AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MAY 2, 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 19-17  
   Hold a Public Hearing and forward a recommendation to City Council on the request of Bradley University to amend an existing Official Development Plan, Ordinance 13,361, as amended, in a Class N-1 (Institutional) District for Local Sign Regulations, for the property commonly known as Bradley University and primarily bounded by Main Street, the alley east of Cooper Street, Bradley Avenue, Fredonia Avenue, Duryea Place, St. James Street, University Street, Bourland Avenue, Windom Street, and Garfield Avenue, Peoria, IL (Council District 2)

   CASE NO. PZ 19-G  
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Manufactured Building Sales.

   CASE NO. PZ 19-H  
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Outdoor Storage and Display.

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

   CASE NO. PZ 19-J  
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Parking of Vehicles in a Residential District.

5. DISCUSSION ON COMMISSION STRUCTURE

6. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

7. ADJOURNMENT
A meeting of the Planning & Zoning Commission was held on Thursday, May 2, 2019, at 1:00 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, Eric Heard, Mark Misselhorn, Richard Unes, and Mike Wiesehan – 4. Commissioners absent: George Ghareeb - 1.

City Staff Present: Leah Allison

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Megan Nguyen.

**MINUTES**

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on April 4, 2019; seconded by Commissioner Misselhorn.

The motion was approved viva voce vote 5 to 0.

**REGULAR BUSINESS**

**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).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-13 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 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 must be hardwired and interconnected in all the bedrooms and carbon monoxide detectors must be located within 15 feet of all bedrooms. Repair to GFI outlets and electrical meter. Building permit is required.
5) Waiver to allow one off-street parking space. (Sec. 8.1.6)

Camilla Rabjohns, petitioner, provided an update on the electrical work being done at the property.

Chairperson Wiesehan opened the Public Hearing at 1:10 p.m. There being no public testimony, the public hearing was closed at 1:10 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

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

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Barry, Heard, Misselhorn, Unes, and Wiesehan – 5

Nays: None
CASE NO. PZ 19-14
Hold a Public Hearing and forward a recommendation to City Council on the request of Michael D. Williams of 309 Auto Care to rezone property from a Class R-4 (Single Family Residential) District to a Class C-N (Neighborhood Commercial) District and to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Auto Sales and Service, for the properties located at 314 S Western Avenue (Parcel Identification No. 18-08-305-017) and 1835 W Kettelle St (Parcel Identification No. 18-08-305-018), Peoria IL (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-14 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) Adherence to use standards per Section 5.3.3.G of the Unified Development Code, except for standards relating to service bay doors.
2) Vehicle repair is prohibited.
3) The gravel areas located on the north and south sides of the building must be removed and replaced with sod/grass seed, or resurfaced with asphalt, Portland cement, interlocking concrete paver or brick, or bituminous cement binder pavement, or permeable pavers/porous paving system.
4) Provide 1 handicap accessible parking space appropriately striped and signed.
5) Customer/Employee parking spaces must be a striped as minimum of 18.5’ in length by 8.5’ in width.
6) Provide a pedestrian accessible route (PAR) between the public right-of-way and the building.
7) Repair the existing concrete parking surface to remove potholes and cracks with weeds.
8) Remove the concrete block with fence post laying in the rear yard area.
9) Construct a 100 percent opaque eight-foot high visual barrier or screen on the east property line abutting the residential property. Chain link or wire fencing is prohibited.
10) Any parking lot paving or resurfacing shall be completed by a contractor who is licensed and bonded with the City of Peoria.
11) Replace deteriorated and non-ADA-compliant sidewalks and curbs along all property frontages. Sidewalk participation may be available from the City of Peoria at an 80/20% cost share.
12) The driveways shall comply with current City Standards (including width, concrete thickness, apron dimensions and slopes). Depressed curb shall be installed (or maintained) through the driveway (curb should not follow the driveway flares).
   a. Non-residential driveways shall be a minimum of 15 feet wide for one-way operation and 24 feet wide for two-way operation.
   b. Non-residential driveways shall be a maximum of 30 feet wide.
   c. Driveways shall be located a minimum of 50 feet from the intersecting curblines; and 5 feet from side property line; No part of the driveway apron shall encroach upon the intersection radii.
   d. Driveway pavement (including the sidewalk at the driveway) shall be 8” thick concrete for commercial sites.
13) Western Ave is under the jurisdiction of the State. All work within the State right-of-way will require approval from Illinois Department of Transportation (IDOT).
14) Waivers due to existing site conditions for the following:
   a. Service bay doors oriented toward the street and without screening from the public right-of-way. (Sec. 5.3.3.G)
   b. No front yard landscaping along Western Ave. (Sec. 8.2)
   c. Building setback greater than the build-to line of 15 feet. (Sec. 4.3.4.B)
   d. Window and door fenestration less than 40 % on the Kettelle St façade. (Sec. 4.3.4.G)
   e. Driveway access from Western Ave less than 75 feet from the street corner. (Sec. 4.3.4.G.3)

