PLANNING & ZONING COMMISSION
THURSDAY, JULY 23, 2020
CITY HALL ROOM 400 – 1:00 P.M.
SPECIAL MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JULY 2, 2020 MINUTES

4. OLD 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-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.
   - Deferred from the July 2, 2020 Meeting

5. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

Governor JB Pritzker's Executive Order 2020-43, issued on June 26, 2020, continues to limit any gatherings of more than fifty people. Governor JB Pritzker's Executive Order 2020-44, requires that public bodies take steps to provide video, audio, and/or telephonic access to meetings. The CDC recommends social distancing of at least six feet between persons. City Hall is now open to the public with capacity and social distancing restrictions Monday through Friday from 8 a.m. to 5:00 p.m. To comply with these recommendations and requirements, the City is implementing the following changes and restrictions for the Planning & Zoning Commission Special Meeting on July 23, 2020 while complying with the spirit of the Open Meetings Act:

- The Planning & Zoning Commission Meeting will be conducted in person with the members of the Commission and Community Development Staff present. Plexiglass has been installed between desks to prevent the spread of COVID-19.
- The public can physically attend the meeting, but in order to maintain social distancing guidelines there can only be 15 people from the public inside City Council Chambers at one time. There will be a wait to enter City Council Chambers once the public capacity of 15 people is met. Public comments can be made by those that are inside City Council Chambers.
- Anyone wishing to make a public comment can do so by sending those comments in writing to, Leah Allison, at lallison@peoriagov.org or via fax at 309-494-8674. The email or fax should be labeled “Public Comment for July 23, 2020 Planning & Zoning Commission Meeting,” and we ask that you include your name and address.
- Media will be allowed to physically attend the meeting; however, due to capacity restrictions only one person from a media outlet will be allowed inside City Council Chambers.
- Temperature screenings are required for access inside City Hall. Face coverings are required to be worn at all times inside City Hall.
- The agenda, minutes and a video for the meeting will be available online at http://www.peoriagov.org/boards-commissions/

Inquiries: Community Development Department, (309) 494-8600 or lallison@peoriagov.org
A meeting of the Planning & Zoning Commission was held on Thursday, July 2, 2020, at 1:00 p.m., via Remote Video Conference, with Chairperson Michael R. Wiesehan presiding and with proper notice having been posted.

ROLL CALL
The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, Richard Unes, and Mike Wiesehan – 7.

City Staff Present: Leah Allison, Kerilyn Weick, Megan Nguyen, Cynthia Fulford, and Kim Smith.

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 June 4, 2020; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 7 to 0.

REGULAR BUSINESS

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)

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 20-14 into the record and presented the request. Ms. Smith provided a summary of the request and offered relevant background context.

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 the 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 approval.
5. Sidewalks must be ADA compliant.

Steve Kerr spoke on behalf of the Petitioner and provided further information regarding his request.

Chairperson Wiesehan opened the public hearing at approximately 1:08 PM. There being no public testimony, the public hearing was closed at approximately 1:09 PM.
Commissioner Ghareeb read the Findings of Fact at approximately 1:10 PM.

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

The motion was APPROVED by roll call vote 7 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7
Nays: None – 0

**PZ 20-8**
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 No. 14-28-226-017 and 14-28-226-018), Peoria IL. (Council District 3)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-8 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context.

The Development Review Board recommends DENIAL of the request, referring to the LaSalle factors for rezoning.

Commissioners presented questions to the City regarding other options such as a text amendment to the Unified Development Code.

Ms. Allison, explained that a text amendment would be needed to allow a massage parlor in the C1 zoning district.

Dick Williams spoke on behalf of the Petitioner and provided further information regarding her request. He explained that the neighboring area is in support of the establishment.

The Petitioner was in support of a deferral.

Chairperson Wiesehan opened the public hearing at approximately 1:39 PM and noted previous comments of support from the Petitioner's witness.

Ms. Allison read the written public testimony into the record:

Public Comments for May 7, 2020 Meeting re: 4241 N Boulevard Ave
Id # 14-28-226-017 & 14-28-226-018

I am not happy with the lack of information on your Public Hearing Notice that was mailed out. It does not state the intent for the re-zoning. Do they want to establish a bar?

