

**PLAN FOR
EAST PEORIA
DOWNTOWN
OVERLAY DISTRICT**

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I.

**DESCRIPTION OF THEME AND PURPOSE OF THE EAST PEORIA
DOWNTOWN OVERLAY DISTRICT.**

The East Peoria Downtown Overlay District (the "Downtown Overlay District") consists of the property legally described at "Attachment 1" and shown on the map at "Attachment 2", both of which are appended hereto and incorporated herein by reference. The Downtown Overlay District is located within the "B-3, Business Service District" (the "B-3 District") established under the zoning code of the City of East Peoria (the "Zoning Code"). The Downtown Overlay District established pursuant to this plan (the "Plan") is intended not only to attract commercial, office and governmental facilities housed in modern retail and office buildings, some with residential facilities, but also to encourage a pedestrian friendly urban environment. The City has developed an East Peoria Downtown Streetscape Plan (the "Streetscape Plan") showing the proposed streetscaping plan for the Downtown Overlay District which includes all public rights-of-way and all parking areas to be constructed within the area governed by this Plan. This Streetscape Plan sets forth the City's goals for public areas within the Downtown Overlay District and adjoining areas. The Streetscape Plan will evolve over time as development occurs within the Downtown Overlay District. The most current version of the Streetscape Plan shall at all times be available in the City's Department of Planning and Community Development. Achieving the various goals established by this Plan will require the modification of some regulations typically applicable within the B-3 District.

II.

**MODIFICATIONS TO ZONING REGULATIONS APPLICABLE
WITHIN THE DOWNTOWN OVERLAY DISTRICT**

Certain standards and regulations which are generally applicable in the B-3 District along with other more generally applicable provisions of the Zoning Code are modified within the Downtown Overlay District, but only to the extent hereinafter set forth:

1. **RESIDENTIAL USES.** The Zoning Code at 5-9-4 provides that residential facilities having more than 25 dwelling units are allowed as a special use in the B-3 District. The Zoning Code does not authorize the establishment of any residential use in the B-3 District other than facilities having more than 25 dwelling units. In order to encourage a broader range of residential uses, the following alternate regulations shall apply within the Downtown Overlay District.

a. Residential dwelling units may be established as a permitted use within the Downtown Overlay District, but only under the following conditions:

(1) such dwelling units are on the second, third or fourth floor of a structure where the first floor is devoted to a retail or office use lawfully established within the B-3 District; and

(2) the structure containing such dwelling units fronts on the streets identified at Attachment 3 as "West Washington Street" or "Richland Street"; and

(3) the structure containing such dwelling units does not exceed four stories in height; and

- (4) dwelling units shall not be located on the same floor of a building as non-residential uses. No dwelling unit on a floor containing only residential uses may be converted to a non residential use unless all dwelling units on such floor are simultaneously converted to code compliant non-residential uses. No space on a floor containing any non-residential use may be converted into a dwelling unit unless all space on that floor is simultaneously converted into code compliant dwelling units.
- b. Other residential facilities of any nature may be established within the Downtown Overlay District as a special use in accordance with the procedures prescribed by the Zoning Code.

2. **FRONT, SIDE, AND REAR YARD SETBACKS AND LOT COVERAGE**. The Zoning Code at 5-9-4(d) provides for a front yard having a depth of not less than 50 feet, provides that every corner lot on which a building is constructed shall have a front yard on each adjoining street, requires side yards of not less than 5 feet and combined total side yards of not less than 15 feet and requires a rear yard set back of not less than 20 feet. Section 5-9-4(d) also provides that not more than 40% of the area of a lot may be covered by buildings or structures. The standards established at Section 5-9-4(d) are modified within the Downtown Overlay District, but only to the following extent:

- a. Buildings fronting on West Washington Street, Commercial Drive, Edmund Street or Richland Street may be constructed with no front, side or rear yard setbacks .
- b. Buildings fronting on West Washington Street or Richland Street may cover up to 100% of the lot upon which such buildings are located.

3. **WIDTH OF SIDEWALKS**. Sidewalks on West Washington Street between its intersection with Richland Street and the roundabout as shown on the Streetscape Plan along the pedestrian spine as shown on the Streetscape Plan shall have a width of 15 feet. All other sidewalks in the Downtown Overlay District shall have a minimum width of six feet.

4. **PROJECTING AWNINGS AND CANOPIES**. The Zoning Code does not authorize decorative awnings and canopies which project into the public right of way. With respect to buildings fronting on West Washington Street, decorative awnings and canopies for buildings placed on or near the front property line may project across the front property line into the public right of way subject to the following limitations:

- a. No such awning or canopy may project beyond the perpendicular plane established by the centerline of the adjoining sidewalk.
- b. Any such awning or canopy and the associated framing system shall be designed to resist deterioration due to weathering, to withstand applicable wind and snow loads and to prevent nesting or roosting by birds.
- c. No portion of any awning or canopy including the underside thereof shall have unfinished framing or fasteners.

5. **SIDEWALK DINING**. Any restaurant fronting on West Washington Street or lying within 105 feet of the nearest right of way of West Washington Street may place tables and chairs on the sidewalk immediately adjoining the front of any portion of a building occupied by such restaurant subject to the following conditions:

- a. Only tables, chairs and other personal property which facilitates outdoor dining may be placed on the adjoining sidewalk.

