

**ORDINANCE 17,673**

**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO OFF PREMISE SIGNS**

**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:

**8.3 SIGNS**

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**8.3.10. Temporary and Permanent Signs**

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**C. Permanent Signs**

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**2. Off-Premises Freestanding Signs**

- a. Applicable Districts and Limitations for Area and Sign Height.
  - 1) Off-premises freestanding signs that have a maximum area limitation of 300 square feet and maximum height limitation of 30 feet above the centerline of the road from which the sign is viewed, excluding off-premises sign extensions in either instance, are permitted uses in the commercial and industrial districts.
  - 2) Off-premises freestanding signs that are greater than 300 square feet in sign area, and have a maximum area limitation of 700 square feet and maximum sign height of 40 feet above the centerline of the road from which the sign is viewed, excluding off-premises sign extensions in either instance, ~~may be approved as a special use, (pursuant to 2.9), by the City Council~~ are permitted uses in the C2 and industrial districts.
- b. Spacing, as measured by continuous frontage, for off-premises freestanding sign ~~as a permitted use less than or equal to 300 square feet~~ shall be a minimum of:
  - 1) 50 lineal feet from the base of the sign to any on-premises freestanding sign ~~located on the same street frontage; and~~
  - 2) 1,000 lineal feet from the base of the sign to any off-premises freestanding sign, ~~on either side of any and all streets, permitted or special use; and~~



- 3) ~~300 lineal feet, measured in a radius from the base of the sign from any property line of residential zoned property.~~
- c. Spacing, as measured by continuous frontage, for off-premises sign as a special use greater than 300 square feet shall be spaced a minimum of:
- 1) ~~50 lineal feet from the base of the sign to any on-premises freestanding sign located on the same street frontage; and~~
  - 2) ~~2,000 lineal feet from the base of the sign to any off-premises freestanding sign, on either side of any and all streets as a permitted use;~~
  - 3) ~~2,000 lineal feet from the base of the sign to any off-premises sign on either side of any and all streets as a special use; and~~
  - 4) ~~500 feet, measured in a radius from the base of the sign from any property line of residential zoned property.~~
- d. Spacing from residentially zoned parcels:
- 1) For signs 300 square feet or less, 150 lineal feet, measured in a radius from the base of the sign from any property line of residential zoned property.
  - 2) For signs greater than 300 square feet, 250 lineal feet, measured in a radius from the base of the sign from any property line of residential zoned property.
- e. In no instance shall more than two (2) off-premise signs be within 500 feet from the center point of an intersection as measured by continuous frontage.
- df. Landscaping  
All off-premises freestanding signs, ~~permitted and special uses~~, which exceed eight square feet in size are required to have .25 landscaping points per 1 square foot of sign area, between 25 square feet and 157 square feet of landscaped area centered around the base of the sign. This required landscaped area shall contain up to 36 points of landscaping per 8.2. The amount of landscaped area and design and landscaping points are subject to DRB review and approval.
- eg. Frontage Requirement  
The minimum frontage requirement for an off-premises sign is 100 lineal feet. The presence of an off-premise sign on a zoning lot shall reduce the lineal street frontage (for the purpose of on-premise free-standing sign size) by 100 lineal feet. This frontage requirement will reduce the zoning lot lineal frontage used to determine size and number of freestanding signs for the zoning lot. The presence of an off-premise sign on a zoning lot will reduce the allowable freestanding sign area for that zoning lot by 100 square feet.
- fh. Thoroughfare Location  
Off-premises signs shall only be permitted on streets designated as a principal arterial on the official thoroughfare map of the City of Peoria except as provided in ~~(5)(a)~~ below.
- Up to ~~two~~ three off-premises signs may be permitted on access controlled freeways and up to ~~two~~ eight off-premises signs may be permitted on access controlled expressways as indicated on the thoroughfare map of the city subject to meeting all of the requirements of this ordinance. No sign may be placed between mile marker 89 and 93 on Interstate 74.
- gi. Limitation on New Off-Premises Signs Greater Than Eight Square Feet
- 1) ~~From and after the effective date of this ordinance, no off-premises sign permit shall be issued and no off-premises sign shall be erected except as a replacement for one~~



