AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF OCTOBER 3, 2019 MINUTES

4. DISCUSSION REGARDING JANUARY 2020 MEETING DATE

5. 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 19-28
   Hold a Public Hearing and forward a recommendation to City Council on the request of Gene Lear, on behalf of St. Paul Baptist Church, to amend an existing Special Use Ordinance No. 14,289 as amended, in a Class R-4 (Single Family Residential) District and Class R-2 (Single Family Residential) District to add a wall sign and light standard signs for the property located at 114 W. Forrest Hill Ave. (Parcel Identification No. 14-33-132-018), Peoria IL (Council District 2)

   **CASE NO.** PZ 19-29
   Hold a Public Hearing and forward a recommendation to City Council on the request of Jeff Stein of Hy-Vee, Inc. to amend an existing Special Use Ordinance No. 13,115 as amended, in a Class C-2 (Large Scale Commercial) District for Local Sign Regulations for the properties located at 4123 N. Sheridan Rd, 4125 N. Sheridan Rd, and 900 W. Lake Ave (Parcel Identification Nos. 14-29-227-013, 14-29-227-012, and 14-29-226-017), Peoria, IL (Council District 3)

   **CASE NO.** PZ 19-30
   Hold a Public Hearing and forward a recommendation to City Council on the request of Daniel and Tina White to rezone property from a Class C-1 (General Commercial) District and Class P-1 (Parking) District to a Class C-2 (Large Scale Commercial) District and to obtain a Special Use in a Class C-2 (Large Scale Commercial) District, for Contractor Storage (Indoor/Outdoor), for the property located at 7327 Galena Road (Part of Parcel Identification No. 14-10-176-020), Peoria, IL (Council District 3)

   **CASE NO.** PZ 19-31
   Hold a Public Hearing and forward a recommendation to City Council on the request of Mr. Jim Hollenback of PCM+Design Architects, to amend an existing Special Use Ordinance No. 15,862, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to increase the size of the freestanding and menu board signs, and reduce landscaping requirements, for the properties located at 6820 N Pear Tree Lane, 6828 N Pear Tree Lane, 4115 W Partridge Way, 4123 W Partridge Way, and W Partridge Way, (Parcel Identification Nos. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, and 13-12-352-009), Peoria, IL (Council District 4)

   **CASE NO.** PZ 19-32
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Thoroughfare Plan.
   (All Council Districts)

   **CASE NO.** PZ 19-L
   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 Short Term Rentals.

   **CASE NO.** PZ 19-M
   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 Light Industrial Uses in the Class C-2 (Large Scale Commercial) District.

6. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

7. ADJOURNMENT
A meeting of the Planning & Zoning Commission was held on Thursday, October 3, 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: George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, and Mike Wiesehan – 5. Commissioners absent: Richard Unes - 1.

City Staff Present: Leah Allison and Sara Maillacheruvu

**ELECTIONS**
Chairperson Wiesehan remarked that the Commission should elect a Chairperson and Vice Chairperson.
Commissioner Heard nominated Commissioner Wiesehan as Chairperson and Commissioner Ghareeb as Vice Chairperson. Commissioner Grantham seconded the nominations.
The motion was approved viva voce vote 5 to 0.

**SWEARING IN OF SPEAKERS**
Speakers were sworn in by Commissioner Ghareeb.

**MINUTES**
Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on September 5, 2019; seconded by Commissioner Ghareeb.
The motion was approved viva voce vote 5 to 0.

**REGULAR BUSINESS**

**CASE NO. PZ 19-K**
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 Adult Use Cannabis.

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

The Development Review Board recommends APPROVAL of the request.

Discussion was held regarding the difference between cannabis infuser facilities and cannabis processing facilities.

Discussion was held regarding why parcels zoned A1 require Special Use certificates to operate Medical/Adult Use Cannabis Cultivation Centers.

Discussion was held regarding why the Warehouse District is the sole form district to be zoned with a Permitted Use for all five cannabis use types, as outlined in the proposed ordinance change.

Chairperson Wiesehan opened the Public Hearing at 1:30 p.m. There being no public testimony, the public hearing was closed at 1:30 p.m.

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

The motion was APPROVED viva voce vote 5 to 0.

Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5

Nays: None
CASE NO. PZ 19-L

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 Short Term Rentals.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-L into the record and requested a deferral.

Motion:
Commissioner Ghareeb made a motion to defer; seconded by Commissioner Heard.

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

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

ADJOURNMENT
Commissioner Ghareeb made a motion to adjourn, seconded by Commissioner Heard at approximately 1:36 p.m.

Leah Allison, Senior Urban Planner
WELCOME!

If you plan on speaking, please complete a Blue Speaker Form

For each case the following sequence will apply:

1. Chairperson proceeds with swearing in procedures
2. Chairperson announces the case
3. Staff enters case into the record
   a. Staff presents the case
   b. Staff answers questions from the Commission
4. Petitioner presents case and answers questions from the Commission
5. Chairperson opens the meeting to the public
6. Public comments – Chairperson may ask for response/input from staff and petitioner
7. Petitioner presents closing statements
8. Public testimony is closed (No further public comment)
9. Commission deliberates and may consult staff
10. Commission prepares findings, if applicable
11. Commission votes

All comments and questions must be directed to the Commission
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: November 7, 2019
CASE NO: PZ 19-28
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Gene Lear, on behalf of St. Paul Baptist Church, to amend an existing Special Use Ordinance No. 14,289 as amended, in a Class R4 (Single Family Residential) District and a Class R2 (Single Family Residential) District to add a wall sign and light standard signs for the property located at 114 W. Forrest Hill Ave. (Parcel Identification No. 14-33-132-018), Peoria, IL (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to amend the existing Special Use to install a wall sign on the west building elevation and to install light standard signs on light poles in the parking lot. The existing special use allows for the church facilities, including daycare and other social service/educational programs, in the residential zoning district. The existing special use includes the freestanding sign at the corner of Forrest Hill Ave. and Knoxville Ave. Proposal details and summary of the relevant development items from the Unified Development Code (UDC) are provided in the table below.

