



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (Prepared by Kimberly Smith)

**DATE:** January 6, 2020

**CASE NO:** PZ 19-N

**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 Parking of Class II Vehicles.

**SUMMARY OF PROPOSAL**

An amendment to Appendix A of the Unified Development is proposed to allow parking of Class II vehicles that are not associated with the use on the property as a Special Use in the C2 and I-1 zoning districts; and as a Permitted Use in the I-2 and I-3 zoning districts. The proposed code language follows.

5.2.2. Permitted Use Table

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COMMERCIAL	A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1	I1	I2	I3
<b><u>Parking</u></b>	<b><u>Class II</u></b>																	□		□	◆	◆

10.3. DEFINED TERMS

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**Class II Vehicle: A vehicle, including a recreational vehicle, trailer, or semi-tractor and trailer, that is equal to or greater than twenty-three (23) feet in length, eight (8) feet in width and ten (10) feet in height. Such vehicle is equal to or greater than eight thousand (8000) pounds in gross weight, including vehicle maximum load.**

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Currently such parking is not permitted at all with the City limits. This amendment will allow greater flexibility for commercial drivers and a hearing process to ensure minimal impact to the surrounding area in which the parking will be located.

**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

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

**ATTACHMENTS**

Proposed Ordinance

**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE  
OF THE CITY OF PEORIA RELATING TO  
PARKING OF CLASS II VEHICLES**

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

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

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

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

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

5.2.2. Permitted Use Table

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COMMERCIAL	A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1	I1	I2	I3
<u>Parking</u>	<u>Class II</u>																	□		□	◆	◆

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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 \_\_\_\_\_, 2020

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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Corporation Counsel