1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JUNE 4, 2020 MINUTES

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

   **CASE NO.**
   **PZ 20-14**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Steven D. Kerr, P.E., of Mohr and Kerr Engineering and Land Surveying, on behalf of Carl R. Fifield, Manager, of CFAW Enterprises, to obtain a Special Use in a Class CN (Neighborhood Commercial) District for vehicle repair and service for property located at 1610 SW Jefferson Avenue, (Parcel Identification No. 18-17-226-049), Peoria IL. (Council District 1)

   **CASE NO.**
   **PZ 20-E**
   Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, Relating to Various Text Amendments.

5. OLD BUSINESS

   **CASE NO.**
   **PZ 20-8**
   **Deferred from**
   **the May 7, 2020 Meeting**
   Hold a Public Hearing and forward a recommendation to City Council on the request of Maria McCormick Dinh to rezone property from the current Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the property located at 4241 N Boulevard Avenue (Parcel Identification Nos. 14-28-226-017 and 14-28-226-018), Peoria IL. (Council District 3)

6. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

7. ADJOURNMENT

   Please note:
   Governor JB Pritzker’s Executive Order 2020-10, issued on March 20, 2020, prohibits all public and private gatherings of 10 people or more in a single room or single space at the same time. Governor JB Pritzker’ s Executive Order 2020-18, issued on April 1, 2020, extended Executive Order 2020-10 through April 30, 2020. The Centers for Disease Control and Prevention (CDC) recommends gatherings of no more than 10 people in a single room or space and social distancing of at least six feet between persons. On March 18, 2020 Mayor Ardis declared a local State of Emergency, and has closed City Hall to the public to contain the spread of COVID-19. On March 24, 2020, the City’s Council granted Mayor Ardis emergency powers. The City Council extended the Mayor's emergency powers on April 21, 2020. The City Council extending the Mayor's emergency powers allows the Mayor to continue the City's local State of Emergency. To comply with these recommendations and requirements, and the spirit of the Open Meetings Act, the City is implementing a remote video meeting for the Planning & Zoning Commission meeting on July 2, 2020.

   Anyone wishing to make a public comment can do so by sending those to Leah Allison by 5:00 p.m. on July 1, 2020. Public comments can be emailed to lallison@peoriagov.org or via fax at 309-494-8674. The email or fax should be labeled “Public Comment for the July 2, 2020 Meeting” along with your name and address.

Inquiries: Community Development Department, (309) 494-8600 or lallison@peoriagov.org
All submissions received prior to the deadline by the public will be read into the record with up to five (5) minutes of each comment read aloud. The written comments, in their entirety, will be entered into the official minutes of the meeting as an attachment.

The agenda, minutes and a video podcast of the meeting will be available online at: http://www.peoriagov.org/boards-commissions/
A meeting of the Planning & Zoning Commission was held on Thursday, June 4, 2020, at 1:00 p.m., via remote video with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL
The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Robin Grantham, Branden Martin, Eric Heard, and Mike Wiesehan – 6. Commissioner absent: Richard Unes - 1.

City Staff Present: Leah Allison, Cynthia Fulford, Kimberly Smith, and Kerilyn Weick.

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

MINUTES
Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on May 7, 2020; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 6 to 0.

REGULAR BUSINESS

CASE NO. PZ 20-12
Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C. to rezone property from a Class R-7 (Multi-Family Residential) District and Class R-3 (Single-Family Residential) District all to Class R-7 (Multi-Family Residential); and to amend an existing Special Use Ordinance No. 13,392, as amended, for an Assisted Living Facility, to allow for a building addition and grounds improvements, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification No. 14-29-428-005), Peoria, Illinois. (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 20-12 into the record and presented the request. Ms. Weick provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo. Ms. Weick clarified for the petitioner and commission that this request is to amend a previous special use which was granted for an assisted living facility. The size of the proposed building addition requires an amendment to the original approval, regardless if the new units are for independent living or assisted living.

The Development Review Board recommended approval of the rezoning and special use amendment with the following waiver and condition:

1. Waiver to increase the maximum allowed building height from 45 feet to 55 feet.
2. Condition: Front façade along Sheridan Road must be constructed of same material (and color) and architecture as the current Sheridan Road facing façade.

Michael Mahoney, petitioner, answered a question from Chairman Wiesehan regarding the history of the portion of the property with the rezoning request.

Chuck Fisher, representing the petitioner, provided a summary and explained the building amenities, design and access from Sheridan Road. Mr. Fischer explained the height waiver is needed to provide additional amenities to residents. The additional height blends with the heights of the existing building and will screen rooftop mechanical units. In response to Commissioner Ghareeb, Mr. Fisher confirmed the resident drive is two way and turning both directions is permitted on Sheridan. In response to Chairperson Wiesehan, Mr. Fisher agreed construction traffic will not need to use the Biltmore drive.
Chairperson Wiesehan opened the Public Hearing at 1:28 p.m. There being no public testimony, the public hearing was closed at 1:28 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Barry made a motion to approve the request to rezone; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6
Nays: None

Commissioner Martin made a motion to approve the request to amend the special use as presented; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 6 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6
Nays: None

**CASE NO. PZ 20-13**

Hold a Public Hearing and forward and recommendation to City Council on the request of Christopher J. Ober, of Black Band LLC, to obtain a Special Use in a Class WH (Warehouse) Form District for a Waiver of Wall Sign Lettering Size and Placement for the properties located at 1000 SW Adams Street (Parcel Identification Nos. 18-09-356-012 and 18-09-356-006) Peoria IL (Council District 1)

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 20-13 into the record and presented the request. Ms. Smith provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval of the sign placement and denial of the sign lettering size with a condition that a general right-of-way usage permit must be obtained for any work within the right-of-way.