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>Existing 304 parking spaces including 9 accessible parking spaces at the east entrance to the building.</td>
<td>None. At least 8 accessible parking spaces are required.</td>
<td>Update signs and access aisle for accessible parking spaces. Remove accessible parking spaces at the west entrance that do not meet minimum design standards. Add one accessible parking space near the south entrance.</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>No change</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Landscaping</td>
<td>No changes to existing front yard landscaping. No changes to existing parking lot landscaping</td>
<td>None</td>
<td>Existing landscaping approved under previous Special Use</td>
</tr>
<tr>
<td>Buffers &amp; Screening</td>
<td>Existing dumpster enclosure in the rear yard</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Signs</td>
<td>One - 39.5 sq. ft. illuminated wall sign on west façade. Wall sign will be illuminated via internal LED module which produces a &quot;white glow&quot;, not a spot light. Light standard signs, not to exceed 18 sq. ft. on light poles in the parking lot. One light standard per pole.</td>
<td>Waiver to allow a second identification sign for a special use in a residential district. Waiver to allow light standard signs in a residential zoning district.</td>
<td>No objection to waivers. Proposed signs comply with UDC design standards. Wall sign cannot exceed 20% of the area of the façade. Light standard cannot exceed 18 sq. ft., must be at least 8 ft above grade, must have rigid framework on a minimum of two sides.</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>No changes to existing parking lot lighting.</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
**Development Review Board Analysis**

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property nor diminishment to 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>No</td>
<td>Update accessible parking spaces</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>Waiver for a second sign. Waiver for light standard signs.</td>
</tr>
</tbody>
</table>

**BACKGROUND**

**Property Characteristics**
The subject property is 5.29 acres and is currently developed as a place of worship which includes day care facility and other social service/educational programs. The property has two zoning classifications. The west portion of the property (the west parking lot) is zoned Class R-4 Single Family residential. The east portion of the property (the building and east parking lot) is zoned Class R-2 (Single-Family Residential). Surrounding zoning is as follows:
- North: R-1 (Single-Family Residential), R-3 (Single-Family Residential), P-1 (Parking), C-1 (General Commercial),
- South: R-2 (Single-Family Residential) and R-4 (Single-Family Residential),
- East: R-2 (Single-Family Residential), R-4 (Single-Family Residential), C-N (Neighborhood Commercial), and West: R-4 (Single-Family Residential).

**History**
The church facility was established by special use in 1971. In 1997, the special use was amended to allow for an addition to the building. A special use in 1999 allowed for a freestanding sign not to exceed 28 sq. ft. and 8 feet in height. The freestanding sign is currently at the corner of Forrest Hill Ave. and Knoxville Ave. The special use was amended in 2011 to add a daycare, senior meals program, social service/educational program, or other similar uses and to allow a parking lot entrance sign.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>A (One Family Dwelling) and E (Commercial)</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>A (One Family Dwelling)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>R1 (Low-Density Residential)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>R2 (Single-Family Residential) and R4 (Single-Family Residential)</td>
</tr>
</tbody>
</table>
### Development Review Board Recommendation

The Development Review Board recommends approval of the request with the following conditions and waivers:

1. Update signs and painted access aisle for the accessible parking spaces at the east entrance to the building. At least 8 accessible parking spaces must be provided in accordance with the Unified Development Code Section 8.1.5.E.
2. Remove painted handicap symbol from three parking spaces at the west entrance which do not meet accessible design standards.
3. Add at least one accessible parking space near the southern entrance to the building.
4. Waiver to allow a second identification sign for a special use in a residential district.
5. Waiver to allow light standard signs in a residential zoning district.

**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. Sign Package
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
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Prairie Signs, Inc. • 1215 Warriner Normal, IL 61761 • 309-452-0463 • www.prairiesigns.com
TO: City of Peoria Planning & Zoning Commission  
FROM: Development Review Board (prepared by Kerilyn Weick)  
DATE: November 7, 2019  
CASE NO: PZ 19-29  
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Jeff Stein of Hy-Vee, Inc. to amend an existing Special Use Ordinance No. 13,115 as amended, in a Class C-2 (Large Scale Commercial) District for local sign regulations for the properties located at 4123 N. Sheridan Rd, 4125 N. Sheridan Rd, and 900 W. Lake Ave (Parcel Identification Nos. 14-29-227-013, 14-29-227-012, and 14-29-226-017), Peoria, IL (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to amend the existing local sign regulations for the shopping center commonly known as Sheridan Village. The petitioner proposes two new freestanding signs (signs #7, #8 on site plan) and two digital wall/canopy signs (signs #4, #5 on site plan). Sign #7 is proposed for the front yard of 4123 N. Sheridan Rd, which is to be developed as a convenience store with gas pumps. Sign #8 is a proposed multi-tenant sign at the northwest corner of the shopping center. The design would match the existing multi-tenant freestanding sign at the Sheridan Rd. entrance to the shopping center. The digital signs are proposed for the north elevation of the convenience store and the south elevation of the gas canopy. Proposal details and summary of the relevant development items from the Unified Development Code (UDC) are provided in the table below.

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<th>Applicant Waiver Request &amp; Justification</th>
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<tbody>
<tr>
<td>Parking</td>
<td>No change to existing parking lot</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>No change to existing screening</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Landscaping</td>
<td>No change to existing landscaping</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Buffers &amp; Screening</td>
<td>No change</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Signs</td>
<td>Amend local sign plan to include the following: Sign #4 and #5 – digital style wall/canopy sign, 48 sq. ft. each. Illuminated with LED module. Sign #7 – freestanding sign 11’9” tall, 68.55 sq. ft. Sign #8 – freestanding sign, 25 ft tall, 155 sq. ft., matches design and dimensions of existing sign on Sheridan Rd.</td>
<td>Waiver to allow the sign area for Sign #8 to exceed 70 sq. ft.</td>
<td>Request for four new signs is contrary to the objectives of the UDC. Recommend denial of request for Sign #7. Sign #7 is not compatible with surroundings, creates clutter. Adequate tenant/shopping center identification is available via existing signs and the other three signs in the subject request. No objection to waiver for sign area of Sign #8. Size of other signs are in compliance.</td>
</tr>
</tbody>
</table>
### Development Item

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<tr>
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<tbody>
<tr>
<td>Exterior Lighting</td>
<td>No changes to exterior lighting.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Setbacks, Yards, Build To</td>
<td>Sign #4 and #5 – not applicable&lt;br&gt;Sign #7 – freestanding sign along Sheridan Rd. Setback not identified on site plan.&lt;br&gt;Sign #8 – freestanding sign along Lake Ave. and Sheridan Rd. Setback not identified on site plan.</td>
<td>Waiver of the primary thoroughfare 100 ft setback.</td>
<td>No objection to waiver request. Sign setback from front property line shall be 10 ft.</td>
</tr>
<tr>
<td>Height (signs)</td>
<td>Sign #4 and #5 – attached to building and canopy, which comply with district height requirements&lt;br&gt;Sign #7 – 11’ 9” from grade&lt;br&gt;Sign #8 – 25 feet from grade</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>Sign #7 is not in the path of vehicular travel.&lt;br&gt;Sign #8 is proposed for the NW corner of the shopping center.</td>
<td>Verify location of Sign #8 does not interfere with vehicle circulation within the shopping center. Show on site plan.</td>
<td></td>
</tr>
</tbody>
</table>

### BACKGROUND

**Property Characteristics**
The subject property is a 21.65 acre shopping center, commonly known as Sheridan Village Shopping Center. The property is zoned Class C-2 (Large-Scale Commercial) district. Surrounding zoning is C-1 (General Commercial) and C-2 (Large-Scale Commercial) to the north, R-3 (Single-Family Residential) to the south, R-3 (Single-Family Residential) and C-1 (General Commercial) to the east, and O-1 (Arterial Office) and R-3 (Single-Family Residential) to the west.