A public hearing should be postponed until individuals can participate in person in an open meeting.

I want my email to be mentioned at your hearing.

I do not want another bar near my home. I have made numerous complaints with the police department regarding the Crow’s Nest across the street from the location you are asking to zone as C-2.
I am tired of the loud music that literally rattles my windows and the screaming of their patrons in the parking lot. I have called numerous times the police department and no one does anything about it. I live 4 houses away and I can still hear it in my house. Fights in the parking lot are also very alarming. I have also called the Crow’s Nest, as a good neighbor, asking them to turn the music down and nothing happens.

Please postpone this hearing until the community is allowed to attend an open meeting in person. I would like to attend.

I also left a voicemail regarding my concerns.
Teresa Symmonds
712 E Lake Ave
Peoria Hts, IL 61616
309-696-1038

There being no more public testimony, Chairman Wiesehan closed the public hearing at 1:41 PM.

Motion: Commissioner Unes made a motion to defer the request to the next regularly scheduled meeting; seconded by Commissioner Ghareeb:

The motion was DEFERRED by roll call vote 7 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7
Nays: None – 0

Motion: Commissioner Barry made a motion to direct City staff to investigate differences between having body works establishment as a Special use or Permitted use; seconded by Commissioner Martin:

The motion was APPROVED by roll call vote 7 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7
Nays: None – 0

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.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-E into the record. Ms. Allison provided a summary of the proposal and offered relevant background context.

Discussion began on the proposed text amendments. Commissioners spoke in favor of redevelopment to encourage economic growth in Peoria. The commission determined that a special meeting in-person would be preferred.

Motion: Commissioner Unes made a motion to DEFER the request to a special meeting date to be determined; seconded by Commissioner Grantham:

The motion was APPROVED by roll call vote 7 to 0.
Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes and Wiesehan – 7
Nays: None – 0
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 Ghareeb at approximately 2:00 PM.

Cynthia Fulford, Development Technician
TO: City of Peoria Planning & Zoning Commission  
FROM: Development Review Board (Prepared by Leah Allison)  
DATE: July 23, 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>CATEGORY</th>
<th>SECTION</th>
<th>DESCRIPTION OF AMENDMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regulation</td>
<td>2.6</td>
<td>Variations in Form Districts are no longer special uses.</td>
</tr>
<tr>
<td>Reduction</td>
<td>2.9</td>
<td>Estimated traffic generation no longer required. Economic, Environmental, and Public Service Statements no longer required.</td>
</tr>
<tr>
<td></td>
<td>2.11</td>
<td>Deleted</td>
</tr>
<tr>
<td></td>
<td>2.12</td>
<td>Deleted</td>
</tr>
<tr>
<td></td>
<td>2.16</td>
<td>Waiver of Form District regulations are subject to the variance process.</td>
</tr>
<tr>
<td></td>
<td>6.9</td>
<td>Parking requirements are eliminated. If provided, shared parking is required. Design, access and handicap parking must be met.</td>
</tr>
<tr>
<td></td>
<td>8.5</td>
<td>Photometric plan no longer required.</td>
</tr>
<tr>
<td>Fee Reduction</td>
<td>2.13.35</td>
<td>Eliminated education and recreation development impact fees.</td>
</tr>
<tr>
<td></td>
<td>2.14</td>
<td>Revised fees for uniformity and temporary reduction.</td>
</tr>
<tr>
<td>Clarity</td>
<td>4.3</td>
<td>Revised table for clarity.</td>
</tr>
<tr>
<td></td>
<td>4.4</td>
<td>Revised table for clarity.</td>
</tr>
<tr>
<td></td>
<td>8.1</td>
<td>Revised for clarity.</td>
</tr>
<tr>
<td></td>
<td>8.3</td>
<td>Eliminated reference to table which no longer exists.</td>
</tr>
<tr>
<td>Use Expansion</td>
<td>5.0</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></td>
<td>5.3</td>
<td>Duplex (new construction) is a permitted use in the R-4 zoning district.</td>
</tr>
<tr>
<td>Use Restriction</td>
<td>6.4</td>
<td>Tattoo, Palmist, Psychic or Medium, or Massage Parlors are prohibited in Local Commerce.</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

Reserved

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.