Chris Ober, petitioner, directed technical questions to his representative Andrew Honegger.

Andrew Honegger, representing the petitioner, provided a summary and explained the sign design.

Chris Ober, clarified that the sign will not be lit as there is adequate street lighting.

Chairperson Wiesehan opened the Public Hearing at 1:49 p.m. There being no public testimony, the public hearing was closed at 1:49 p.m.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Heard made a motion to approve the request for sign placement only, not including the sign letter size; seconded by Commissioner Grantham. After discussion, Commissioner Heard withdrew the motion which Commissioner Grantham concurred.

Commissioner Ghareeb made a motion to approve the request for sign placement and sign letter size as presented; seconded by Commissioner Martin:

The motion was APPROVED viva voce vote 5 to 1.
Yeas: Barry, Ghareeb, Heard, Martin, and Wiesehan – 5
Nays: Grantham - 1
CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION
There were no citizen requests to address the Commission.

ADJOURNMENT
Commissioner Heard made a motion to adjourn, seconded by Commissioner Grantham at approximately 1:49 p.m.

[Signature]
Leah Allison, Senior Urban Planner
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board
DATE: July 2, 2020
CASE NO: PZ 20-14
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Steven D. Kerr, P.E., of Mohr and Kerr Engineering and Land Surveying, on behalf of Carl R. Fifield, Manager, of CFAW Enterprises, to obtain a Special Use in a Class CN (Neighborhood Commercial) District for vehicle repair and service for property located at 1610 SW Jefferson Avenue, (Parcel Identification No. 18-17-226-049), Peoria IL (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS
The petitioner is requesting to obtain Special Use for vehicle repair and service as described below. This replaces the previous Special Use for cash wash, which is no longer in operation.

<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>Five spaces plus one accessible parking space.</td>
<td>None - parking spaces are not required.</td>
<td>No objection</td>
</tr>
<tr>
<td>Use Performance Standards</td>
<td>Vehicels will not be dismantled for salvage, nor will impounded vehicles be stored.</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Requirements specific to vehicle repair and service in the CN district: Note: A maximum of three service bay doors shall be permitted. The service bay doors shall be oriented towards the side or rear of the building. If fronting a street, façade in which the doors are placed must be recessed 10 feet from the front façade of the building. The service bay doors shall be fully screened from view from the public right-of-way and adjacent property.</td>
<td>Work will be conducted within a fully-enclosed building. Vehicles will not be stored outside.</td>
<td>No objection.</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>Existing landscaping to remain.</td>
<td>Waiver requested for existing conditions, as denoted on the submitted site plan, which are deficient in landscaping points.</td>
<td>No objection.</td>
</tr>
<tr>
<td>Signs</td>
<td>A sign location is noted on the site plan, however no details are provided.</td>
<td>None</td>
<td>Signage must meet requirements set forth in UDC Section 8.3.</td>
</tr>
</tbody>
</table>
**Development Item**

<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>Exterior Lighting</td>
<td>Existing lighting will remain.</td>
<td>None – a lighting plan was not submitted, therefore needed waivers cannot be determined.</td>
<td>Lighting must meet the requirements in UDC Section 8.5.</td>
</tr>
<tr>
<td>Setbacks, Yards, Build To</td>
<td>Existing</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Height</td>
<td>Existing</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Windows &amp; Doors</td>
<td>Existing</td>
<td>None</td>
<td>No objection</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>Existing</td>
<td>None</td>
<td>No objection</td>
</tr>
</tbody>
</table>

**BACKGROUND**

**Property Characteristics**

The subject property contains 0.62 acres of land and was developed as former Getz Car Wash. The property is zoned CN, Neighborhood Commercial, and is surrounded by the I-2 (Railroad/Warehouse Industrial) District to the North, the R-4 (Single Family) District to the west, and the CN (Neighborhood Commercial) Zoning District to the Northeast, East and South. The Comprehensive Plan designation for the property is Mixed Use.

