



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Glen Wetterow)

DATE: June 10, 2021

CASE NO: PZ -316-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code relating to amendments to the permitted use table related to permitted and Special Uses.

SUMMARY

An amendment to Appendix A of the Unified Development Code (UDC) is proposed to modify the permitted use table. Mayor Ardis made a request at the City Council meeting on 4/13/2021 for the Community Development Department to review the permitted uses within the permitted use table. Specifically, he asked for the Department to examine if car washes could be a permitted use in the C1 zoning district. As the code stands now, car washes require a Special Use in C1 zoning. This request led to a larger review of the entire permitted use table. This review resulted in several modifications to the permitted use table. These amendments will allow greater flexibility in the UDC for residential and commercial uses within the City.

The proposed text amendment recommends the following:

Specific Use	Zoning District	
	Permitted Use	Special Use
Apartment	CN, C1, CG, C2, I1, I2, I3	
Beekeeping	A1	
Parks – Active Recreation	P1	P1
Full-or-Self-Service Car Wash	C1	
Repair of Scientific or Professional Instruments, Electric Motors		C2
Research, Testing, and Development Laboratory		C2

See the attached proposed ordinance for complete details.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the proposed text amendment.

ATTACHMENTS

1. Proposed Ordinance

AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO AMENDMENTS TO THE PERMITTED USE TABLE RELATED TO PERMITTED AND SPECIAL USES

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

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

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

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

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

5.2 PERMITTED USE TABLE

5.2.2. Permitted Use Table

USE CATEGORY	SPECIFIC USE	KEY:																		Use Performance Standard				
		Blank cell = Not Permitted												■ = Permitted				□ = Special Use						
		A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1	I1	I2	I3	
RESIDENTIAL	Apartment	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	5.3.1D
CIVIC	Beekeeping	□	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	5.3.2H
	Parks - Active Recreation	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■	5.3.2E
COMMERCIAL	Full- or Self-Service Vehicle Wash	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	5.3.3G
INDUSTRIAL	Repair of Scientific or Professional Instruments, Electric Motors	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Research, Testing, and Development Laboratory														□		□	□	□	■	■	■		

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 _____, 2021

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel