern for the proposed use and did not support the requested waivers.

A representative for Apolostic Christian Skyline, expressed concern for excessive noise and lighting from the proposed winery development.

Senior Urban Planner Allison read a letter from an interested citizen expressing concern for excessive traffic and noise from the winery development, and disruption due to construction of a sanitary sewer line.

Petitioner Barry provided a summary to address the access road, noise, and lighting concerns.

Chairperson Wiesehan closed the Public Hearing at 2:55 p.m.

Discussion on the Findings of Fact for a preliminary plat was held. Concerns were expressed for the lack of compatibility with adjacent development.

**Motion:**
Commissioner Misselhorn made a motion to deny the proposed preliminary plat, seconded by Commissioner Unes.

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.

Nays: None.

Discussion on the Findings of Fact for a rezoning was held.
Motion:
Commissioner Misselhorn made a motion to deny the proposed rezoning, seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

A recess was held at 3:10 pm. The Commission reconvened at 3:15 pm.

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

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-11 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 condition and waivers:
1) No more than three freestanding signs may exceed 35 feet in height and 640 sq. ft. in size.
2) Verification that the proposed sign meets clearance requirements for existing overhead utility lines

Ryan Vande Bosche, petitioner, described the proposed signs.

Chairperson Wiesehan opened the Public Hearing at 3:24 p.m. There being no public testimony, the public hearing was closed at 3:24 p.m.

Discussion on the Findings of Fact was held.

Motion:
Commissioner Heard made a motion to approve the proposed Special Use, seconded by Commissioner Unes.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

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

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-12 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 Wiesehan opened the Public Hearing at 3:30 p.m. There being no public testimony, the public hearing was closed at 3:30 p.m.

Motion:
Commissioner Heard made a motion to approve the proposed Special Use, seconded by Commissioner Ghareeb.
The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

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

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

The Development Review Board recommended APPROVAL of the request.

Chairperson Wiesehan opened the Public Hearing at 3:35 p.m. There being no public testimony, the public hearing was closed at 3:35 p.m.

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

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Misselhorn made a motion to adjourn, seconded by Commissioner Unes at approximately 3:35 p.m.

Leah Allison, Senior Urban Planner
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: April 4, 2019
CASE NO: PZ 19-13
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Camilla Rabjohns to amend an existing Special Use Ordinance No. 17,595 in a Class R-4 (Single Family Residential) District for an Assisted Living Facility, to add two residents, for the property located at 1328 W Circle Road (Parcel Identification No. 14-32-132-005), Peoria, IL. (Council District 2)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to amend the existing Special Use to add two residents to the Assisted Living Facility. The property and use is 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>Dwelling units</td>
<td>One single family dwelling unit. Occupants will live together as a single house-keeping unit.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Number of Residents</td>
<td>Currently approved for 5 occupants (4 residents plus 1 staff resident). Requesting to add 2 additional residents.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Parking</td>
<td>One off-street parking space</td>
<td>No change to previously approved waiver to allow one off-street parking space</td>
<td>None</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>Not applicable</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Not applicable</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Signs</td>
<td>None requested</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Not applicable</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No change to existing dwelling structure.</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Height</td>
<td>No change to existing 1.5 single family residence.</td>
<td>None</td>
<td>In compliance</td>
</tr>
</tbody>
</table>

BACKGROUND

Property Characteristics
The subject property contains 0.11 acres of land and is currently developed with a single family residence and detached garage. The property is surrounded by R-4 (Single Family Residential) zoning to the north, south, east, and west.

History
In 2018, a Special Use for an Assisted Living Facility was approved to allow 4 residents plus 1 staff resident to reside at the property.
### 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>Affirm previously approved waiver for one off-street parking space</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 to add two additional residents with the following previously approved conditions and waiver:

1. Allow a total of 7 occupants (six residents, plus one staff resident).
2. A maximum of two vehicles are permitted for the household, at the property.
3. One on-site staff member is required, and must remain at the site at any time a resident is present.
4. Smoke detectors need to be interconnected in all the bedrooms and carbon monoxide detectors must be located within 15 feet of all bedrooms.
5. A licensed electrician must verify all electrical work that has been done since the new owner took possession. This work will need to be permitted.
6. Applicable permits are required.
7. Waiver to allow one off-street parking space.

**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
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 83 feet
3/7/2019

https://gis.peoriacounty.org/PeoriaGIS/
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1328 Circle Road

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: April 4, 2019
CASE NO: PZ 19-C
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 Off-Street Parking Schedule and Over-Parked Impact Fee

SUMMARY OF PROPOSAL
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.