**History**

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>J (Light Industrial)</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>J (Light Industrial)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C3 (General-Commercial)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>CN (Neighborhood 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>Yes</td>
<td>None</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>Yes</td>
<td>None</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>Yes</td>
<td>None</td>
</tr>
<tr>
<td>The proposed special use is not contrary to (supports and furthers) the objectives of the adopted plans.</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>Standard</td>
<td>Standard Met per DRB Review</td>
<td>DRB Condition Request &amp; Justification</td>
</tr>
<tr>
<td>----------</td>
<td>-----------------------------</td>
<td>----------------------------------------</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>None</td>
</tr>
<tr>
<td>The special use shall, 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>Yes, with conditions</td>
<td>All dumpster areas and mechanicals must be screened as required by code. Also, signage and lighting must meet requirements. And last, a final and updated site plan must be submitted prior to progressing to City Council for final approval.</td>
</tr>
</tbody>
</table>

**Comprehensive Plan Critical Success Factors**
- Grow Employers and Jobs

**City Council Strategic Plan Goals**
- Grow Peoria

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request, with the following waiver and conditions:

**Waiver:** Waiver for existing conditions for landscaping, as denoted on site plan.

**Conditions:**
1. Signage must meet requirements set forth in UDC Section 8.3.
2. Lighting must meet the requirements in section 8.5.
3. All dumpster areas and mechanicals must be screened as required by code.
4. Submit a final and updated site plan prior to progressing to City Council for final approval.
5. Sidewalks must be ADA compliant.

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

**ATTACHMENTS**
1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations - photos
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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TITLE: PLAZA TIRE PHOTO ELEVATIONS

1610 SW JEFFERSON

PEORIA, IL

NORTH ELEVATION
NOT TO SCALE

WEST ELEVATION
NOT TO SCALE

EAST ELEVATION
NOT TO SCALE

SOUTH ELEVATION
NOT TO SCALE
TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: July 2, 2020
CASE NO: PZ 20-E
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Various Text Amendments

SUMMARY OF PROPOSAL
Staff is continually reviewing the Unified Development Code with the goal of reducing regulations and relying more on performance standards.

Here is a summary of the proposed amendments:

<table>
<thead>
<tr>
<th>SECTION</th>
<th>DESCRIPTION OF AMENDMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.6 Variations</td>
<td>Variations in Form Districts are no longer special uses.</td>
</tr>
<tr>
<td>2.9 Special Uses</td>
<td>Estimated traffic generation no longer required. Economic, Environmental, and Public Service Statements no longer required.</td>
</tr>
<tr>
<td>2.11 Critical Traffic Management Areas</td>
<td>Deleted</td>
</tr>
<tr>
<td>2.12 Traffic Impact Analysis</td>
<td>Deleted</td>
</tr>
<tr>
<td>2.14 Fees</td>
<td>Revised fees for uniformity and temporary reduction.</td>
</tr>
<tr>
<td>2.16 Applicability of Standards</td>
<td>Waiver of Form District regulations are subject to the variance process.</td>
</tr>
<tr>
<td>4.3 Commercial Districts</td>
<td>Revised table for clarity.</td>
</tr>
<tr>
<td>4.4 Office Districts</td>
<td>Revised table for clarity.</td>
</tr>
<tr>
<td>5.0 Permitted Use Table</td>
<td>Added Vehicle Parts and Accessories (Retail Sales and Service) as a permitted use in the C-1 General Commercial District.</td>
</tr>
<tr>
<td>5.3 Use and Performance Standards</td>
<td>Duplex (new construction) is a permitted use in the R-4 zoning district.</td>
</tr>
<tr>
<td>6.4 West Main Form District</td>
<td>Tattoo, Palmist, Psychic or Medium, or Massage Parlors are not permitted uses.</td>
</tr>
<tr>
<td>6.9 Parking Requirements in Form Districts</td>
<td>Parking requirements are eliminated. If provided, shared parking is required. Design, access and handicap parking must be met.</td>
</tr>
<tr>
<td>8.1 Off Street Parking and Loading</td>
<td>Revised for clarity.</td>
</tr>
<tr>
<td>8.3 Signs</td>
<td>Eliminated reference to table which no longer exists.</td>
</tr>
<tr>
<td>8.5 Outdoor Site Lighting</td>
<td>Photometric plan no longer required.</td>
</tr>
</tbody>
</table>
AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE
OF THE CITY OF PEORIA RELATING TO VARIOUS TEXT AMENDMENTS

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:

2.0 ADMINISTRATION

2.6 VARIATIONS

2.6.1 Purpose

The purpose of providing for variations is to enable the City to grant relief from the strict
interpretation of the standards of this development code where they impose a particular hardship
or difficulty because of unique or peculiar circumstances for land or use. Variations shall only be
granted which are, in the judgment of the Zoning Administrator, Development Review Board,
Zoning Board of Appeals or City Council, as applicable, in harmony with the general purposes and
intent of this development code and which meet the requirements as set forth below.

A. Types of Variations

1. Administrative Deviations. Deviations from height, yard, bulk, lot area, and fence height
provisions of this ordinance that are less than twenty percent (20%) of the required
standard.

a. Specific Administrative Deviations for Form Districts, CN & CG.

1) Building Envelope Standards

(i) Height

a) Minimum and maximum story heights - up to 10% for any one story,

   limit of 5% for any cumulative increase or decrease in building

   height. Street wall/fence requirements - up to 10%.

b) Finished floor elevation - up to 5%.

(ii) Siting

a) Required building line - increase of up to 6 inches (from specified

   18 inches to 24 inches).

b) Required building line (minimum percentage build-to) - reduction of

   up to 5% of required length.

c) Mezzanine floor area - up to 10% additional area.

d) Street wall requirements - up to 10%.

e) Entrances (maximum average spacing) - up to 5% increase in

   spacing.