Chairperson Wiesehan opened the Public Hearing at 1:30 p.m.

Floyd Rashid, property owner, provided a history of the zoning for the property.

Michael D Williams, petitioner, answered questions about the site and expressed concern for the conditions of approval. It was explained that if approved the special use and conditions must be completed and established within two years.
Denise Moore, a concerned citizen, expressed support for the proposed use.

Roger Sparks, a concerned citizen, spoke about the handicap accessibility requirements.

Robin Gathers, a concerned citizen, expressed the need for more green space and less concrete to be aesthetically pleasing.

Chairperson Wiesehan closed the public hearing at 1:55 p.m.

Discussion on the Findings of Fact for the rezoning was held.

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

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 the special use was held.

**Motion:**
Commissioner Heard made a motion to approve the proposed special use as presented, seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Heard, Ghareeb, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

**CASE NO. PZ 19-15**

Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas E Leiter on behalf of New Junction Ventures, LLC to amend an existing Special Use Ordinance No. 14,063, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add two commercial buildings for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (including 5726 & 5728 N Knoxville Avenue, and 5713 – 5805 N Humboldt Avenue, with Parcel Identification Nos. 14-16-452-009, 14-16-452-034, 14-16-452-038, 14-16-452-039, 14-16-452-040, 14-16-452-042, and 14-16-452-043), Peoria, IL (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-15 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) Install required signage for handicap accessible parking spaces.
2) Repair parking lot potholes located in the driveway from Humboldt Ave and in front of the Unity Point.
3) Provide a landscape plan for review prior to issuance of a building permit.
4) Provide an exterior lighting plan prior to issuance of a building permit.
5) Provide bicycle parking accommodations for at least 8 bicycles.
6) Right-in-only entrance on Prospect is allowed by PW contingent on approval by IDOT.
7) Waiver to reduce the required building front yard setback from 20 feet to 5 feet and 6.8 feet from the property line along Knoxville Ave for the two proposed buildings as noted on the site plan. (Sec. 4.3.6)

Tom Leiter, representing the petitioner, provided a summary of the proposed development.

Steve Kerr, engineer for the petitioner, provided additional details regarding the site plan.

Chairperson Wiesehan opened the Public Hearing at 2:26 p.m.
Roger Sparks, a concerned citizen, spoke about the lack of accessibility to public transportation.

Chairperson Wiesehan closed the public hearing at 2:30 p.m.
Discussion on the Findings of Fact was held.

**Motion:**
Commissioner Barry made a motion to approve the request as presented, seconded by Commissioner Misselhorn.

The motion was APPROVED viva voce vote 5 to 0.
Yea: Barry, Heard, Misselhorn, Unes, and Wiesehan – 5.
Nay: None.