Last year the City began collecting a stormwater utility fee based on the amount of impervious surface area on a property. Like the over-parked impact fee, the stormwater utility fee may encourage property owners to reduce the amount of impervious surfaces.

Now that the stormwater utility fee is in effect, Staff is proposing to eliminate both the maximum off-street parking schedule and the over-parked impact fee.

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

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

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

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

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

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

8.0 GENERAL DEVELOPMENT STANDARDS

8.1 OFF STREET LOADING AND PARKING

8.1.6 Parking Schedule

A. All off-street parking spaces provided required by this development code, except those required for one- and two-family dwellings, shall be designed in accordance with one of the formulae set forth in the Off-Street Parking Schedule below. Except in the Form Districts, off-street parking spaces shall be provided in accordance with the Off-Street Parking Schedule below. See 6.9 for parking requirements in Form Districts. In addition to the requirements of the Parking Schedule, a business must also provide one space for each business vehicle parked at the business. Parking spaces for accessory uses not specifically enumerated within a parking class shall be assumed to be included in the principal (permitted or special) use requirement. If, for any reason the classification of any use, for the purpose of determining the amount of off-street parking or the number of spaces to be provided by such use is not readily determinable, the parking class of such use shall be established by the Zoning Administrator.

B. In computing required parking spaces, the total number of required spaces shall be based upon use(s) of the zoning lot or portion thereof. Therefore, one principal use may actually contain two or more parking class uses (e.g., retail sales and warehousing).

C. In the event this ordinance does not specify the number of parking spaces for a specific use, the Zoning Administrator shall determine the number of spaces required. In making this determination of the number of spaces required for a proposed use, the Zoning Administrator shall consider the number of parking spaces required for the listed use most similar to the proposed use in terms of parked vehicles which are expected to be generated. In determining the number of parked vehicles likely to be generated by a use, the Administrator shall consider the square footage occupied by the use where appropriate. In the alternative, the Zoning Administrator may consider the number of employees and patrons which are anticipated for the proposed use.
D. No required parking spaces are required in the B1 District. However, if parking is provided for uses which do not require parking, other than the number of spaces, all other requirements as set forth in 8.1.5.H above apply as though the spaces were required, with the exception of the number of spaces and landscaping requirements.

E. When determination of the number of off-street parking spaces required below results in a requirement of a fractional space, any fraction of less than one-half may be disregarded, while a fraction of one-half or more, shall be counted as one parking space. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing or both, on the premises at any one time.

**Off-Street Parking Schedule Minimum Parking Requirements:**

All Zoning Districts (Except B1 and All Form Districts)

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of required parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
</tr>
<tr>
<td>Multi-Family</td>
<td>1.5 per unit</td>
</tr>
<tr>
<td>Single and Two Family</td>
<td>2 per unit for units constructed after June 4, 1991; 1 per unit + 1 for each permitted gratuitous guest for units constructed prior to June 4, 1991</td>
</tr>
<tr>
<td>Family Care Facility and Group Care Facility</td>
<td>1 per employee + 1 per resident (the resident parking requirement may be waived by the Zoning Administrator for those facilities that prohibit ownership or operation of motor vehicles by residents of the facility)</td>
</tr>
<tr>
<td><strong>COMMERCIAL</strong></td>
<td></td>
</tr>
<tr>
<td>Vehicle Stacking</td>
<td>Stacking of spaces to be required based on use and site constraints.</td>
</tr>
</tbody>
</table>

**Off-Street Parking Schedule Maximum Parking Allowed:**

All Zoning Districts (Except B1 and All Form Districts)

The following table outlines the maximum parking number allowed by right; however, the maximum number may be exceeded if a fee is paid for over parking. The fee for over parking is $250 per space. This is applicable for all parking added after the effective date of this ordinance.