(iii) Elements

a) Windows and Doors (minimum and maximum percent) - up to 5%.

b) Elements (minimum and maximum projections) - up to 5%.

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

2. Minor Variations. Minor variations are variations from height, yard, bulk, lot area, and fence height provisions of this ordinance that are 20% to 50% of the required standard.
3. Major Variations. Major variations are variations from height, yard, bulk, lot area, and fence height provisions of this ordinance that are greater than 50% of the required standard and all variations which are not administrative deviations and minor variations.

All minor and major variations in a Form District shall be considered special uses.

2.9 SPECIAL USES

2.9.4 Application for Special Use

A. An application for a special use shall be filed with the Zoning Administrator. The application shall be accompanied by such plans and/or data prescribed by the Zoning Administrator, including, but not limited to a detailed site plan, conceptual rendering and elevations. The site plan shall contain as a minimum the following:

1. Points of ingress and egress for the proposed development.
2. Parking plan illustrating internal circulation for the proposed development.
3. Sign plan for all activity.
4. Landscaping, screening and buffering plans illustrating specific treatment for screening adjacent residential areas from undesirable impacts from the activity on the proposed site.
5. Exterior lighting plan illustrating the location of all illuminating fixtures.
6. Estimated traffic generation of the proposed development. Reserved
7. Illustration of any special treatment of the proposed site that enhances the quality of design.
8. Boundary lines; bearings, distances and acreage.
9. Easements; location, width and purpose.
10. Streets on, adjacent to, the tract; street name, right-of-way width, existing or proposed center line elevations, pavement types, walks, curbs, gutters, and culverts.
11. Open space; all parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.

12. Map data; name of development, north point, scale and date of preparation.


14. Designation of proposed use of the property, the location of all buildings to be constructed, and a designation of the specific internal uses to which each building shall be put.

15. Elevations.

B. After the Zoning Administrator certifies the application to be completed, it shall be forwarded from the Zoning Administrator to the Development Review Board for technical review and the Planning and Zoning Commission for public hearing and recommendation to the City Council.

2.9.5 Special Uses in the CG and C2 District

Use of land classified as a special use within the CG and C2 Districts shall provide the City of Peoria with a development impact statement. The development impact statement is designed to provide the decision-making process with adequate information relating to the impacts a large scale commercial use will have on economic, environmental, aesthetic, cultural, residential, and public services within the community. Criteria to be addressed in a development impact statement shall include the following:

A. Economic Statement

1. Projected property tax generation;
2. Projected sales tax generation adjusted for economic shift;
3. Projected benefits due to expanded customer/consumer service/product mix to be provided to the community; and
4. Impacts on surrounding property values.

B. Environmental Statement

1. Existing storm and sanitary sewers and their capacity;
2. Soils—type and classification for agricultural uses and structural stability;
3. Slope, proposed cut and fill;
4. Flood plain locations and impact of proposed development;
5. Protected water table recharge areas and development impacts;
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; and
7. Construction phases impacts, traffic on residential streets, erosion, inconvenience.

C. Public Services Statement

1. Transportation systems network impact;
2. Police/fire protection impact; and
3. General services impacts.
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.

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

***

2.11 CRITICAL TRAFFIC MANAGEMENT AREAS

A. The City Council may, upon request by the Development Review Board, in the manner provided for amending this development code, designate specific areas as Critical Traffic Management Areas when such areas contain streets or portions thereof which are dangerous or hazardous, or lack sufficient capacity to efficiently accommodate existing and expected increases in traffic during the following ten-year period.

B. When the conditions requiring the designation are no longer present the designation may be removed in the manner provided for amending this development code.

C. The effect of any designation shall be to require review by the Development Review Board of any property which is located within a Critical Traffic Management Area. In addition, when the development, construction or alteration of any site increases the traffic burden on any Critical Traffic Management Area, the Development Review Board may require the owner of the property for which such development is proposed to pay for improvements to the Critical Traffic Management Area. The Development Review Board may require the owner of the property for which such development is proposed to pay for improvements to the Critical Traffic Management Area which would alleviate the expected increase in traffic associated with the development. Such payment shall be made, or secured in the same manner as payment for public improvements required under Section 2.13.

2.12 TRAFFIC IMPACT ANALYSIS

A. Any allowable use or use authorized by the Zoning Administrator which meets the following conditions shall be required to submit a traffic impact analysis:

1. Any use in which the total floor area or outdoor retail sales lot area exceeds 50,000 square feet of gross floor area;

2. Every medical office building, clinic, or office use where the total floor area exceeds 50,000 square feet;

3. Every hotel or motel in excess of 100 rooms;

4. Every recreational facility, stadium, or similar establishment with a parking requirement in excess of 1,000 spaces;

5. Quality restaurants in excess of 7,000 square feet;

6. High turnover sit down restaurants in excess of 9,000 square feet;

7. Drive-in or fast-food restaurants in excess of 3,000 square feet; or

8. Any areas identified as a Critical Traffic Management Area as set forth in 2.11.

B. The traffic impact analysis will be reviewed by the Development Review Board and the City Council respectively for permitted uses and the granting of special uses, and may impose conditions to mitigate any impacts from the increased traffic.