~~or more off-premise signs existing on the effective date hereof as described herein. Existing off-premises signs located on access-controlled freeways may be replaced at the same location with another off-premise sign of the same or lesser size of the one being replaced. Such replacement shall not be subject to the requirements of 8.3.10.C.2.g.3) and 4).~~

- 21)** ~~Within 90 days after the effective date of this ordinance, all persons owning or controlling an off-premises sign, in excess of eight square feet in area, shall provide to the Community Development Department of Planning and Growth Management an inventory of all such legally established off-premises signs located within the City of Peoria, Illinois owned or controlled by them as of January 1, 2015. Such inventory shall include the address of the sign (long/lat), site location map, description of the sign's dimensions, and a photograph of the sign. Such inventory herein referred to as the "replacement inventory." shall establish the city-wide cap on the number of off-premise signs greater than 8 square feet. The replacement inventory shall include those off-premise signs existing on the effective date of this ordinance and signs which have not yet been erected but for which permits have been issued as of the effective date of this ordinance. Any signs which are not included in the replacement inventory and submitted within the 90-day period provided herein shall not be added later except as provided under 8.3.10.C.2.g.6).~~
- 32)** ~~From and after the effective date of this ordinance, all applications for new off-premises signs, which exceed the city-wide maximum cap must, in addition to all other requirements of this ordinance, must specify the off-premises sign or signs being replaced ("replaced sign"). All applications for new off-premises signs, which do not exceed the city-wide maximum cap must, in addition to all other requirements of this ordinance, report the location and specifications of the signs to the Community Development Department in order to be added to the inventory. Specific reference to the replaced sign shall be made in the application so that it can be readily identified in the replacement inventory. Within 180 days from the date that the off-premise sign permit is issued or within 30 days from the date the new sign is erected, whichever comes first, the applicant shall remove the replaced sign (if not previously removed) and provide to the Community Development Department photographic evidence of such removal together with an affidavit of removal. Once such evidence and affidavit is provided, the replacement sign shall be added to the replacement inventory and the replaced sign shall be removed from the replacement inventory.~~
- 4) ~~No more than 24 replacement signs shall be permitted, with such replacement signs distributed by Council districts in effect on March 1, 2001, as follows:~~
- ~~(i) District 5—12 Replacement Signs~~
  - ~~(ii) District 4—4 Replacement Signs~~
  - ~~(iii) District 3—3 Replacement Signs~~
  - ~~(iv) District 2—3 Replacement Signs~~
  - ~~(v) District 1—2 Replacement Signs~~
- 53)** ~~Waivers of off-premise sign regulations are subject to a major variance pursuant to Section 2.6 of the Unified Development Code. In no case shall a variance from the city-wide maximum cap be issued.The sign face area of a replacement sign shall not exceed the sign face area of the replaced sign or signs. By way of example, to erect a new sign having 300 square feet, the replaced sign or signs would be required to have at least 300 square feet in face area.~~



64) Notwithstanding any other provision herein, the replacement inventory shall be amended by the addition of any off-premises sign located, existing and permitted on the date of annexation of territory that is annexed to the City of Peoria after the effective date of this ordinance provided such off-premise sign meets the requirements of 8.3.10.C.

7) ~~The number of replacement signs and the location of such signs shall be reviewed by the Planning and Zoning Commission and City Council by no later than June 1, 2007.~~

hj. A sign extension, as an embellishment added to an off-premise sign to enhance a specific advertising message, may increase the area of a sign face by no more than 20%, may extend no more than five feet above the topmost edge of the sign face and three feet from any side, and shall remain installed only for the duration of the advertising message in question. Although extensions may incorporate lighting incidental to the advertising message, all lighting upon any sign face must still adhere to the total allowable illumination of 75 foot candles.

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10.0 DEFINITIONS

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10.3 DEFINED TERMS

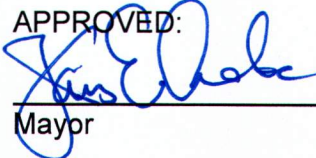
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Continuous Frontage: All property on one side of a street or place measured along the line of a street.

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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  
26th DAY OF March, 2019

APPROVED:  
  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:  
  
\_\_\_\_\_  
Corporation Counsel