**History**
A special use for a shopping center with a sign plan was granted in 1990. The sign plan was amended in 1991 to include signs for a bank and ATM. The sign plan was amended in 2008 by special use. Provisions in the 2008 amendment include: existing freestanding signs cannot increase in size but are allowed to be replaced, provided they are compatible with the shopping center; and second, wall signs shall be of cut letters and comply with the zoning ordinance.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C3 (General-Commercial)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>C2 (Large Scale Commercial)</td>
</tr>
</tbody>
</table>
DEVELOPMENT REVIEW BOARD ANALYSIS
The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

<table>
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<tr>
<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property nor diminishment to property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>No</td>
<td>Deny request for Sign #7, freestanding sign, which by design and location is not compatible with the surroundings. The current sign plan and request for three other signs provide adequate alternatives to Sign #7.</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>No</td>
<td>Location of Sign #8 is unclear and could interfere with vehicle circulation within the shopping center.</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>Waiver for setback from primary thoroughfare.</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>No</td>
<td>Waiver for sign area for Sign #8</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Grow Employers and Jobs</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Grow Business</td>
<td>N/A</td>
</tr>
</tbody>
</table>

DEVELOPMENT REVIEW BOARD RECOMMENDATION
The Development Review Board recommends approval of the request, excluding Sign #7, with the following conditions and waivers:

1. Amend local sign plan to allow two digital style signs as shown in the sign package as Sign #4 and Sign #5. One is a wall sign, one is a canopy sign. Size of sign area may not exceed standards in the Unified Development Code.
2. Amend local sign plan to add one freestanding sign, as shown in sign package as Sign #8. Said sign must match design and dimensions of existing multi-tenant freestanding sign along Sheridan Road.
3. Provide a site plan that verifies the front yard setback for Sign #8 is at least 10 feet. Sign #8 may not interfere with existing internal vehicle circulation pattern of the shopping center.
4. If any of the signs will have any part on the ROW (including footings) or overhang the ROW, a Revocable ROW permit will be required.
5. Waiver of size of sign area for Sign #8 such that Sign #8 matches the dimensions of the existing 25 ft tall, 155 sq. ft. multi-tenant sign along Sheridan Road.
6. Waiver from the setback encroachment agreement for one freestanding sign, Sign #8. Location of Sign #8 may not interfere with existing internal vehicle circulation pattern of the shopping center.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

ATTACHMENTS
1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Sign Package
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
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HYVEE - FAST & FRESH EXPRESS
NORTH SHERIDAN ROAD
PEORIA, IL

PROPOSED SIGNS:
1. 30" FAST & FRESH CHANNEL LETTERS
2. 5'-0" FORK WALL SIGN
3. 30" FAST & FRESH CHANNEL LETTERS
4. 3'-0" X 16'-0" 4 PRODUCT PRICER
5. 3'-0" X 16'-0" 4 PRODUCT PRICER
6. 24" HYVEE CHANNEL LETTERS
7. 3'-0" X 7'-10" MONUMENT AT 11'-9" OAH
   Proposed New Tenant Sign

EXISTING SIGNS:
A. EXISTING MONUMENT SIGN (QTY 4)

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.
HYVEE - FAST & FRESH EXPRESS
NORTH SHERIDAN ROAD
PEORIA, IL

PROPOSED SIGNS:
1. 30" FAST & FRESH CHANNEL LETTERS
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6. 24" HYVEE CHANNEL LETTERS
7. 3'-0" X 7-10" MONUMENT AT 11'-9" OAH
REAR (NORTH) ELEVATION
SCALE: 1/16" = 1'-0"

CHANNEL LETTER DETAIL
SCALE: 1/4" = 1'-0"

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HYVEE
Date: 10/01/19
Prepared By: KH/CM/JS

NOTE: Color output may not be exact when reviewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If colors are incorrect, please provide the correct PMS match and a reason to this drawing will be made.

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com
GAS CANOPY (SOUTH) ELEVATION
SCALE: 1/16" = 1'-0"

NOTE: Elevation drawings are for customer approval only. Drawings are not to be used as any installation guide. All dimensions must be verified before installation.
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.
Attachment A

RE:  4123 N Sheridan PIN 1429227012
     4125 N Sheridan PIN 1429227013

Request to amend the Shopping Center Sign Plan as follows:

4123 N Sheridan-HyVee Fast & Fresh Express

1. Reference Sign # 7 on site plan: Allow for separate freestanding HyVee specific sign with gas pricer. Sign is 11’9” Overall height and 68.55 square feet and complies with standard sign code regulations.
2. Reference Signs # 4 and # 5 on site plan: Allow for quantity of 2 gas price signs to be installed. One sign to be installed on the North elevation of building and one to be installed on South elevation of gas canopy. Each sign is 48 square feet and complies with standard sign code regulations on allowable wall/canopy signage.

4125 N Sheridan-Shopping Center Multi-tenant pylon

1. Reference Sign #8 on site plan: Allow for an additional multi-tenant pylon sign to match existing multi-tenant signs to be installed on northeast corner of shopping center. Other signs are referenced as sign A on site plan.
TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Kerilyn Weick)

DATE: November 7, 2019

CASE NO: PZ 19-30

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Daniel and Tina White to rezone property from a Class C-1 (General Commercial) District and Class P-1 (Parking) District to a Class C-2 (Large Scale Commercial) District and to obtain a Special Use in a Class C-2 (Large Scale Commercial) District, for contractor storage (indoor/outdoor), for the property located at 7327 N. Galena Rd (part of Parcel Identification No. 14-10-176-020), Peoria IL (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to:
1. Rezone property from a Class C-1 (General Commercial) District and Class P-1 (Parking) District to a Class C-2 (Large Scale Commercial) District, and
2. Obtain a Special Use for contractors storage, which allows for office use and indoor/outdoor storage use. The petitioner proposes to operate a contractor’s office with outdoor storage from the subject property.

Proposal details and summary of the relevant development items from the Unified Development Code (UDC) are provided in the table below.