***

2.14 FEES

2.14.1 General

Fees shall be required for the following application types. All fees are non-refundable:
<table>
<thead>
<tr>
<th>Application Type</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appeal</td>
<td>$500.00 750.00</td>
</tr>
<tr>
<td>Map Amendment (Rezoning)</td>
<td>$750.00 plus $100.00 per acre, not to exceed $7,500.00 01,3,5</td>
</tr>
<tr>
<td>Permanent Sign Permit</td>
<td>$120.00 for 1 to 10 signs; $240.00 for 11 or more signs 0</td>
</tr>
<tr>
<td>Residential Cluster Development</td>
<td>$750.00 minimum plus $100.00 per acre to a maximum of $7,500 0</td>
</tr>
<tr>
<td>Special Use, Special Use Amendment</td>
<td>$750.00 minimum plus $100.00 per acre to a maximum of $7,500 250.00 per requested waiver 5</td>
</tr>
<tr>
<td>Subdivision Fee - all types</td>
<td>$750.00 minimum plus $100.00 per acre to a maximum of $7,500 0</td>
</tr>
<tr>
<td>Survey Plat Review; Zoning Administrator</td>
<td>$125.00 0</td>
</tr>
<tr>
<td>Text Amendment</td>
<td>$750.00 02,5</td>
</tr>
<tr>
<td>Administrative Deviation</td>
<td>$500.00 250.00 per requested waiver</td>
</tr>
<tr>
<td>Variance</td>
<td>$750.00 minimum plus $100.00 per acre to a maximum of $7,500 250.00 per requested waiver</td>
</tr>
<tr>
<td>Verification Certificate</td>
<td>$50.00 0</td>
</tr>
<tr>
<td>Wireless Communication Facilities; Collocation</td>
<td>$0 5</td>
</tr>
<tr>
<td>Wireless Communication Facilities; New</td>
<td>$2000.00 4,5</td>
</tr>
<tr>
<td>Transfer of Property Certificate</td>
<td>$420.00 0</td>
</tr>
</tbody>
</table>

1 Applications to rezone to a more restrictive zoning classification are no charge ($0). For the purposes of this process, RE is considered the most restrictive and I3 is the least restrictive.
2 No fee to governmental agencies. All applications are to be accompanied by a proposed draft copy of the amendment.
3 Applications shall be accompanied by legal description of the property, the relief requested or facts relating thereto, documentary compliance with any land trust disclosure provisions of City Ordinances, proof of legal ownership and other such information as may be required from the city.
4 If third-party review is required, as determined by the Zoning Administrator; costs of the additional review shall be borne solely by the applicant.
5 No more than two (2) deferrals of a public hearing may be requested by the petitioner of a variance, amendment, special use, or amendment to the text of this Code. Requests from the petitioner for more than two (2) deferrals of such applications will require a resubmittal of the original application fee, except where extenuating circumstances exist, as determined by the Zoning Administrator.
2.16 Applicability of Standards

<table>
<thead>
<tr>
<th>Form Districts</th>
<th>BES</th>
<th>ARCHITECTURAL STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expansion of Building Area&lt;sup&gt;1,2&lt;/sup&gt;</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>0%-25% expansion of building area</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>26% to 50% expansion of building area</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>51% or greater expansion of building area</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Expansion of Parking Area Only&lt;sup&gt;1,2&lt;/sup&gt; (Not in conjunction with a use/building expansion)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Up to 10 spaces</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>11 or more additional spaces</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Façade Changes&lt;sup&gt;1&lt;/sup&gt; (increase or decrease in windows, doors, or material changes)</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

<sup>1</sup>If waivers of form district regulations are requested, such request shall be subject to the Special Use Variance process as outlined in Section 2.96.

<sup>2</sup>The percent of building and parking expansion shall be determined by adding together all expansions within a 10-year period.

<sup>3</sup>Applicable for newly constructed area only.

<sup>4</sup>Applicable to existing and new construction portions.

<sup>5</sup>Use Performance standards, per Section 5.3.3, are always applicable, apart from those excepted out based on the threshold of work per the above table.

4.0 BASE DISTRICTS

4.3 COMMERCIAL DISTRICTS

4.3.6 C1 and C2 District Building Envelope Standards

A. Structures, parking, and vehicle areas in the C1 and C2 districts shall meet the applicable building envelope standards as set forth below.
### C1  C2

<table>
<thead>
<tr>
<th></th>
<th>C1</th>
<th>C2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STANDARD</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (min sq. ft.)</td>
<td>None</td>
<td>50,000</td>
</tr>
<tr>
<td>Lot width (min ft.)</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>YARDS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (min ft.)</td>
<td>20 (1)</td>
<td>20 (1)</td>
</tr>
<tr>
<td>Side, Interior (min. ft.)</td>
<td>None</td>
<td>5% of parcel width, maximum 20 ft. (3)</td>
</tr>
<tr>
<td>Side, Corner (2) (min ft.)</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Rear (min. ft)</td>
<td>None</td>
<td>5% of parcel depth, maximum 20 ft. (3)</td>
</tr>
<tr>
<td><strong>HEIGHT</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (max ft.)</td>
<td>35</td>
<td>45</td>
</tr>
</tbody>
</table>

(1) Or the average setback of the two principal structures on the adjoining parcels, whichever is less.
(2) This yard may be observed only when no other lots with frontage on this street have, or have the ability to have, a building fronting on this street.
(3) Building setbacks may be zero lot line pursuant to Section 2.13.2.G and 2.13.2.H.