**CASE NO. PZ 19-16**
Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Kerr, on behalf of Embra Patterson Jr of Kingdom Temple Outreach Ministries, to obtain a Special Use in a Class C-N (Neighborhood Commercial) District for a building greater than 15,000 sq. ft. in size for the property located at 911 W Smith Street (including 905 - 909 W Smith Street, 915 - 923 W Smith Street, and 126 S Saratoga Street, with Parcel Identification Nos. 18-08-417-016, 18-08-417-017, 18-08-417-018, 18-08-417-019, 18-08-417-020, 18-08-417-021, 18-08-417-023, 18-08-417-024, 18-08-417-025, and 18-08-417-032), Peoria IL. (Council District 1)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-16 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) Provide an exterior lighting plan for review prior to issuance of a building permit to ensure that lighting does not exceed 0.5 footcandles when measured at the lot lines and a minimum of 0.5 footcandles for the parking area.
2) Provide bicycle parking accommodations for at least 1 bicycle.
3) Provide screening (Per Section 8.2.9 of the Unified Development Code) for the residence at 918 W Hurlburt upon development of adjacent property.
4) Waivers for the following:
   1) Reduce the required building line length on Smith St from 80% to 55% (Sec. 4.3.F.8.a).
   2) Reduce the distance of the existing driveway from the block corner from 75 feet to 60 feet. (Sec. 4.3.F.11.a)
   3) Reduce the rear yard setback from 25 feet to 23 feet. (Sec. 4.3.F.12)
   4) Allow for blank walls exceeding 20 feet (Sec 4.3.G.1.a)
   5) Reduce fenestration of windows and doors on the ground story façade from 40% to 19% of the Smith St façade and 9% of the Saratoga St façade. (Sec. 4.3.G.1.b)
   6) Allow functioning entry doors to be located more than 75 feet apart. (Sec 4.3.G.3)

Steve Kerr, petitioner, offered to answer any questions regarding the proposed development.

Bishop Patterson, representing Kingdom Temple, provided a summary of the development.

Chairperson Wiesehan opened the Public Hearing at 2:51 p.m.

Denise Moore, a concern citizen, spoke in support of the project.

Chairperson Wiesehan closed the public hearing at 2:55 p.m.
Discussion on the Findings of Fact was held.

**Motion:**
Commissioner Misselhorn made a motion to approve the request as presented, seconded by Commissioner Unes.
The motion was APPROVED viva voce vote 5 to 0.
Yea: Barry, Heard, Misselhorn, Unes, and Wiesehan – 5.
Nays: None.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION
There were no citizen requests to address the Commission.

Chairman Wiesehan thanked Commissioner Misselhorn for his dedication and service to the Planning & Zoning Commission.

ADJOURNMENT
Commissioner Unes made a motion to adjourn, seconded by Commissioner Heard at approximately 3:05 p.m.

Leah Allison, Senior Urban Planner
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: June 6, 2019
CASE NO: PZ 19-17
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Lawrence McGuire of Bradley University to amend an existing Official Development Plan, Ordinance No. 13,361, as amended, in a Class N-1 (Institutional) District for Local Sign Regulations, for the property located at 1501 W Bradley Avenue, commonly known as Bradley University and primarily bounded by Main Street, the alley east of Cooper Street, Bradley Avenue, Fredonia Avenue, Duryea, Place, St. James Street, University Street, Bourland Avenue, Windom Street, and Garfield Avenue, Peoria IL. (Council District 2)

SUMMARY OF PROPOSAL
The petitioner is requesting to amend the Official Development Plan for Bradley University to replace and add signage throughout the campus. There are no other changes to Bradley's Official Development Plan.

There are three types of proposed signs:
1) Primary Directional
   - 11.3 feet tall
   - 82.7 sq ft in size
   - Quantity: 1

2) Building ID
   - 7 feet tall
   - 17 sq ft in size
   - Quantity: 37

3) Directional
   - 7 feet tall
   - 17 sq ft in size
   - Quantity: 11

The proposed primary directional sign is located at the southwest corner of the University/Main Street intersection. It will replace the existing Bradley University sign. The remaining building and directional signs are placed throughout the campus. See the attached pictures of the existing signs and site plan of proposed replacement signs.

BACKGROUND

Property Characteristics
The subject property contains 85 acres of land and is currently developed as Bradley University. The property is zoned Class N-1 (Institutional) and surrounded by R-4 (Single Family Residential) and WM (West Main) Form district to the north, and R-4 (Single Family Residential) to the south, east, and west.