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of required parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>1 for every 3 residents plus 1 per employee</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>2 for the operator and 1 space per guest room</td>
</tr>
<tr>
<td>Boarding House, Dormitory, Fraternity, Lodging House, Rooming House</td>
<td>1 space per sleeping accommodation</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>1.25 spaces per guest room plus 12 spaces per 1,000 sq. ft. for convention facilities</td>
</tr>
<tr>
<td>Mobile Home Park</td>
<td>1.25 spaces per unit</td>
</tr>
<tr>
<td><strong>COMMERCIAL</strong></td>
<td></td>
</tr>
<tr>
<td>ATM</td>
<td>6 stacking spaces for 1 ATM on a site and 8 stacking spaces for 2 ATMs on a site</td>
</tr>
<tr>
<td>Auto Service</td>
<td>3 per service bay</td>
</tr>
<tr>
<td>Car Wash</td>
<td>4 stacking spaces per bay or stall, 15 stacking spaces per automated bay or stall plus 1 parking space per employee.</td>
</tr>
<tr>
<td>Drive Through Facility, non-ATM</td>
<td>8 stacking spaces for the first window, plus 2 stacking spaces</td>
</tr>
<tr>
<td>Use</td>
<td>Number of required parking spaces</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>__________________________________________________________________</td>
<td>---------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>__________________________________________________________________</td>
<td>for each additional window in addition to the parking required for that specific land use</td>
</tr>
<tr>
<td>Durable Goods, Furniture, Appliances, etc.</td>
<td>2 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>Eating/Drinking</td>
<td>12 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>Retail, freestanding</td>
<td>4 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>__________________________________________________________________</td>
<td>4 per 1,000 SF of GLA - 25,000 to 400,000 SF</td>
</tr>
<tr>
<td>__________________________________________________________________</td>
<td>4.5 to 5 in linear progression per 1,000 of GLA - 400,000 to 600,000 SF</td>
</tr>
<tr>
<td>__________________________________________________________________</td>
<td>5 per 1,000 SF of GLA - 600,000 + SF (adjustments to these requirements can be considered on a case by case basis pursuant to the Special Use process).</td>
</tr>
<tr>
<td>Wholesale</td>
<td>2 per 1,000 SF of GFA up to 10,000 SF + 0.5 per 1,000 SF remaining</td>
</tr>
<tr>
<td>__________________________________________________________________</td>
<td>Office area parking requirements shall be calculated separately based on office parking rates.</td>
</tr>
<tr>
<td>__________________________________________________________________</td>
<td></td>
</tr>
<tr>
<td>SERVICE</td>
<td></td>
</tr>
<tr>
<td>Beauty/Barbershop</td>
<td>3 per chair</td>
</tr>
<tr>
<td>Funeral Services</td>
<td>1 per 50 SF public access rooms + 1 per vehicle used in connection with the enterprise</td>
</tr>
<tr>
<td>Financial</td>
<td>4 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>Gym/Health Club</td>
<td>5 per 1,000 SF of GFA + additional for outdoor accessory uses based on their requirements</td>
</tr>
<tr>
<td>Hospital</td>
<td>2 per bed + outpatient areas calculated at medical/dental rate</td>
</tr>
<tr>
<td>Medical/Dental</td>
<td>6 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>Business and Professional Office</td>
<td>4 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>Personal Services</td>
<td>3 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>Religious Institution</td>
<td>1 per 4 seats</td>
</tr>
<tr>
<td>SCHOOLS AND LIBRARIES</td>
<td>1 per employee + 2 per 3 students based on the maximum number of students attending classes on the premises at any one time</td>
</tr>
<tr>
<td>Dance/Music/Vocational/Trade</td>
<td>1 per employee + 2 per 3 students based on the maximum number of students attending classes on the premises at any one time</td>
</tr>
<tr>
<td>Day Care/Nursery</td>
<td>4 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>K—9th Grades</td>
<td>1 per employee + 4 for visitors</td>
</tr>
<tr>
<td>Library</td>
<td>3 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>Senior High School</td>
<td>1 per employee + 1 per 8 students</td>
</tr>
<tr>
<td>CULTURE/ENTERTAINMENT</td>
<td>1 per 3 persons capacity + 1 per employee</td>
</tr>
<tr>
<td>Amusement Establishment</td>
<td>1 per 4 seats</td>
</tr>
<tr>
<td>Arena/Stadium</td>
<td>5 per lane</td>
</tr>
<tr>
<td>Bowling Alley</td>
<td>7 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>Club/Lodge</td>
<td>1 per 400 SF of GFA</td>
</tr>
<tr>
<td>Cultural Institution</td>
<td>1 per 9 holes</td>
</tr>
<tr>
<td>Golf Course</td>
<td>1 per 15 SF of shallow water (5 feet or less) or wading area per bather; and 25 SF of deep water (deeper than 5 feet) per bather; and for every fifty 50 SF of deck, 1 bather may be added to overall capacity.</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>4 per court</td>
</tr>
<tr>
<td>Tennis Court</td>
<td>1 per 4 seats</td>
</tr>
<tr>
<td>Theater</td>
<td></td>
</tr>
<tr>
<td>__________________________________________________________________</td>
<td></td>
</tr>
<tr>
<td>INDUSTRIAL</td>
<td>1 per 2 employees + 1 per company vehicle</td>
</tr>
<tr>
<td>Manufacturing/Utility</td>
<td>4 per 1,000 SF of GFA</td>
</tr>
<tr>
<td>Use</td>
<td>Number of required parking spaces</td>
</tr>
<tr>
<td>----------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>2 per 1,000 SF of GFA up to 10,000 SF + 0.5 per 1,000 SF remaining Office area parking requirements shall be calculated separately based on office parking rates.</td>
</tr>
<tr>
<td>Airport</td>
<td>0.75 per airplane tie-down + 1 per 3 passengers whose departure originates from the facility</td>
</tr>
<tr>
<td>Bus Facility</td>
<td>1 per 2 employees + 1 per bus</td>
</tr>
<tr>
<td>Commuter Train/Bus Station</td>
<td>2 per 3 passengers whose departure originates from facility</td>
</tr>
<tr>
<td>Radio/TV Studio</td>
<td>4 per 1,000 SF of GFA</td>
</tr>
</tbody>
</table>