### C. Building Setback

In the C2 District, the minimum building setbacks are required from all property lines and are to be a minimum width of five (5) percent of the average width or depth of the lot for the related front, rear or side property lines not to exceed a maximum of twenty (20) feet. Building setbacks may be zero lot line pursuant to Section 2.13.2.G and 2.13.2.H.

### 4.4 OFFICE DISTRICTS

#### 4.4.4 Building Envelope Standards

Structures, parking, and vehicle areas in the industrial office districts shall meet the applicable building envelope standards as set forth below.

<table>
<thead>
<tr>
<th></th>
<th>O1</th>
<th>O2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STANDARD</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (min sq. ft.)</td>
<td>None</td>
<td>2 acres (1)</td>
</tr>
<tr>
<td>Lot width (min ft.)</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>YARDS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building (min ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front:</td>
<td>10% of parcel depth</td>
<td>50 (4)</td>
</tr>
<tr>
<td>Interior Side, Interior:</td>
<td>10</td>
<td>30 (2)</td>
</tr>
<tr>
<td>Side, Corner (2):</td>
<td>10% of parcel depth</td>
<td>50</td>
</tr>
<tr>
<td>Rear:</td>
<td>20</td>
<td>30 (2)</td>
</tr>
<tr>
<td>Parking (min ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front:</td>
<td>50 (2)</td>
<td></td>
</tr>
<tr>
<td>Interior Side, Interior:</td>
<td>6</td>
<td>15</td>
</tr>
<tr>
<td>Side, Corner(2):</td>
<td>15</td>
<td>25</td>
</tr>
<tr>
<td>-----------------</td>
<td>----</td>
<td>----</td>
</tr>
<tr>
<td>Rear</td>
<td>10</td>
<td>15</td>
</tr>
<tr>
<td>HEIGHT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (max ft.)</td>
<td>45</td>
<td>96</td>
</tr>
</tbody>
</table>

(1) May be subdivided into smaller lots. Yard requirements shall apply to the originally platted standard lot.
(2) Plus 1 foot for each foot the building exceeds 45 feet in height. This yard may be observed only when no other lots with frontage on this street have, or have the ability to have, a building fronting on this street.

5.0 PERMITTED LAND USES

5.2.2 Permitted Use Table

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE</th>
<th>Use Performance Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Sales and Service (see 5.6.4.G)</td>
<td>Vehicle parts and accessories</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5.3 USE AND PERFORMANCE STANDARDS

5.3.1 Residential Use Performance Standards

Performance standards for residential uses are applicable irrespective of whether or not work takes place on the property associated with the use.

A. Two Family (Duplex)

A duplex, in the RE, R1, R2, R3, and R4 Districts is permitted only when designated at the time of platting.

5.3.3 Commercial Use Performance Standards

F. Self-Service Storage

3. Warehouse, Self-Service, Indoor Multi-Story

a. All storage units shall be accessed internally. External doors to individual units shall not be permitted. One consolidated loading area is permitted to the rear or side of the building.

b. The storage of boats, RV's or other similar vehicles may be permitted in accordance with 8.4, Outdoor Storage and Display.
5.4 ACCESSORY STRUCTURES AND USES

5.4.7 Home Occupations

B. General Requirements and Standards

All home occupations shall comply with each and every one of the following standards and requirements:

14. The total area used for the home occupation, per property, shall take up no more than 250-500 square feet of the dwelling unit or garage. No product, materials, supplies or equipment shall be displayed or stored outside of the home.

6.0 FORM DISTRICTS

6.1 GENERAL PROVISIONS

6.1.5 How to Use this Code

D. A property seeking a building expansion, façade alteration, or other modification to existing structures or parking areas, which includes waivers of form district regulations, must apply for a Special Use Variance pursuant to 2.96.

6.1.6 Rules for New Development

B. Buildings

1. The maximum building floor-plate (footprint) is 50,000 square feet; beyond that limit a special use permit is necessary.

6.4 WEST MAIN

D. West Main – Local Commerce

7. Permitted Uses

a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.

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

c. Industrial uses shall be considered to encompass all of the Industrial use categories except the heavy industrial and waste-related services, as defined in Section 5.6.

d. Use Standards as stated in Section 5.3 shall be applicable.
6.9 PARKING REQUIREMENTS

6.9.1 Applicability  No parking is required; however, if parking is provided it must meet all of the following Code requirements:

A. Zoning lots less than 12,000 square feet in land area in the Warehouse District and 7,500 square feet in the other Form Districts have no minimum parking requirements.