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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 one 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.

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2.13 SUBDIVISION

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2.13.35 Development Fees-Reserved

A. Purpose
For the purpose of providing recreational and elementary educational facilities to serve future residential areas, a fee per dwelling unit will be levied or a donation of land of a comparable value will be required if same is indicated on an applicable adopted plan (see 1.6) or any eligible agency involved.

B. Applicability and Jurisdiction
This section and all its requirements and provisions shall apply to all developments if residential in nature.

C. Land Donation
1. If a site for recreational and/or educational facility is indicated on an applicable adopted plan (see 1.6) or any eligible agency involved on any land included within the proposed development, then the applicant shall donate the land required in an amount equal to the monetary value of the fees that would be collected if no site were shown on any applicable adopted plan.
2. If there is any question as to the location and/or configuration of the site, the agency involved shall make the determination.
3. If there is a dispute as to the value of the land to be donated then the applicant and the City of Peoria shall each select a qualified land appraiser and they shall determine the value. If they cannot compromise the issue then they shall select a third appraiser who shall determine the value.

D. Required Fees
If no recreational or educational site is shown on any agency's official plan nor that of a City of Peoria adopted plan (see 1.6) then a fee shall be levied according to the following chart:

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Recreation Fee</th>
<th>Education Fee</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>$50.00</td>
<td>$500.00</td>
<td>$550.00</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>$40.00</td>
<td>$250.00</td>
<td>$290.00</td>
</tr>
<tr>
<td>Apartment</td>
<td>$30.00</td>
<td>$100.00</td>
<td>$130.00</td>
</tr>
</tbody>
</table>

E. Records
Records shall be maintained so as to record land donations versus fees due. If land donations are made then the amount of fees due shall be reduced by an amount equal to the monetary value of the land donated. Said value shall be determined above.

F. Collection of Fee
The required fee shall be due and collectible at the time when application is made for building permits.

G. Establishment of Acquisition/Development Fund
All such fees collected shall be deposited in a separate account not to be commingled with any other monies. That account shall be used solely for the purpose of defraying the cost of acquisition land and/or site development for recreational and educational purposes which may be reasonably required by the development and which is designated for such purpose on an applicable adopted plan (see 1.6) or official plan for any eligible agency.

H. Administration of Fund
1. All monies received shall be deposited in a separate fund to be administered by the City treasurer. Investments may be made in the manner of and subject to the limitations of other City funds.
2. An accurate accounting as to the source of all monies collected shall be maintained so a determination can be made as to the jurisdiction in which the
money was collected in order to determine the eligible agency at the time of
the requested withdrawal.

I. Limitations and Exceptions
All monies in the fund shall be used for recreational and educational site
acquisition and/or development and, as near as possible, acquisitions and/or
development shall reflect site needs in the general area in which the fees were
collected.

J. Withdrawals from Fund
1. Eligible agencies shall be entitled to request a withdrawal of the fees
    collected within their respective jurisdictions when they have submitted
evidence that they have acquired a site. The withdrawal shall not be greater
than an amount equal to the acquisition and/or development cost. The funds
applied for shall be used only for acquisition and/or development of sites
designated on a plan officially approved and adopted by the City Council and
recorded in the office of the Recorder of Deeds of Peoria County. The City
Council shall determine whether the conditions of this development code
have been complied with and what monies shall be withdrawn.
2. Monies not withdrawn shall remain in the fund and shall remain accounted to
    the jurisdiction from which they were collected.
3. If for any reason an agency becomes ineligible for a period of two years any
    fees collected within its jurisdiction shall be distributed equally and credited to
    the accounts of those agencies eligible at that time.