History
Bradley University was established in 1897. The earliest Official Development Plan was approved by the City of Peoria in 1992 with amendments following for rezoning, amendments to the institutional boundary, and new construction.
### DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

<table>
<thead>
<tr>
<th>Standard for Special Use</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>No</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>No</td>
<td>None</td>
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<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
<td>None</td>
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<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
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<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
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<tr>
<td>If a public use/public utility service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
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<td>Conforms to all district regulations</td>
<td>N/A</td>
<td>N/A</td>
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<td>Comprehensive Plan Critical Success Factors</td>
<td>Reinvest in Neighborhoods</td>
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<tr>
<td>City Council Strategic Plan Goals</td>
<td>Smart Population Growth</td>
<td>N/A</td>
</tr>
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</table>

### DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends DENIAL of the proposed primary entrance sign located at the southwest corner of the University St/Main St intersection. The large size of this sign does not proportionally fit into the surrounding environment and it is a private sign located entirely within the public right-of-way.

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

**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. Photos
Campus Signage:

- Existing campus signage for Bradley University are aged and do not comply with current brand standards. As such, Bradley University is replacing existing Directional and Building Identifications signs with the intent to improve campus appeal.
- Additional new signage will be installed as required to support campus growth and identified opportunities for improvement associated with wayfinding.
- Replacement signage and/or any additional new signage will comply with the City of Peoria standards.
A.7 Primary Directional

- Admission Office
- Visitor Parking 🏎️
- Renaissance Coliseum ➡️
- Main Street ➡️
- Parking Deck 🏎️

Details:
- removable fabricated aluminum cap returns on cap painted PMS 186C
- 2" rule detail
- internally-illuminated graphics, routed copy backed with acrylic
- 6" Source Sans Variable Regular, routed copy backed with acrylic
- internally-illuminated parking symbol
- fabricated aluminum post and panel sign
removable fabricated aluminum cap with recesses
8.5" retroreflective logo
1" cap detail
4" Source Sans Variable Regular, retroreflective
retroreflective parking symbol
fabricated aluminum post and panel sign

→ Admission Office
→ Visitor Parking P
→ Bookstore

C.5 Directional
removable fabricated aluminum cap with recesses
8.5" retroreflective logo
1" cap detail
4" PT Serif Regular, retroreflective
5" rule, retroreflective
fabricated aluminum post and panel sign
<table>
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<tr>
<th>#</th>
<th>Sign Identifier</th>
<th>Description</th>
<th>Sign Type per Sign Specification</th>
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<tbody>
<tr>
<td>1</td>
<td>1302M</td>
<td>New Sign at Main &amp; University Entrance Sign</td>
<td>A.7</td>
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<tr>
<td>2</td>
<td>911D</td>
<td>Geisert Hall</td>
<td>C.5</td>
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<td>3</td>
<td>1307St</td>
<td>Lovelace Hall</td>
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<td>4</td>
<td>1423St</td>
<td>Hartmann Center</td>
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<td>1315E</td>
<td>Wendle Hall</td>
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<td>7</td>
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<td>Global Communications Center</td>
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<td>8</td>
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<td>821D</td>
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<td>University Hall</td>
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<td>11</td>
<td>1301St</td>
<td>Visitor Parking in median of St. James St.</td>
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<td>12</td>
<td>802E</td>
<td>Visitor Sign at Elmwood And Bradley</td>
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<td>13</td>
<td>930E</td>
<td>Visitor Sign at Elmwood and St. James</td>
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<td>Visitor Sign at Bradley and Glenwood</td>
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<td>1614M</td>
<td>Sign at Main and AJ Robertson at parking deck</td>
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<td>19</td>
<td>899B</td>
<td>St. James apartments at Bourland and Windham</td>
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<td>20</td>
<td>810U</td>
<td>Meinen Field</td>
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<td>21</td>
<td>808M</td>
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<td>828U</td>
<td>Student Apartment Complex</td>
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<td>23</td>
<td>1400M</td>
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<td>931E</td>
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<td>25</td>
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<td>Harper/Wyckoff Hall</td>
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<td>30</td>
<td>1502B</td>
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<td>31</td>
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<td>32</td>
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<td>College Hall</td>
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<td>1600B</td>
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<td>34</td>
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<td>825G</td>
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<td>818G</td>
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<td>40</td>
<td>1600M</td>
<td>Renaissance Coliseum Main &amp; AJ Robertson</td>
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<td>41</td>
<td>905M</td>
<td>AJ Robertson Court</td>
<td>C.5</td>
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<tr>
<td>42</td>
<td>818M</td>
<td>Clarissa Court</td>
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<td>43</td>
<td>1602M</td>
<td>New Sign at Main and AJ Robertson</td>
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<td>1312ST</td>
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</tr>
<tr>
<td>47</td>
<td>903</td>
<td>Visitor Sign at Elmwood and St. James near Hartmann Center</td>
<td>C.5</td>
</tr>
<tr>
<td>48</td>
<td>1300ST</td>
<td>Visitor Sign in median at St. James and Duryea</td>
<td>C.5</td>
</tr>
<tr>
<td>49</td>
<td>830</td>
<td>New Sign Duryea Parking Deck</td>
<td>C.5</td>
</tr>
</tbody>
</table>
Legend