B. Zoning lots greater than 12,000 and 7,500 square feet, in the respective districts, shall meet the following requirements.

6.9.2 Standards

A. A minimum of 1 and 1/8 parking space per residential unit, of which a minimum of 1/8 parking space per residential unit shall be provided as shared parking, if on-site parking is made available. A maximum of two spaces per residential unit may be provided as reserved parking. There are no maximum limits on shared parking.

Example: a 24-unit apartment complex would require a total of 27 spaces (24 × 1 1/8). At least 3 spaces (1/8 × 24) must be made available as shared parking (not reserved).

B. A minimum of one space per 1,000 square feet of nonresidential gross floor area shall be provided as shared parking. A maximum of one space per 1,000 square feet of nonresidential gross floor area may be designated as reserved parking. There are no maximum limits on shared parking.

C. All on-street parking spaces abutting the development, may be counted toward the minimum requirement for shared parking. Any limitations on the shared parking (time limits or hours of the day) shall be subject to approval by the City which shall be given upon a finding that at least twelve hours of public parking are provided in any 24-hour period and that at least eight of those hours are provided during either business or nighttime hours depending whether the City determines that the primary public use will be for commercial or residential uses.

D. All calculations of parking spaces shall be rounded up to the nearest whole space.

E. Parking requirements may be met either on-site or within the parking zone (as defined below) in which the development is located:

1. Sheridan - within 600 feet
2. Prospect - within 600 feet
3. West Main - within 600 feet
4. Warehouse - within 800 feet
5. Shared parking shall be designated by appropriate signage and markings as required by City policy.

FB. All required off-site parking spaces shall adhere to the following Off-Street Parking Sections in addition to the requirements noted above:

1. Section 8.1.5.D. Size of Parking Stalls
2. Section 8.1.5.E. Handicapped Accessible Parking
3. Section 8.1.5.F. Access
4. Section 8.1.5.G. Use of Required Parking Spaces
5. Section 8.1.5.H. Design and Maintenance
6.10 AMENDMENTS AND DEVIATIONS

Amendments to a regulating plan, deviations from the certain standards of this Chapter, and new Form Districts may be approved as set forth below.

<table>
<thead>
<tr>
<th>New Form District, Regulating Plan, Building Envelope Standards</th>
<th>Text Amendment</th>
<th>Map Amendment</th>
<th>Planned Form District</th>
<th>Variation</th>
<th>Special Use</th>
<th>Administrative Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modification to an Existing Regulating Plan</td>
<td>-</td>
<td>■</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Modification to an Existing District Standard</td>
<td>-</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Site Specific (New construction and existing)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Site Specific (Existing)</td>
<td>■</td>
<td>■</td>
<td>-</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>District Wide</td>
<td>■</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>See 2.8</td>
<td>See 2.8</td>
<td>See 2.8.10</td>
<td>See 2.6</td>
<td>See 2-9</td>
<td>See 2-46</td>
<td></td>
</tr>
</tbody>
</table>

8.0 GENERAL DEVELOPMENT STANDARDS

8.1 OFF-STREET PARKING AND LOADING

8.1.5 Off-Street Parking General Requirements

E. Handicapped Accessible Parking

1. Any required parking area shall provide parking spaces designated and located to adequately accommodate the disabled, and these shall be clearly marked as such.

8.1.6 Parking Schedule

C. If parking is provided for uses which do not require parking, all other requirements as set forth in 8.1.5.H above apply as though the spaces were required, with the exception of the number of spaces and landscaping requirements.

1. Off-Street Parking Schedule Minimum Parking Requirements: All Zoning Districts (Except B1 and All Form Districts)

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

## COMMERCIAL

| Vehicle Stacking | Stacking of spaces to be required based on use and site constraints. |

### 2. Handicapped Accessible Parking Requirements (All Districts)

<table>
<thead>
<tr>
<th>Off-Street Parking Spaces Provided</th>
<th>Number of required parking spaces*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 25</td>
<td>1</td>
</tr>
<tr>
<td>26 to 50</td>
<td>2</td>
</tr>
<tr>
<td>51 to 75</td>
<td>3</td>
</tr>
<tr>
<td>76 to 100</td>
<td>4</td>
</tr>
<tr>
<td>101 to 150</td>
<td>5</td>
</tr>
<tr>
<td>151 to 200</td>
<td>6</td>
</tr>
<tr>
<td>201 to 300</td>
<td>7</td>
</tr>
<tr>
<td>301 to 400</td>
<td>8</td>
</tr>
<tr>
<td>401 to 500</td>
<td>9</td>
</tr>
<tr>
<td>501 to 1000</td>
<td>2% of total number</td>
</tr>
<tr>
<td>Over 1000</td>
<td>20 plus 1 for each 100 spaces over 1000 spaces</td>
</tr>
</tbody>
</table>

* Medical Facilities that care for or treat patients with mobility impairments must designate 10% of the required parking spaces as handicapped for an outpatient facility or 20% for a facility that specializes in treatment or services for persons with mobility issues. Please reference the Illinois Accessibility Code for more information. Any regulations required by the Illinois Accessibility Code that are above and beyond this ordinance’s scope will apply.