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>DRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>Provide two accessible parking spaces. Total number of parking spaces not provided on the site plan.</td>
<td>None</td>
<td>Re-stripe all parking spaces. Provide, at a minimum, one accessible parking space per 25 parking spaces.</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>No change</td>
<td>None</td>
<td>In compliance</td>
</tr>
<tr>
<td>Landscaping</td>
<td>No changes to existing landscaping. TBY provided via existing hillside and established growth.</td>
<td>Waiver to permit existing landscaping to meet front yard, parking lot interior, and parking lot perimeter landscaping requirements. Alternative compliance for TBY.</td>
<td>No objection, must maintain or replace all existing front yard landscaping.</td>
</tr>
<tr>
<td>Buffers &amp; Screening</td>
<td>Outdoor storage screening plan: From view of public right of way, install 6 foot tall, solid, vinyl fence in front yard. Utilize three existing trees in the front yard.</td>
<td>Waiver #1 to permit less than 100% opaque visual screen from view of north bound traffic in the public right of way. Waiver #2 to permit outdoor storage prior to installation of fence in case of inclement winter weather.</td>
<td>Deny Waiver #1. Extend fence perpendicular to the right of way in order to screen view from north bound traffic on Galena Road. Deny Waiver #2. Must screen outdoor storage from view of public right of way prior to the use of outdoor storage</td>
</tr>
<tr>
<td>Development Item</td>
<td>Applicant Proposal</td>
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<td>DRB Comment</td>
</tr>
<tr>
<td>------------------</td>
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<td>----------------------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Buffers &amp; Screening (continued)</td>
<td>From view of residential property to north and west, utilize existing hillside and wooded areas</td>
<td></td>
<td>Hillside provides a screen to the north and west.</td>
</tr>
<tr>
<td></td>
<td>Repair existing dumpster enclosure</td>
<td></td>
<td>Repair or replace existing dumpster enclosure prior to occupancy.</td>
</tr>
<tr>
<td>Signs</td>
<td>None included in the request.</td>
<td>None</td>
<td>Prior to occupancy, all 3 obsolete signs shall be removed or made compliant with UDC Section 8.3 Signs.</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Replace light fixtures on 5 existing light poles</td>
<td>None</td>
<td>Submit photometric plan for all exterior lighting prior to occupancy.</td>
</tr>
<tr>
<td>Setbacks, Yards, Build To</td>
<td>Outdoor storage area corresponds to the currently paved area on the north half of the property.</td>
<td>None requested</td>
<td>Outdoor storage area complies with the following setback requirements: shall be at least 15 feet from the public right-of-way, 20 feet from side property lines, 20 feet from the rear boundary of the C-2 zoning district.</td>
</tr>
<tr>
<td>Height</td>
<td>Fence Height 6 ft</td>
<td>Waiver to permit 6 ft tall fence in the front yard in commercial district in order to screen view from public right of way.</td>
<td>No objection to the fence in the front yard.</td>
</tr>
<tr>
<td></td>
<td>No change to height of existing building</td>
<td>None.</td>
<td></td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>No change to the two existing access drives.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Future Construction</td>
<td>Allow administrative approval for one 6,000 sq. ft. addition or accessory structure to be used for indoor storage. Construction would begin within 5 years of the date of approved special use.</td>
<td>Proposed building addition or accessory storage structure not to exceed 20 ft in height.</td>
<td>No objection to request for one addition or accessory storage structure which would be generally in the location shown on the site plan. Future building must comply with all setback, yards, build to requirements of the UDC.</td>
</tr>
</tbody>
</table>

**BACKGROUND**

**Property Characteristics**
The subject property is approximately 1.7 acres of a 3.28 acre parcel. The parcel has three zoning classifications: R-E (Estate Residential), P-1 (Parking), and C-1 (General Commercial). The area zoned R-E is undeveloped and not included in the subject request. The area zoned P-1 (Parking) is a parking lot. The area zoned C-1 (General Commercial) contains a vacant, single story 5,635 sq. ft. commercial building. The most recent use was a restaurant. Surrounding zoning is R-E (Estate Residential) to the north, south, and west and I-2 (Railroad/Warehouse Industrial) to the east.
History
In 1971, the southern portion of the property was rezoned from R-1 (Low-Density Residential) to C-3 (General Commercial). In 1990 a portion of the property was rezoned to P-1 (Parking).

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>Not in the City</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>R1 (Low-Density Residential) and C3 (General Commercial)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>P1 (Parking) and C-1 (General Commercial)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Standard for Rezoning</th>
<th>Standard Met per Community Development Dept. Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>LaSalle Factor #1: Existing uses of and zoning of nearby property</td>
<td>The subject property fronts Galena Road, a state highway. Residential uses in the R-E (Estate Residential) district surround the property. Across Galena Rd is an active rail line in the I-2 (Railroad/Warehouse Industrial) district.</td>
</tr>
<tr>
<td>LaSalle Factor #2: Extent to which property values are diminished by the particular zoning restriction.</td>
<td>Current zoning classification limits the type of services from the property. Uses which serve outside the adjacent area may not be permitted in the current zoning district, yet the property is located on a state highway.</td>
</tr>
<tr>
<td>LaSalle Factor #3: Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.</td>
<td>Public welfare should not be diminished by the rezoning as uses similar to what is allowed in the C-1 district are allowed in the C-2 district.</td>
</tr>
<tr>
<td>LaSalle Factor #4: Relative gain to the public as compared to the hardship imposed on the individual property owner.</td>
<td>Rezoning will reduce the number of zoning districts. The currently vacant building will have an active use.</td>
</tr>
<tr>
<td>LaSalle Factor #5: Suitability of the property for the zoned purpose.</td>
<td>The subject parcel is suitable for C-2 (Large Scale Commercial) district.</td>
</tr>
<tr>
<td>LaSalle Factor #6: Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.</td>
<td>The property has been vacant for the last 2 years. Over the past seven years, restaurant has been the use in various forms of operation.</td>
</tr>
<tr>
<td>LaSalle Factor #7: Public need for the proposed use.</td>
<td>None. No adverse effect on adjacent properties.</td>
</tr>
</tbody>
</table>

Comprehensive Plan Future Land Use Designation: The Future Land Use Designation is Commercial

<table>
<thead>
<tr>
<th>Standard for Special Use</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No injury to other property nor diminishment to property values</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>No</td>
<td>Additional screening of outdoor storage area is required.</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
The Development Review Board recommends approval of the request with the following conditions and waivers:

1. Outdoor storage must be screened with 100% opaque screen from view of the public right-of-way. Fence on site plan must include an extension perpendicular to the right of way. Said fence must be installed prior to having outdoor storage.
2. Outdoor storage shall be at least 15 feet from the public right of way, 20 feet from side property lines, and 20 feet from the rear boundary of the class C-2 zoning district.
3. All front yard landscaping must be maintained or replaced.
4. Allow administrative review for the construction of one 6,000 sq. ft. addition or accessory storage structure. Construction must begin within five years of the date of approval of the special use. Said structure must be generally in the location shown on the site plan and must comply with all setbacks, yards, build-to requirements of the UDC.
5. Re-stripe all parking spaces, prior to occupancy. Provide at a minimum one accessible parking space per 25 parking spaces.
6. Repair or replace existing dumpster enclosure, prior to occupancy.
7. All three obsolete signs shall be removed or made compliant with UDC Section 8.3 Signs, prior to occupancy.
8. Submit photometric plan for all exterior lighting, prior to occupancy.
9. Ensure all necessary permits including trades permits are obtained prior to work commencing. Any Mechanical, Electrical and Plumbing work must be completed by a licensed & registered contractor.
10. Waiver to permit 6 ft tall fence in the front yard in a commercial district. Fence provides required screening of the outdoor storage area.
11. Waiver to permit existing landscaping to meet front yard, parking lot interior, and perimeter parking lot landscaping requirements. Alternative compliance for TBY is met based on hillside and established growth.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

ATTACHMENTS
1. Surrounding Zoning
2. Aerial Photo
3. Site Plans
4. Screening Plan
5. Development Impact Statement
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
Future Improvement Options

An addition to the existing structure or a separate storage building. Either option would provide an additional 6,000cf of enclosed storage.
6’ tall vinyl fence to be placed in front of parking blocks.
Slope along the northern edge of the parcel.