**Section 2.** This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS ________ DAY OF _____________________________, 2019

APPROVED:

__________________________
Mayor

ATTEST:

__________________________
City Clerk

EXAMINED AND APPROVED:

__________________________
Corporation Counsel
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: April 4, 2019
CASE NO: PZ 19-D
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 Buildable Area in the Class CN (Neighborhood Commercial) District

SUMMARY OF PROPOSAL
The Class CN (Neighborhood Commercial) is intended for commercial and office uses that primarily serve the immediate surrounding neighborhood. The maximum ground floor area for a building in the CN district is 15,000 sq. ft. Proposed developments with buildings larger than 15,000 sq. ft. must either downsize, rezone the property to a more intense zoning class (that may not be appropriate for the surrounding neighborhood), or abandon the development all-together.

Staff is proposing the Special Use process for new buildings in the Class CN (Neighborhood Commercial) district that exceed 15,000 sq. ft. in size. This will allow for additional development opportunities that will be reviewed through a public hearing and final approval by City Council.

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

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

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

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

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

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

4.0 BASE DISTRICTS

4.3 COMMERCIAL DISTRICTS

4.3.1 Intent Statements

A. Neighborhood Commercial (CN) and General Commercial (CG)
The CN and CG districts are intended to reestablish the historic pattern of mixed use, pedestrian-oriented commercial corridors adjacent to residential neighborhoods by allowing for a vibrant mix of residential, retail, and commercial uses within close proximity of one another. The districts are divided into two levels, based primarily on the scale and intensity of uses allowed, and proximity to major roadways. While the districts primarily accommodate nonresidential uses, certain residential uses are encouraged in order to promote live-work and mixed used opportunities. The development standards for these districts are intended to encourage walkable, pedestrian friendly developments that are compatible with adjacent residential neighborhoods.

1. Neighborhood Commercial (CN)
The CN District is intended for commercial and office uses that primarily serve the immediate surrounding neighborhood. Typical uses occupy no more than 15,000 square feet of gross floor area. The district is not intended for use by major or large-scale commercial, sales, service or automotive-oriented activities. Uses in this district are intended to be located immediately abutting residential neighborhoods and should be within convenient walking distance from the neighborhoods they are designated to serve.

4.3.4 CN and CG District Building Envelope Standards
1. **Building Height**
   A principal building shall be no greater than 2 stories.

2. **Parking Structure Height**
   Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the building's eave or parapet height.

3. **Ground Story Height: Commerce Uses**
   a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
   b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
   c. The maximum story height for the ground story is 20 feet.

4. **Ground Story Height: Residential Units**
   a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
   b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum story height of 17 feet.

5. **Upper Story Height**
   a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
   b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

6. **Mezzanines**
   Mezzanines having a floor area greater than \( \frac{1}{3} \) of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

7. **Other**
   Where a site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the site shall be 32 feet.
8. **Street Façade**
   a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line length along a primary street, and 40% along any side street.
   b. The building façade shall be built to the required building line within 30 feet of a block corner.
   c. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

9. **Buildable Area**
   Buildings may occupy any portion of the lot behind the required building line, exclusive of any setbacks required by this development code. The maximum ground floor area for a building within the CN District shall be 15,000 square feet. New construction of buildings greater than 15,000 square feet will require a special use pursuant to 2.9.