### 3. Bike Parking Requirements (All Districts)

<table>
<thead>
<tr>
<th>Off-Street Parking Spaces Provided</th>
<th>Number of bike parking spaces required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 25</td>
<td>1</td>
</tr>
<tr>
<td>26 to 50</td>
<td>2</td>
</tr>
<tr>
<td>51 to 75</td>
<td>3</td>
</tr>
<tr>
<td>76 to 100</td>
<td>4</td>
</tr>
<tr>
<td>101 to 150</td>
<td>5</td>
</tr>
<tr>
<td>151 to 200</td>
<td>6</td>
</tr>
<tr>
<td>201 to 300</td>
<td>7</td>
</tr>
<tr>
<td>301 to 400</td>
<td>8</td>
</tr>
<tr>
<td>401 to 500</td>
<td>9</td>
</tr>
</tbody>
</table>
8.3 SIGNS

8.3.14 Signs Allowed Only by Special Permit.

Certain types of signs shall only be allowed by special permit granted by the City Council, pursuant to the special use process, after a public hearing by the Planning and Zoning Commission. Such special permits are required because these categories of signs are of such a nature that their construction and operation may give rise to unique problems with respect to their impact upon neighboring properties.

A. Types of Signs Allowed by Special Permit

The following types of signs will be allowed by special permit only:

1. Historic signs;
2. Inflatable signs, balloons, or other air or gas filled signs or fixtures for purposes other than a business grand opening or for properties located in residential districts;
3. Certain illuminated signs listed in the Table of Basic Design Elements;
4. Signs governed by "local sign regulations"; and
5. Marquee and rooftop signs in nonresidential districts other than B1.

8.5 OUTDOOR SITE LIGHTING

8.5.4 Submission Requirements

All lighting plans must be prepared by a lighting professional and all lighting plans must contain the following:

A. A site photometric plan indicating foot-candle levels at grade to all lot lines.
B. The location and height of all fixtures and poles.
C. Specifications such as average-to-minimum uniformity ratio and maximum illumination.
D. Specifications or "cut-sheet" of each type of fixture used.

10.0 DEFINITIONS

10.3 DEFINED TERMS

Street Wall: A masonry or masonry and metal wall set back not more than eight inches from the required building line or adjacent building façade and built to the height specified in the building envelope standards, which is used to define the streetspace. See 6.86.6.
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 ____________________________, 2020

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: July 2, 2020
CASE NO: PZ 20-8

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Maria McCormick Dinh to rezone property from a current Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the property located at 4241 N Boulevard Avenue (Parcel Identification Nos. 14-28-226-017 and 14-28-226-018), Peoria IL. (Council District 3)

SUMMARY OF PROPOSAL
The petitioner is requesting to rezone 0.18 acres (7,840 sq. ft.) from Class C-1 (General Commercial) District to Class C-2 (Large Scale Commercial) District.

BACKGROUND

Property Characteristics
The property is developed with an approximately 1,100 sq. ft. single story building and parking area. The property is surrounded by Class C-1 (General Commercial) zoning to the north, west, and south, and Village of Peoria Heights zoning to the east.

History

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931 - 1958</td>
<td>Not in the City Limits</td>
</tr>
<tr>
<td>1958 - 1963</td>
<td>A – One Family</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>C2 (Neighborhood-Commercial)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>C1 (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</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 is adjacent to C-1 (General Commercial) zoning on the north, south, and west. Uses in the surrounding area include a daycare, taverns, place of worship, tool/equipment rental, and residential.</td>
</tr>
<tr>
<td>Standard</td>
<td>Standard Met per Community Development Dept. Review</td>
</tr>
<tr>
<td>----------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td>LaSalle Factor #2: Extent to which property values are diminished by the particular zoning.</td>
<td>Property values will not be diminished by current or proposed zoning class.</td>
</tr>
<tr>
<td>LaSalle Factor #3: Extent to which the destruction of property values of the plaintiff benefits the health, safety, or general welfare of the public.</td>
<td>The current zoning class of C-1 (General Commercial) provides retail and service uses for small scale neighborhood centers. The current zoning class is appropriate given the mix of uses and narrower streets.</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>The proposed zoning of C-2 (Large Scale Commercial) will allow for larger, more intensive uses with the potential for outdoor storage. The surrounding streets may not be adequately sized for large scale commercial uses.</td>
</tr>
<tr>
<td>LaSalle Factor #5: Suitability of the property for the zoned purpose.</td>
<td>The property is not suitable for Class C-2 (Large Scale Commercial) zoning as it does not meet the minimum 50,000 sq. ft. in size and is not surrounded by any other C-2 zoning. The C-2 zoning will create spot zoning.</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>Not Applicable</td>
</tr>
<tr>
<td>LaSalle Factor #7: Public need for the proposed use.</td>
<td>None</td>
</tr>
<tr>
<td>Comprehensive Plan Future Land Use Designation</td>
<td>The Future Land Use Designation is Commercial.</td>
</tr>
</tbody>
</table>

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**
The Development Review Board recommends DENIAL of the request.

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

Map Scale
1 inch = 83 feet
4/9/2020
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