Slope along the western edge of the parcel.
View of Galena Rd. from proposed storage yard.
View from northbound traffic.
The existing wood-paneled dumpster enclosure will be repaired at the southwest corner of the parcel.
Development Impact Statement

7327 N. Galena

Economic Statement

1. Projected property tax generation; $8,567.36

2. Projected sales tax generation adjusted for economic shift; Estimated sales tax generation of $20,000.00.

3. Projected benefits due to expanded customer/consumer service/product mix to be provided to the community; The new use will bring stability to this property. The traffic safety equipment business that will operate from this location will serve a large portion of the state.

4. Impacts on surrounding property values. There will be no negative impact to the surrounding property values.

B. Environmental Statement

1. Existing storm and sanitary sewers and their capacity; The existing storm and sewer capacity is more than adequate. Converting this property to office use significantly reduces the storm and sanitary sewer impact.

2. Soils—type and classification for agricultural uses and structural stability; Unknown. Soils will not be disturbed.

3. Slope, proposed cut and fill; The existing slope along the north side and west side of the improved property will not be disturbed.

4. Flood plain locations and impact of proposed development; The proposed fencing will have zero impact.
5. Protected water table recharge areas and development impacts; The proposed fencing will have zero impact.

6. Impacts on surrounding land use, [and] quality of life factors relating to physical, cultural, and aesthetic impacts the proposed development may have on surrounding existing land uses; The proposed fencing will have zero impact.

7. Construction phases impacts, traffic on residential streets, erosion, inconvenience. The proposed fencing will have zero impact.

C. Public Services Statement

1. Transportation systems network impact; There will be a reduced impact from the prior restaurant use. The existing building will be utilized as an office with less than 5 employees. Pickups and drop-offs will be intermittent within typically within their Monday-Friday business hours of 7am-4pm.

2. Police/fire protection impact; Little to no impact. The risk of fire is significantly reduced since there will no longer be a restaurant operating at this location. There will be no hazardous materials present. The storage yard will be secured from potential theft.

3. General services impacts. There will be no adverse impact to general services in this area. The area will benefit from having a consistent presence at 7327 N. Galena. The property will be well-maintained versus remaining dark.

4. This statement may be replaced by a statement of no impact for the redevelopment expansion or reconstruction of existing development. The statement of no impact shall include rationale for each of the above criteria. The statement must outline the center's use of existing services and how the redevelopment, reconstruction, or expansion of the center will not impact those existing services.

At this time, only fencing is being proposed for the screening of the outdoor storage yard. The current structure and surface area will remain unchanged.

5. Any application which does not include all of the indicated materials shall be rejected and returned to the developer.
Business Activities Narrative

1. Full legal description of the area to be rezoned (current P1 and C1 area). MICROSOFT WORD Format. See attached.

2. Fencing/screening requirement must provide 100% opaque barrier from view from the right of way. Via google street view, seems the trees in the front yard do not provide the full screen.
   a. Consider adding evergreens for screening or extending the fence. My concern is the view from the road traveling north will see the storage area.-owner is willing to provide additional screening if required. This would be done by adding evergreens or vinyl fencing.
   b. Not previously mentioned, the fence location as shown is in the front yard (sits closer to the street than the building). This requires a waiver for fence location and height. Can be part of the special use request.

3. Provide narrative of the basic activities of the business
   a. Who picks up the stored material, hours, how often, with what vehicle types – We usually deliver the stored material using our pick-up trucks and trailers. Usually between the hours of 7am to 4pm. Hopefully everyday Monday-Friday. I would say 10% of the time customers will pick up stored equipment with their own pick-up truck and trailer.
   b. Who drops off the material, hours, how often, with what vehicle types – same as above.
   c. Will fleet vehicles or non passenger vehicles be stored here, if so will they be within the outdoor storage area. – A pick-up truck and 2 trailers will be stored within the outdoor storage area.
   d. Is more exterior lighting needed? If so where (see comment 4.e) – There are 5 light poles that cover the outside storage area that will have new LED light heads installed to replace the outdated fixtures.
   e. Best estimate on the size of the future building. Clarify intent is for enclosed storage. Would there still be outdoor storage? – 5,000 sq ft building used to store equipment. This will be in addition to the outside storage.

4. Site plan. The site plan needs to show the property lines. You could use the GIS tool to create the site plan. It has a map layer with 2015 photos.- See attached for items a-f.
   a. Property lines-
   b. Outline the parking spaces that will be kept. Outline the ADA space with access aisle (required 1 per every 25 parking spaces).
   c. Indicate where the dumpster storage is and its enclosure – height, material.
   d. Location of Fence/screen of the outdoor storage – height, fence material. Vinyl, 6ft was discussed.
   e. Location of existing and proposed exterior lighting
   f. Traffic flow (both entrances in an out or one is in and one is out?) - Both used for in and out.
TO: City of Peoria Planning & Zoning Commission  
FROM: Development Review Board  
DATE: November 7, 2019  
CASE NO: PZ19-31  
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mr. Jim Hollenback of PCM+Design Architects, to amend an existing Special Use Ordinance No. 15,862, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to increase the size of the freestanding and menu board signs, and reduce landscaping requirements, for the properties located at 6820 N Pear Tree Lane, 6828 N Pear Tree Lane, 4115 W Partridge Way, 4123 W Partridge Way, and W Partridge Way, (Parcel Identification Nos. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, and 13-12-352-009), Peoria, IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to amend the existing Special Use to increase the size of the freestanding and menu board signs, and reduce landscaping requirements as 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>Landscaping</td>
<td>To provide reduced landscaping from what was previously submitted. The proposed plan meets interior parking lot landscaping requirements.</td>
<td>Front yard along Big Hollow: reduce point requirement from 108 to 100. Front yard along Partridge Way: reduce point requirement from 123 to 60. Reduce requirement for parking lot perimeter landscaping to allow omission near proposed detention pond.</td>
<td>Proposal is a significant reduction in requirements.</td>
</tr>
<tr>
<td>Sign - freestanding</td>
<td>Freestanding sign, 82 total square feet. This includes the sum of a 50 square foot commerce sign, and a 32 square foot reader board.</td>
<td>Waiver requested to increase allowable signage from 70 to 82 square feet.</td>
<td>The property has dual frontages, however a sign is only proposed for one of the frontages.</td>
</tr>
<tr>
<td>Sign - menu board</td>
<td>Menu board sign, 46.8 square feet</td>
<td>Waiver requested to change allowable menu boards from two 30 square</td>
<td>The sign appears consistent with industry standards; and overall less</td>
</tr>
</tbody>
</table>
BACKGROUND

Property Characteristics
The subject property contains approximately 6.76 acres of land and is currently developed with retail establishments. The property is zoned Class C-2 (Large Scale Commercial) and is surrounded by R-1 (Single-Family Residential) zoning to the north, C-1 (Neighborhood Commercial) zoning to the west and south; and C-2 (Large Scale Commercial) zoning to the east.