- Green Signs
- Brown Signs
- Wall Signs
- Needs Corrected

All photos taken on 8/11/2017
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: June 6, 2019
CASE NO: PZ 19-G
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 Manufactured Buildings Sales.

SUMMARY OF PROPOSAL
Currently the Unified Development Code notes Manufactured Housing Sales in the permitted use table. Staff recommends modifying this term to Manufactured Building Sales to include all types of manufactured buildings, and not limited to housing.

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 MANUFACTURED BUILDING SALES

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:

5.0  PERMITTED LAND USES

5.2  PERMITTED USE TABLE

5.2.2  Permitted Use Table

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE</th>
<th>KEY:</th>
<th>Blank cell = Not Permitted</th>
<th>■ = Permitted</th>
<th>□ = Special Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></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>
<tr>
<td>Retail Sales and Service (see 5.6.4.G)</td>
<td>All retail sales and service, except as listed below:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Animal Hospital, Veterinary Clinic, Pet Clinic</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Animal Boarding, Animal Shelter, Kennel, Doggy Day Care</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Art or photo studio,</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5.3.3A

5.3.3A
<table>
<thead>
<tr>
<th>Category</th>
<th>Icon Count</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical Cannabis Dispensary</td>
<td>□ □ □ □ □</td>
<td>5.3.3H</td>
</tr>
<tr>
<td>Convenience Cash Businesses</td>
<td>□ □ □ □ □</td>
<td>5.3.3H</td>
</tr>
<tr>
<td>Convenience store with gas pumps, Gas station</td>
<td>□ □ □ □ □</td>
<td>5.3.3C</td>
</tr>
<tr>
<td>Convenience store without gas pumps</td>
<td>□ □ □ □ □</td>
<td></td>
</tr>
<tr>
<td>Farmers Market</td>
<td>□ □ □ □ □</td>
<td>5.3.3D</td>
</tr>
<tr>
<td>Funeral Home or Mortuary, Undertaking Establishment</td>
<td>□ □ □ □ □</td>
<td>5.3.3D</td>
</tr>
<tr>
<td>Greenhouse or Nursery, Commercial</td>
<td>□ □ □ □ □</td>
<td></td>
</tr>
<tr>
<td>Manufactured housing building sales</td>
<td>□ □ □ □ □</td>
<td>5.3.3I</td>
</tr>
<tr>
<td>Microbrewery/Craft Distillery</td>
<td>□ □ □ □ □</td>
<td>5.3.3I</td>
</tr>
<tr>
<td>Neighborhood Store (existing)</td>
<td>□ □ □ □ □</td>
<td>5.3.3E</td>
</tr>
<tr>
<td>Post Office</td>
<td>□ □ □ □ □</td>
<td>5.3.3E</td>
</tr>
<tr>
<td>Pawnshop</td>
<td>□ □ □ □ □</td>
<td></td>
</tr>
<tr>
<td>School for the Arts</td>
<td>□ □ □ □ □</td>
<td>5.3.3E</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>□ □ □ □ □</td>
<td>5.3.3J</td>
</tr>
<tr>
<td>Tattoo, Palmist, Psychic or Medium, Massage parlor</td>
<td>□ □ □ □ □</td>
<td></td>
</tr>
<tr>
<td>Vehicle parts and accessories</td>
<td>□ □ □ □ □</td>
<td></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: June 6, 2019
CASE NO: PZ 19-H
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 Outdoor Storage and Display.