10. **Side Lot Setbacks**
    On a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be set back at least 10 feet from the shared lot line.

11. **Garage and Parking**
    a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block.
    b. Garage entries shall have a clear height of no greater than 16 feet and a clear width no greater than 24 feet.
    c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. These requirements are not applicable to on-street parking.

12. **Alleys**
    There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.

13. **Unbuilt Required Building Line and Common Lot Line Treatment**
    Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS
_______ DAY OF _____________________________, 2019

APPROVED:

_________________________________
Mayor

ATTEST:

_________________________________
City Clerk

EXAMINED AND APPROVED:

_________________________________
Corporation Counsel
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: April 4, 2019
CASE NO: PZ 19-E
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 Solar Utility Facilities.

SUMMARY OF PROPOSAL
The City has received inquiries for installation of solar utility structures on private property. The most recent proposal involved RLI Insurance which required an amendment to their existing special use.

Staff has researched zoning regulations in anticipation of more solar applications. The proposed ordinance allows solar utility facilities as permitted uses in certain non-residential zoning classes and as special uses in residential zoning classes.

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

ATTACHMENTS
  1) Proposed Ordinance
AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE
OF THE CITY OF PEORIA RELATING TO SOLAR UTILITY FACILITIES

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

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

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

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

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

5.2 PERMITTED USE TABLE

5.2.2 Permitted Use Table

<table>
<thead>
<tr>
<th>Utilities (see 5.6.3.I)</th>
<th>All minor utilities</th>
<th>All major utilities</th>
<th>Wireless Communication Facility</th>
<th>Solar Utility Facility</th>
<th>5.3.2. F</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ □ □ □ □ □ □ □ □ □</td>
<td>□ □ □ □ □ □ □ □ □ □</td>
<td>see 5.3.2D</td>
<td>□ □ □ □ □ □ □ □ □ □</td>
<td></td>
</tr>
<tr>
<td>COMMERICAL</td>
<td>A1 P1 RE R1 R2 R3 R4 R5 R6 R7 R8 O1 O2 N1 CN C1 CG C2 B1 I1 I2 I3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5.3 USE AND PERFORMANCE STANDARDS

5.3.2. Civic Use Performance Standards

F. Reserved Solar Utility Facility
   1. All proposed structures and equipment shall comply with the setback provisions for a
      principal building structure in the underlying zoning district.
   2. When provided to secure the facility, a fence enclosure shall comply with the following:
a. Except in the I-2 and I-3 Industrial Zoning Districts, the fence may not exceed 6 feet in height. In the I-2 and I-3 Industrial Zoning Districts the fence may be a maximum 8 feet in height.

b. Except in the I-2 or I-3 Industrial Zoning Districts, chain link and wire fences shall not be used in front or corner side yards. The fence may be open or solid. Type and color of fence material must be compatible with existing character of the site and neighborhood.

3. Equipment facilities and accessory buildings shall be designed with brick, stone, and/or block material.

***

5.4 ACCESSORY STRUCTURES AND USES

***

5.4.2 Residential Accessory Structures and Storage Buildings

***

B. Permitted accessory structures include, but are not limited to, solar energy devices, swimming pools, tennis and basketball courts, other outdoor residential recreational facilities, and other open type structures like gazebos.

***

5.6 USE CATEGORIES

***

5.6.3 Civic Use Categories

***

I. Utilities

Public or private infrastructure serving a limited area with no on-site personnel (Minor Utility) or the general community and possibly having on-site personnel (Major Utility).

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
<th>Uses Not Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor utilities, including on-site stormwater retention or detention facility, neighborhood-serving telephone exchange/switching center, gas or electric installation/transmission, water and wastewater pump station or lift station, gas gates</td>
<td>Control, monitoring, data or transmission equipment Storage</td>
<td>Landfill (see Waste-Related Service) Utility office, radio, TV, recording studio (see Office) Reservoir, control structure, drainage well, water supply water well (see Parks and Open Area)</td>
</tr>
<tr>
<td>Major utilities, including aeration facility, artesian well, electrical substation, electric or gas generation plant, filter bed, railroad right-of-way (new), transmission tower, waste treatment plant, water pumping facility, water tower or tank</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wireless communication facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solar Utility Facility</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2
6.0 FORM DISTRICTS

6.2 SHERIDAN TRIANGLE

B. Sheridan Triangle – Neighborhood Center

7. Permitted Uses

b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.

6.3 PROSPECT ROAD

B. Prospect Road – Neighborhood Center

7. Permitted Uses

b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.

