



# PLANNING & ZONING COMMISSION

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**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (Prepared by Leah Allison)  
**DATE:** January 6, 2020  
**CASE NO:** PZ 20-C  
**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 in the Warehouse Form District.

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## **SUMMARY**

The proposed text amendment requires a 30-foot setback for structures with parking in the first story. A setback is not required for parking that is at or below grade, or for parking within a structure that is above the first story. This aligns with the guiding principles and goals of Form Districts which is, in part, to:

1. Provide active building fronts along the street.
2. Provide flexibility for redevelopment of small sites
3. Promote early prototype projects using flexible and creative incentives.

The intent of the text amendment is to facilitate incremental development that may eventually reach the vision of the Form district – buildings aligned close to the street with active fronts promoting vital and safe public spaces.

## **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 PARKING IN THE WAREHOUSE FORM DISTRICT**

**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:

**6.5 WAREHOUSE DISTRICT**

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**A. Warehouse District – General**

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**11. Garage and Parking**

- a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
- b. Garage Entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
- c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided at or below grade. For structures with parking, the parking setback line shall be 30 feet from the designated required building line for the first story only. No parking setback is required above the first story.
- d. These requirements are not applicable to on-street parking.

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**C. Warehouse District – Local**

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- d. These requirements are not applicable to on-street parking.

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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