SUMMARY OF PROPOSAL
The proposed text amendment causes the requirements of Section 8.4 Outdoor Storage and Display, to no longer apply to industrial zoned properties. This means that properties zoned industrial will not be required to screen items stored or displayed outside.

The text amendment does not eliminate the requirements of Section 4.5.6, which limits servicing and processing outside of a building, or Section 8.2.9, which requires transitional buffer yards for properties adjacent to residential zones.

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 OUTDOOR STORAGE AND DISPLAY

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

***

8.4 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.

***

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: June 6, 2019  
CASE NO: PZ 19-I  
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 Murals.

SUMMARY OF PROPOSAL
Currently, murals greater than 30 feet in height and murals painted directly on a historic building or within a historic district are prohibited. A variance would be required to allow these types of murals.

Staff is proposing to revise the regulations to add a special use review for proposed murals greater than 30 feet in height and for murals proposed to be painted directly on a historic building or within a historic district.

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

ATTACHMENT
1. Proposed Ordinance
AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE
OF THE CITY OF PEORIA RELATING TO MURALS

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:

5.0 PERMITTED LAND USES

5.3 USE AND PERFORMANCE STANDARDS

5.3.3 Commercial Use Performance Standards

K. Murals

A. Purpose

1. The purpose of this ordinance is to permit and encourage art murals on a content-neutral basis on certain terms and conditions. Art murals comprise a unique medium of expression which serves the public interest. Art murals have purposes distinct from signs and confer different benefits. Such purposes and benefits include: improved aesthetics; avenues for original artistic expression; public access to original works of art; community participation in the creation of original works of art; community building through the presence of and identification with original works of art; and a reduction in the incidence of graffiti and other crime.

2. Murals can increase community identity and foster a sense of place and enclosure if they are located at heights and scales visible to pedestrians, are retained for longer periods of time and include a neighborhood process for discussion.

This Ordinance is also written with the intent to allow murals on historic property in a way that will not diminish the historic or character-defining features of the property.

B. Permitted Murals

Art Murals permitted in all non-residential zoning districts and on structures with legal non-residential uses in residential zoning districts. No zoning approval is required but the mural design standards are applicable for new murals or modifications to existing murals.

C. Murals Allowed by Special Use

The following murals may be allowed through a no fee Special Use process (See 2.9):

1. Murals which are greater than 30 feet in height.
2. Murals on or within historic or conservation landmarks or districts that are directly painted on the structure.

CD. Prohibited Murals
The following are prohibited:

1. Murals on structures with solely a single or multi-family residential use and associated accessory structure in residential zoning districts.

2. Murals on or within historic or conservation landmarks or districts that are directly painted on the structure.


4. Murals which would result in a property becoming out of compliance with the provisions of City Code, or land use conditions of approval for the development on which the mural is to be located.

5. Murals of any material characterized by an emphasis on "specified sexual activities" or "specified anatomical areas" or which are sexually oriented as defined by Chapter 18, Article III of the City Code.

DE. Design Standards
The following performance standards apply to all murals:

1. Building elevation drawn to scale, and one 8.5" x 11" reduction suitable for photocopying, that identifies:
   a. the façade on which the mural is proposed;
   b. the location of existing and proposed murals;
   c. the mural dimensions;
   d. the height of the mural above grade; and
   e. the building eave/cornice and roof line.