6.4 WEST MAIN

B. West Main – Neighborhood Center

7. Permitted Uses

b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.

D. West Main Local Commerce
7. Permitted Uses

b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.

6.5 WAREHOUSE DISTRICT

B. Warehouse District – General

7. Permitted Uses

b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.

D. Warehouse District – Local

7. Permitted Uses

b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.

10.0 DEFINITIONS

10.3 Defined Terms

Accessory Building or Structure: A subordinate building or structure located on the same lot with the principal structure or building, occupied by or devoted to an accessory use. Where an accessory building is attached to the principal building in a substantial manner, as by a wall or roof, such accessory building shall be considered part of the main building. Accessory structures include, but are not limited to solar energy devices, swimming pools, tennis and basketball courts, other outdoor residential recreational facilities, and other open type structures like gazebos. For Wireless Telecommunication Facilities, this includes but is not limited to, utility or transmission equipment storage sheds or cabinets.
Solar Energy Device: Ground mounted equipment used to convert solar radiation into a useable form of energy for the purpose of reducing or meeting the energy needs of the property's principal use.

Solar Utility Facility: A commercial facility that uses ground mounted equipment to convert solar energy into electricity, with the primary purpose of distributing or selling energy for off-site use.

***

Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS _______ DAY OF _____________________________, 2019

APPROVED:

_________________________________
Mayor

ATTEST:

_________________________________
City Clerk

EXAMINED AND APPROVED:

_________________________________
Corporation Counsel
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: April 4, 2019
CASE NO: PZ 19-F
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 Administrative Deviations for Wall Signs.

SUMMARY OF PROPOSAL
Wall signs within the Form districts must be placed within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed two and a half feet in height. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.

Currently an administrative deviation is available for the placement of a wall sign on a single story building. An administrative deviation is not available to multiple story buildings, thus a special use is required.

The proposed text amendment will allow the administrative deviation process for the placement of a wall sign on a building regardless of the number of stories. A special use will no longer be required.

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

ATTACHMENTS
1) Proposed Ordinance
AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE
OF THE CITY OF PEORIA RELATING TO ADMINISTRATIVE DEVIATIONS FOR WALL SIGNS

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

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

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

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

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

2.0 ADMINISTRATION

2.4 - ADMINISTRATIVE DEVIATIONS

2.4.3 Administrative Deviation Review

B. Specific Standards for Form Districts, CN & CG

1. Building Envelope Standards
   a. Height
      1) Minimum and maximum story heights - up to 10% for any one story, limit
         of 5% for any cumulative increase or decrease in building height. Street
         wall/fence requirements - up to 10%.
      2) Finished floor elevation - up to 5%.
   b. Siting
      1) Required building line - increase of up to 6 inches (from specified 18
         inches to 24 inches)
      2) Required building line (minimum percentage build-to) - reduction of up to
         5% of required length.
      3) Mezzanine floor area - up to 10% additional area.
      4) Street wall requirements - up to 10%.
      5) Entrances (maximum average spacing) - up to 5% increase in spacing.
   c. Elements
      1) Windows and Doors (minimum and maximum percent) - up to 5%
      2) Elements (minimum and maximum projections) - up to 5%

2. Architectural Standards
   a. Primary and accent materials - up to 10%.
   b. Shopfront entry geometry - up to 10%.
   c. Materials - acceptable equivalent or better material.
   d. Wall Signs - façade placement for one story structures constructed prior to the
      establishment of Unified Development Code in any form district. The wall sign
      must align with or be framed by the building's major architectural elements such
as doors, windows, moldings, pilasters, arches, roof eaves, and/or cornice lines. The deviation will not be allowed if the property meets the Applicability Standards per Section 2.16 of Commercial, Office, Industrial Expansion of Building Area 51% or greater or Commercial, Office, Industrial Façade Changes.

e. Awnings and Overhangs - minimum height location for one story structures constructed prior to the establishment of Unified Development Code in any form district. The awning/overhang must align with or be framed by the building's major architectural elements such as doors, windows, moldings, pilasters, arches, roof eaves, and/or cornice lines. The deviation will not be allowed if the property meets the Applicability Standards per Section 2.16 of Commercial, Office, Industrial Expansion of Building Area 51% or greater or Commercial, Office, Industrial Façade Changes.

***

Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS _______ DAY OF _____________________________, 2019

APPROVED:

__________________________
Mayor

ATTEST:

__________________________
City Clerk

EXAMINED AND APPROVED:

__________________________
Corporation Counsel