



# PLANNING & ZONING COMMISSION

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**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Site Plan Review Board  
**DATE:** February 4, 2016  
**CASE NO:** PZ 16-A  
**SUBJECT:** Public Hearing on the request of the City of Peoria to amend Appendix C, the Land Development Code, relating to Awnings

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## **SUMMARY OF PROPOSAL**

The attached text amendment proposal lowers the minimum height for awnings in form districts from ten to seven feet. This allows for greater ability to conform to existing elements, such as windows and doors on structures, particularly 19<sup>th</sup> century warehouse buildings in the warehouse district.

Note the following requirement will remain in place, as is shown on the attached proposed Ordinance: Awnings and overhangs shall complement the fenestration pattern of the building façade.

## **SITE PLAN REVIEW BOARD RECOMMENDATION**

The Site Plan Review Board recommends APPROVAL of the proposed text amendment.

## **ATTACHMENTS**

Proposed Ordinance

**ORDINANCE AMENDING APPENDIX C OF THE CODE OF THE CITY OF PEORIA  
RELATING TO AWNINGS IN FORM DISTRICTS**

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

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

**WHEREAS**, the City of Peoria desires to define terms relating to the use of a Medical Cannabis;

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

Section 1: Appendix C of the Peoria City Code, being Ordinance No. 16,121 as adopted on June 12, 2007, and thereafter amended, is hereby amended by adding the following underlined words:

**6.6.8 Signage**

**E. Standards - All Form Districts**

**2. Awnings/Overhangs**

When an awning or overhang is incorporated into a building, the following requirements must be met:

- a. Minimum ~~10~~ seven feet clear height above sidewalk, minimum 4 feet depth out from the building façade. Maximum projection to within one foot of back of curb where there are no street trees, or one foot into the tree-planting strip.
- b. Canvas cloth or equivalent (no shiny or reflective materials).
- c. Metal and glass are permitted, when configured as a marquee.
- d. No internal illumination through the awning/overhang.
- e. Lettering on awnings limited to six inches tall on vertically hanging fabric at curb side of awning.
- f. No one-quarter cylinder, bubble or convex configurations.
- g. Awnings and overhangs shall complement the fenestration pattern of the building façade.

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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 \_\_\_\_\_, 2016.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

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Corporation Counsel