2. Site plan drawn to scale and one 8.5" × 11" reduction suitable for photocopying, that identifies:
   a. Property lines;
   b. building location and façade on which the mural will be located;
   c. names of streets that abut site; and
   d. north arrow.

3. Written description of the type of mural (painted, mosaic, etc) and details showing how the mural is affixed to the wall surface.

4. Written consent from the building owner.

5. No fee is required for approval of a mural.

6. Mural size and materials
   a. No part of the mural shall exceed 30 feet in height or higher than the floor level of the third floor, measured from grade, for projects on buildings greater than two stories, whichever is more restrictive. Any mural exceeding the permitted height shall be subject to the Special Use review process pursuant to 2.9.
   b. The mural shall not extend more than 6 inches from the plane of the wall upon which it is tiled or painted or to which it is affixed.

7. Murals on or within historic or conservation landmarks and districts:
   a. Placement: Murals may be located on any building elevation; however, may not obscure openings or other historic or character-defining features, including historic, painted signs known as "ghost signs." Particular attention must be made to place new murals away from "ghost signs."
b. Size: Murals may not overpower the historic building; and shall defer to historic painted signs, which tend to be very prominent, and should remain as focal points on side elevations.

c. Attachment method: Unpainted masonry walls shall remain unpainted, on all elevations. Murals shall be attached to the building through masonry joints; this is considered the least damaging, and fully reversible approach.

d. If the property has a local historic designation, a Certificate of Appropriateness is also required from the Historic Preservation Commission.

**EF. Expiration, Maintenance, and Removal of Mural**

1. Expiration
   a. If the mural is not completed within six months of issuance of a mural permit, the permit is void, and no further work on the mural may be done at the premises until a new permit has been secured.
   b. The Director may extend a permit for one period of six months upon finding that the applicant was unable to commence or continue work for reasons beyond his or her control. A request for permit extension must be in writing and must be received by the Director before the permit expiration date. If an inspection approval has not been granted within this extended time period, the permit is void. A permit may be extended only once under the standards of this subparagraph.

2. Maintenance
   a. Building owners are responsible for ensuring that a permitted mural is maintained in good condition and is repaired in the case of vandalism or accidental destruction. Muralists and building owners are encouraged to consider protective clear top coatings, cleanable surfaces, and/or other measures that will discourage vandalism or facilitate easier and cheaper repair of the mural if needed.

3. Removal of Materials Associated with the Mural
   a. Any associated materials that were used to affix or secure the mural to the wall must be removed at the time of the removal of the mural. This includes, but is not limited to mounting hardware or brackets, caulk or grout, and adhesives or glues.
   b. Murals on or within historic or conservation landmarks or districts shall be removed within 30-days of direction from the City if found to diminish the historic integrity of the landmark or district.

***

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: June 6, 2019
CASE NO: PZ 19-J
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 Parking of Vehicles in Residential Districts.

SUMMARY OF PROPOSAL
The proposed text amendment for parking of vehicles in residential districts is to correct a discrepancy between two sections of the city code to uniformly require vehicles, specifically trailers, to be stored on a hard surface.

Currently, Chapter 13 of the City Code requires vehicles, including trailers, to be parked on a paved surface. Section 8.1.7 of the Unified Development Code does not require trailers to be stored on a hard surface. This text amendment will require trailers to be stored on a hard surface, providing consistency with Chapter 13.

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 PARKING OF VEHICLES IN RESIDENTIAL DISTRICTS

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

8.1.7 Parking of Vehicles in Residential Districts

B. General Regulations and Standards

The following apply to the parking of vehicles in parking lots and parking areas on a lot in a residential district:

a. Surface

No motorized vehicle shall be stored except on an all-weather, durable and dustless, asphaltic, inter-locking concrete paver or brick, or cement pavement surface. A trailer is not required to be stored on an all-weather, durable and dustless, asphaltic, inter-locking concrete paver or brick, or cement pavement surface. Alternative parking surfaces as defined in 8.1.5.H.3 are permitted subject to Development Review Board approval.
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
Information regarding this discussion will be emailed to the Commission.