***

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</td>
</tr>
<tr>
<td>Permanent Sign Permit</td>
<td>$120.00 for 1 to 10 signs; $240.00 for 11 or more signs</td>
</tr>
<tr>
<td>Residential Cluster Development</td>
<td>$750.00 minimum plus $100.00 per acre to a maximum of $7,500</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</td>
</tr>
<tr>
<td>Subdivision Fee - all types</td>
<td>$750.00 minimum plus $100.00 per acre to a maximum of $7,500</td>
</tr>
<tr>
<td>Survey Plat Review; Zoning Administrator</td>
<td>$125.00</td>
</tr>
<tr>
<td>Text Amendment</td>
<td>$750.00</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>
</tbody>
</table>
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.

No fee to governmental agencies. All applications are to be accompanied by a proposed draft copy of the amendment.

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.

If third-party review is required, as determined by the Zoning Administrator; costs of the additional review shall be borne solely by the applicant.

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>X</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Height</th>
<th>Siting</th>
<th>Elements</th>
<th>Use Performance Standards</th>
<th>Roofs &amp; Parapets</th>
<th>Facades (See Definition)</th>
<th>Doors &amp; Windows</th>
<th>Existing Buildings &amp; Additions</th>
<th>Street and Garden Walls</th>
<th>Exterior Building Materials</th>
<th>Signage</th>
<th>Lighting</th>
<th>Mechanical Equipment</th>
<th>Dumpster Screening</th>
<th>Streetscape Standards</th>
<th>Parking Requirements</th>
</tr>
</thead>
</table>
Expansion of Building Area\(^1,2\)

<table>
<thead>
<tr>
<th>Expansion of Building Area</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
</tr>
</thead>
</table>

0%-25% expansion of building area

26% to 50% expansion of building area

51% or greater expansion of building area

Expansion of Parking Area Only\(^1,2\) (Not in conjunction with a use/building expansion)

<table>
<thead>
<tr>
<th>Expansion of Parking Area</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
<th>X X X</th>
</tr>
</thead>
</table>

Up to 10 spaces

11 or more additional spaces

Façade Changes\(^3\) (increase or decrease in windows, doors, or material changes)

<table>
<thead>
<tr>
<th>Façade Changes</th>
<th>X X</th>
</tr>
</thead>
</table>

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.

---

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.

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>C1</th>
<th>C2</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YARDS</th>
<th>C1</th>
<th>C2</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th>C1</th>
<th>C2</th>
</tr>
</thead>
<tbody>
<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>STANDARD</th>
<th>O1</th>
<th>O2</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YARDS</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building (min ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front:</td>
<td>10% of parcel depth</td>
<td>50 (2)</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>
</tbody>
</table>

| Parking (min ft.)         |                             |                             |
| Front:                    | 50 (2)                      | 25                          |
| Interior Side, Interior:  | 6                           | 15                          |
| Side, Corner(2):         | 15                          | 25                          |
| Rear                      | 10                          | 15                          |

| HEIGHT                    |                             |                             |
| Height (max ft.)          | 45                          | 96                          |

(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>KEY:</th>
<th>Blank cell = Not Permitted</th>
<th>■ = Permitted</th>
<th>□ = Special Use</th>
<th>Use Performance Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Sales and</td>
<td>Vehicle</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service (see 5.6.4.G)</td>
<td>parts and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>accessories</td>
<td></td>
<td></td>
<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, and R3, and R4 Districts is permitted only when designated at the time of platting. A duplex, in the R-4 district, is permitted only as new construction.

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.

F. 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. Section 8.1.5.I. Pedestrian Access

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.

| New Form District, Regulating Plan, Building Envelope Standards | - | - | ■ | - | = | - |
| Modification to an Existing Reaulatina Plan | - | ■ | - | - | - | - |
| Modification to an Existing District Standard | - | - | - | ■ | - | ■ |
| Site Specific (New construction and existing) | - | - | - | ■ | - | ■ |
| Site Specific (Existing) | = | = | = | ■ | = | = |
| District Wide | ■ | - | - | - | - | - |

See 2.8  See 2.8  See 2.8.10  See 2.6  See 2.9  See 2.65

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

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>
</tbody>
</table>
201 to 300  7
301 to 400  8
401 to 500  9
501 to 1000  2% of total number
Over 1000  20 plus 1 for each 100 spaces over 1000 spaces

* 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>
<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>

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