History
On December 13th, 2005, per Ordinance no. 15,862, a Special Use was approved to allow the creation of a shopping center at the subject location. This included approval of a car wash. Conditions approved with the Ordinance included the requirement for a fire hydrant, sidewalk requirements for future development of the shopping center on lots front on Partridge Way; the requirement to submit a landscape plan; and the requirement to seek an amendment to the approved Special Use for any future development within the Special Use boundaries.

On July 25th, 2017, per Ordinance no. 17,489, an amendment to the Special Use was approved to allow the addition of a restaurant with a drive-through. This restaurant is the same as the subject of this current amendment request. Certain conditions were approved along with the request, including the following requirements: construction the parking lot with permeable pavers or pay an impact fee for spacing exceeding 30 in number; and construct a sidewalk along the property frontage on Big Hollow or pay a fee in lieu. A waiver was approved to reduce the required building setback along Big Hollow Road from 100 to 76 feet.

On October 23rd, 2018, per Ordinance no. 17,622, the Special Use was again amended to allow a Veterinary Clinic to be added to the Shopping Center. The amendment included the requirement for a landscape plan to be submitted prior to the issuance of a building permit; and that at all times, animals using the exercise yards be under direct supervision. With this amendment, a waiver was granted to allow the increase in maximum fence height from six to eight feet for the yards.

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>Not annexed</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>R-2, Medium Density Residential</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C-3, General Commercial</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>C-2, Large Scale Commercial</td>
</tr>
</tbody>
</table>

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.
<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard Met per DRB Review</th>
<th>DRB Condition Request &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.</td>
<td>Met</td>
<td>N/A</td>
</tr>
<tr>
<td>The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.</td>
<td>Not met</td>
<td>To avoid sign clutter, no freestanding sign for 4115 Partridge Way will be permitted along the Partridge frontage so long as the sign along Big Hollow exceeds 70 square feet.</td>
</tr>
<tr>
<td>The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.</td>
<td>Met</td>
<td>N/A</td>
</tr>
<tr>
<td>Adequate facilities, access roads, drainage and/or necessary facilities have been or will be provided.</td>
<td>Met</td>
<td>N/A</td>
</tr>
<tr>
<td>Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.</td>
<td>Met</td>
<td>N/A</td>
</tr>
<tr>
<td>The proposed special use is not contrary to (supports and furthers) the objectives of the adopted plans.</td>
<td>Met</td>
<td>N/A</td>
</tr>
<tr>
<td>If a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need, and provide a public benefit.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>The special use, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning and Zoning Commission.</td>
<td>Met</td>
<td>N/A</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Grow employers and jobs.</td>
<td>N/A</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Grow Peoria.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends denial of the request to alter the previously approved landscape plan; and
The Development Review Board recommends approval of the freestanding and menu board sign requests with the following waivers and conditions:

Waivers

1. UDC Section 8.2.6: Front yard along Big Hollow: reduce point requirement from 108 to 100.
2. UDC Section 8.2.6: Front yard along Partridge Way: reduce point requirement from 123 to 60.
3. UDC Section 8.2.7: Reduce requirement for parking lot perimeter landscaping to allow omission near proposed detention pond.
4. UDC Section 8.3.10: Waiver requested to increase allowable signage from 70 to 82 square feet.
5. UDC Section 8.3.10: Waiver requested to change allowable menu boards from two 30 square foot signs to one 46.8 square foot sign.

Conditions

1. No freestanding sign will be permitted along the Partridge frontage.
2. No additional menu boards will be permitted.

**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 (2015 Photo)
3. Site Plan
4. Elevations and/or Renderings
5. Landscaping Plan
GENERAL SPECIFICATIONS:
10" deep extruded aluminum cabinet & retainers w/ Black finish
Internally illuminated w/ white LEDs
Agilight Retrorays, 500 Lumens light bar 60K
COLORS:
Dark Purple: PMS 2603, 3M 3630-9141 / VT20254
Light Purple: PMS 2577, 3M 360-9327 / VT20255
Black
White
TYPE FACE:
Futura 77 Black Condensed
SIGN AREA:
Actual: 50 Sq. Ft.
TO: City of Peoria Planning & Zoning Commission  
FROM: Community Development Staff  
DATE: October 31, 2019  
CASE NO: PZ 19-32  
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the updated Thoroughfare Plan.

SUMMARY OF PROPOSAL

The City of Peoria is requesting to amend the Official Comprehensive Plan by incorporating the updated Thoroughfare Plan as provided.

BACKGROUND

The Thoroughfare Plan and Map is an essential component of future planning for every community and represents the future goals for transportation accommodations as found in the City Comprehensive Plan. The City of Peoria’s current Thoroughfare Plan was created with the 2001 Comprehensive Plan and is therefore eighteen years old. The City’s 2011 Comprehensive Plan includes a recommended update to the Thoroughfare Plan as a critical element, but because of staffing and budgetary issues, the City has not been able to update the plan.

As private development typically follows public infrastructure, it is important to clearly outline where planned growth within the City of Peoria is focused over the next decade. In addition to showing current and proposed streets, the updated Thoroughfare Plan will also – for the first time – include alternative transportation corridors and accommodations, such as bike lanes, bike/walk trails, and other non-vehicular corridors. As such, this plan represents a far more inclusive view of transportation than past plans and incorporates the already adopted Complete Streets policy.

The Thoroughfare Plan also includes the revised specifications for public streets that have occurred since 2002. These revisions include the narrowing of streets and rights-of-way and an improvement to the quality of street construction and non-vehicular accommodation. The plan provides the necessary re-classification of streets in Peoria to different designations in order to accommodate future down-sizing or upgrading. Much like the designation of future transportation corridors, the re-classification of existing streets and other transportation corridors greatly assists in the future planning of the City.

STAFF RECOMMENDATION

City Staff recommends the Commission proceed with the public hearing on the draft plan and map. Once public comment has completed, Staff recommends continuing the hearing to the regularly scheduled December 2019 meeting in order to allow additional changes to the document which may be based on the received comments.

ATTACHMENTS

1. Proposed Thoroughfare Plan
The purpose of the Thoroughfare Plan/Map is to guide both the public and private sectors of the City in future decisions involving thoroughfares. It will serve as an indication of the locations and capacities that need to be designed into the construction of new, or the renovation of, existing thoroughfares. More specifically, the goal of the plan is to:

1. Develop a multimodal transportation system to efficiently move people and goods throughout the city while balancing environmental and community needs.
2. Identify areas where additional right-of-way will be dedicated to accommodate a proposed thoroughfare.
3. Ensure adequate roadways to serve existing and proposed developments.
4. Assist in identifying Capital Improvement Program (CIP) needs.
5. Reduce the traffic volumes in residential areas by ensuring adequate capacities on arterials.
6. Serve as a planning tool and aid coordination with other agencies.

The street system of a city forms the skeleton on which is built that important functions of moving people and goods and providing access to property. A streetcar can be best understood by first describing the various types of streets that make up the integrated system and relates them to each other.

The purpose of the Thoroughfare Plan/Map is to provide the existing and future locations of freeways, expressways, principal and minor arterials, and collector streets in and near the City of Peoria. The Thoroughfare Plan Map was produced following the completion of an analysis that reviewed, in part, the locations, types, and capacities of existing and future land uses. The Departments of Community Development and Public Works cooperatively developed this Thoroughfare Plan Map in order to provide a comprehensive street system plan for the City of Peoria. This cooperative effort created a document that links the City of Peoria's Thoroughfare Plan Map, Transportation Plan, and the requirements contained within the Unified Development Code.

### Purpose

**IMPLEMENTATION**

The implementation of the official Thoroughfare Plan/Map will come from various means. The more important ones include:

- Public and transportation initiatives and the City of Peoria Comprehensive Plan, Unified Development Code, Bicycle Master Plan, Complete Streets Policy, and the Community Investment Plan.

The implementation phase is the most important aspect of the planning process.

- **Federal Transportation Act:**
  - **Federally funded action:** Proposed in 2020 to provide future funding for highway and transit programs.

- **Comprehensive Plan:**
  - The official Thoroughfare Plan/Map is adopted as amendments to the city’s Comprehensive Plan. The Comprehensive Plan’s future use map includes projections about the types and volumes of future land use. The thoroughfare network needs to meet the transportation needs of the City now and in the future.

#### Unified Development Code

**Subsection Section:**

- **The Subsection Section of the Unified Development Code contains the standards and regulations that govern the division of land.** The section requires that proper standards be established to comply with the planned transportation projects as indicated on the Thoroughfare Plan/Map. It identifies additional right-of-way where needed.

**Zoning Section:**

- **The Zoning Section of the Unified Development Code will help to implement the Thoroughfare Plan/Map by limiting the commercial and industrial use of areas best suited for their use.** The numerous access points onto thoroughfares by long commercial and industrial land uses cause significant conflict points, which in turn slows traffic. The section will help prevent this by determining re-zoning in areas where this could happen.

**Bicycle Master Plan:**

- **The City of Peoria Bicycle Master Plan guides future investments in bicycle infrastructure with the goal of providing safe, comfortable, and convenient bicycle travel for residents, businesses, and visitors.**

**Complete Streets Policy:**

- **The City of Peoria Complete Streets Policy guides future investments in infrastructure to create a livable community and provide a well-balanced and connected transportation system that allows for safe walking, biking and public transit use.**

**Community Investment Plan:**

- **The Community Investment Plan (CIP) will help to implement the Thoroughfare Plan/Map by providing the financial resources for implementation. It inventories all possible revenue sources and uses a stated set of criteria to prioritize the funding for capital expenditures, including road construction and other necessary land uses.**

**Standard Specifications for Subdivision Development:**

- **The Standard Specifications for Subdivision Development provide specific design standards for roads required by the City of Peoria.**

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### Classification System

<table>
<thead>
<tr>
<th>A. Interstate</th>
<th>B. Freeway and Expressway</th>
<th>C. Other Principal Arterials</th>
</tr>
</thead>
<tbody>
<tr>
<td>D. Minor Arterial</td>
<td>E. Major Collector</td>
<td>F. Minor Collector</td>
</tr>
<tr>
<td>G. Local Streets</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**A. Interstate:** An interstate is a fully controlled and divided facility, serving high traffic volumes generally traveling at high speeds. Wide traffic lanes with wide medians and grade separations are used to maintain speeds of 55-70 miles per hour in urban areas. Entrance to and departure from the interstate are provided by interchange ramps or access to the interstate through frontage roads. Access to abutting land uses is through frontage roads. Interstates are corridors of commerce that serve high volumes and speeds. Wide traffic lanes with wide medians and grade separations are used to maintain speeds of 45-60 miles per hour.

**B. Freeway and Expressway:** An expressway, or freeway, is a partially controlled, divided facility serving high traffic volumes at moderate to high speeds. Wide traffic lanes with wide medians and limited access points are used to maintain speeds of 45-60 miles per hour. At grade intersections with major highways and railways are limited.

**C. Local Streets:** Local streets are the smallest streets in the system and provide direct access to abutting land and access to the higher systems. They may penetrate residential neighborhoods or other areas by major collectors, minor collectors, or local routes. This system includes all arterial not classified as principal arterial and contains facilities that provide more than minimal connectivity on land access than the higher system.

**D. Minor Arterial:** Minor arterials are corridors of regional or local importance connecting center of activity. The urban traffic volumes generally traveling at high speeds. Traffic lanes with wide medians and grade separations are used to maintain speeds of 45-55 miles per hour.

**E. Major Collector:** Major Collectors are roadways of lower local importance providing connections between arterials and local routes. They serve as a means of providing access to abutting land and to the higher systems. They may be partially or completely controlled, and provide direct access to abutting land and access to the higher systems. They offer the lowest level of mobility and usually carry less than 4,000 vehicles per day.

**F. Minor Collector:** Minor Collectors are roadways of lower local importance connecting center of activity. They provide direct access to abutting land and access to the higher systems. They offer the lowest level of mobility and usually carry less than 4,000 vehicles per day.

**G. Local Streets:** Local streets are the smallest streets in the system and provide direct access to abutting land and access to the higher systems. They serve as a means of providing access to abutting land and access to the higher systems. They offer the lowest level of mobility and usually carry less than 4,000 vehicles per day.

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**Notes:**

1) Special design requiring additional R.O.W. needed at certain types of intersections; e.g., intersection of a minor arterial and a local road where the R.O.W. is too narrow to accommodate the design. Sidewalks are required by the Unified Development Code along all public roadways.
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Kerilyn Weick)
DATE: November 7, 2019
CASE NO: PZ 19-L
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 Short Term Rentals.

SUMMARY OF PROPOSAL
The Code of the City of Peoria, Appendix A, the Unified Development Code contains zoning and use standards. The code includes standards which apply to Residential Uses for stays on a month-to-month or longer basis and to Commercial Uses for overnight lodging. The rental of all or part of a dwelling for less than 30 consecutive days is currently not permitted. The proposed text amendment permits short term rentals, as a special use, in residential zoning districts and the class B1 (Downtown Commercial) zoning district. Short term rentals would be permitted in the Form Districts where commerce uses are permitted. The special use process includes notification to neighbors and a public hearing.

The purpose of the proposed text amendment is to promote the public health, safety, and general welfare of both the visitors at the short term rental and the residents in the neighborhood.

The proposed text amendment includes use performance standards on the following topics:
- Compliance with life safety codes – including all sleeping areas
- Compliance with noise, property maintenance, nuisance codes
- Compliance with local licensing or registration

Private covenants and deed restrictions, such as those established by homeowners associations, are still entitled to impose stricter requirements on the use of short term rentals than is proposed by this text amendment.

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 SHORT TERM RENTALS

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:

5.2.2 Permitted Use Table

<table>
<thead>
<tr>
<th>COMMERCIAL</th>
<th>A1</th>
<th>P1</th>
<th>RE</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>R4</th>
<th>R5</th>
<th>R6</th>
<th>R7</th>
<th>R8</th>
<th>O1</th>
<th>O2</th>
<th>N1</th>
<th>CN</th>
<th>C1</th>
<th>CG</th>
<th>C2</th>
<th>B1</th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
</tr>
</thead>
</table>
| Bed and Breakfast|    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   5.3.3B
| Hotel, Motel, Inn, Extended Stay Facility |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Short Term Rental |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 5.3.3.L
| Youth Hostel     |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |

5.3 - USE AND PERFORMANCE STANDARDS

5.3.3 Commercial Use Performance Standards

L. Short Term Rentals

No short term rental establishment shall be permitted unless the following standards are met:
1. The structure and all spaces available for rent (including, but not limited to, spaces for rent for sleeping) meet the requirements of the City's housing, building and fire codes as set forth in the Code of the City of Peoria or the codes adopted by reference.

2. The structure and all spaces available for rent (including, but not limited to, spaces for rent for sleeping) meet the requirements of the applicable Life Safety Code (NFPA 1) as legislated by the State of Illinois and the Office of the Illinois State Fire Marshal as it applies to the occupancy use of the short term rental structure.

3. The owner and all occupants shall comply with the Code of the City of Peoria. The Code of the City of Peoria includes, but is not limited to, property maintenance, alcoholic beverages, public nuisances, and noise.

4. The owner shall comply with the residential property registration code of the City of Peoria, unless exempt by the same code.

5. The owner shall maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.

6. All provisions of the Unified Development Code with respect to the underlying zoning district shall apply, with exception to the conditions, if any, in the special use.

7. The Unified Development Code with respect to short term rentals is not intended to interfere with, abrogate or annul any easement, covenant, deed restriction or other agreement between private parties, this includes Home Owners Association agreements. If the provisions of this development code impose a greater restriction than imposed by a private agreement, the provisions of this development code will control. If the provisions of a valid, enforceable private agreement impose a greater restriction than this development code, the provisions of the private agreement will control. The City does not enforce or maintain a record of private agreements.

8. In addition to 2.9.13, the special use for a short term rental establishment can be revoked if in violation of the above requirements.

***

5.6 - USE CATEGORIES

5.6.2 Residential Use Categories

A. Household Living

Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis in structures with self-contained dwelling units, including kitchens.

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
<th>Uses Not Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>Dish antenna under 1 meter</td>
<td>Bed and breakfast, short term rental, hotel, motel, inn, extended-stay facility</td>
</tr>
<tr>
<td>Two-Family</td>
<td>Home occupation (see 5.4.8)</td>
<td>(see Overnight Lodging)</td>
</tr>
<tr>
<td>Townhouse</td>
<td>Detached garage, barbecue pit, carport, tool or garden shed,</td>
<td>Halfway house, recovery home, residential treatment facility, outpatient treatment</td>
</tr>
<tr>
<td>Apartment</td>
<td>storage unit, swimming pool</td>
<td>facility</td>
</tr>
<tr>
<td>Upper Story</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
B. **Group Living**

Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive car or training.

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
<th>Uses Not Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boarding house, rooming house</td>
<td>Associated office Food preparation or dining area Recreational facility</td>
<td>Bed and breakfast, short term rental, hotel, motel, inn, extended-stay facility (see Overnight Lodging) Halfway house, recovery home, residential treatment facility, outpatient treatment facility (see Social Service Institutions) Seminary (see Educational Facility)</td>
</tr>
<tr>
<td>Children's home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Congregate housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elderly housing, assisted living facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fraternity, sorority, student dormitory</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family care facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group care facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monastery, convent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nursing home, full-time convalescent, hospice, life care center</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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5.6.4 **Commercial Use Categories**

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D. **Overnight Lodging**

Accommodations arranged for short term stays of less than 30 days for rent or lease.

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
<th>Uses Not Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel, motel, inn, extended-stay facility, bed and breakfast, youth hostel</td>
<td>Associated office Bar, tavern, cocktail Lounge, nightclub, restaurant with entertainment Food preparation or dining area Laundry facility</td>
<td>Boarding house, rooming house (see Group Living) Campground (private), travel trailer park, recreational vehicle park (see Outdoor Recreation) Convention center (see Indoor</td>
</tr>
</tbody>
</table>
10.0 - DEFINITIONS

10.3 - DEFINED TERMS

Bed and Breakfast Establishment: An operator-occupied residence providing accommodations for a charge to the public with no more than five (5) guestrooms for rent, in operation for more than ten (10) nights in a twelve-month period. Breakfast may be provided to the guests only. Bed and breakfast establishments shall not include motels, hotels, boarding houses, rooming houses, short term rental, or food service establishments.

Short Term Rental: All or part of a dwelling that is rented for compensation to transient guest(s) for a period less than thirty (30) consecutive days.

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 Kerilyn Weick)
DATE: November 7, 2019
CASE NO: PZ 19-M
REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to light industrial uses in the Class C-2 (Large Scale Commercial) District.

SUMMARY OF PROPOSAL
The City of Peoria is requesting to amend the Permitted Use Table of the Unified Development Code to allow certain light industrial uses as a special use in the Class C-2 (Large Scale Commercial) District. Currently, specific light industrial uses, such as sheet metal shop, are allowed as a special use in the Class C-2 (Large Scale Commercial) District but the general category of light industrial uses are not permitted.

The intent of the proposed text amendment is to increase consistency of the types of industrial uses allowed by special use in the C-2 (Large Scale Commercial) District in order to maintain compatible land use and development patterns.

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 SHORT TERM RENTALS

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:

5.2.2 Permitted Use Table

| COMMERCIAL | A1 | P1 | RE | R1 | R2 | R3 | R4 | R5 | R6 | R7 | R8 | O1 | O2 | N1 | CN | C1 | CG | C2 | B1 | I1 | I2 | I3 |
|------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| All light industrial, except as listed below: | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ |

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