- b. Any dining facilities placed on a sidewalk shall be located between the centerline of the sidewalk running generally parallel with the front of the adjoining building and the front of the adjoining building.
- c. The proprietor of the restaurant may erect movable fences or other similar movable barriers having a height of not more than three feet surrounding the authorized dining area for the purpose of discouraging passing pedestrians from walking through the outdoor dining area. Any such fence or barrier shall have openings which provide convenient access to any doorways located within the adjoining building.
- d. All such outdoor dining areas shall be maintained in a clean and sanitary condition with unconsumed food removed promptly after the departure of the patrons to whom such food was served. The proprietor shall be responsible for the prompt removal of any litter or debris generated by or located within the outdoor dining area.
- e. All tables, chairs, fences and similar items placed on a sidewalk shall be composed of corrosion resistant materials which are maintained in an attractive condition.
- f. Sidewalk Dining facilities shall be established and maintained in accordance with a site plan approved by the Zoning Administrator of the City.

6. **SCREENING AND LANDSCAPING.** 5-4-11 of the City Code establishes screening and landscaping requirements which are applicable within the City. For buildings fronting on West Washington Street or Richland Street, the screening and landscaping requirements imposed by 5-4-11 as modified by this Plan shall be adjusted with respect to any such buildings with reduced or nonexistent front, side and/or rear yards as authorized by Section 2 of this Plan or to accommodate such buildings which cover all or substantially all of the zoning lot on which the building is located. The Zoning Administrator shall during the process of reviewing the site plan for development of any zoning lot fronting on West Washington Street have the authority to proportionately reduce screening and landscaping requirements to the extent necessary to accommodate a structure with reduced front or side yard setbacks or substantial lot coverage.

7. **MODIFICATIONS TO LANDSCAPING POINT SYSTEM.** In order to encourage the establishment of sustainable and cost effective landscaping within the Downtown Overlay District, the City encourages the use of native or adaptive plants. In order to encourage a pedestrian friendly environment, the City also encourages the use of on site outdoor furnishings, art and other related appurtenances. Within the Downtown Overlay District, the screening and landscaping requirements established at Section 5-4-11 of the Zoning Code are modified as follows:

- a. Landscape Point System for Plants. Plants listed in the “Recommended Native / Adapted Plant Species List” hereinafter set forth will be given additional points over non-native species as listed in the table below. Native Species and certain non-native flowering perennials and grasses shall be assigned the following point values under section 5-4-11:

Plant Classification	Base Value
Shade Tree (Native Species List)	24 points
Intermediate Tree (Native Species List)	16 points
Evergreen and Deciduous Shrubs (Native Species List)	4 points
Flowering Perennials and Grasses (Non-Native Species)	1 point per 25 Sq. Ft.*

Flowering Perennials and Grasses (Native Species)	1 point per 10 Sq. Ft.*
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*To qualify for points based on square footage, perennials and grasses must be spaced at no more than 1/2 of the maximum spread as published in a reputable Nursery Catalog.

b. Landscape Point System for On Site Outdoor Furnishings. Subject to the limitations herein set forth, on site outdoor furnishings are eligible for points that can be applied toward the site landscape point requirements. The values applicable to specific furnishings are listed in the table below:

Furnishing Type	Base Value
Chair (Single)	8 points
Chairs (Set of 2)	16 points
Table w/ Chairs	20 points
Bench	16 points

(1) On site outdoor furnishings are not intended to replace plant material, but rather to compliment site landscaping. Points achieved from such furnishings may be used to replace a maximum of 20% of the landscape points required for each site area (i.e. 20% of Parking Lot Requirements and/or 20% of Front Yard Requirements.)

(2) On site outdoor furnishings, fountains, sculpture, hardscape plazas and other amenities not listed in the above table may be awarded points at the discretion of the Zoning Administrator and shall be determined on a case by case basis.

c. Front Yard Landscaping. The number of points required for landscaping of front yards shall be based on the overall length of the lot frontage as measured in feet along the property line divided by one and one half (1-1/2). For example, if the front yard lot frontage of a zoning lot is one hundred and sixty-five (165) feet in length, then the landscaping must generate one hundred and ten (110) points.

Requirements for zoning lots with a front yard of reduced size as authorized by this plan will be modified on a case by case basis.

d. Parking Lot Landscaping. The number of points required for parking lot landscaping shall be equal to one and one-half (1-1/2) times the required number of parking spaces.

(1) The minimum unpaved area for planting all types of trees within parking lots shall not be less than one hundred and sixty (160) square feet per tree. Shade trees and intermediate trees shall not be planted in any area with a width of less than seven (7) feet (back of curb to back of curb). Evergreen trees shall not be planted in an area with a width of less than twelve (12) feet. Shrubs shall not be planted in areas with a width of less than four (4) feet. Measurements are back-of-curb to back-of-curb. The locations of parking lot landscaping will be subject to review and approval by the zoning administrator.

e. Minimum Landscaping Requirements.

- (1) Not less than twenty-five (25) percent of the points required for landscaping of front yards and parking lots shall be achieved by utilizing plants from the shrub classification.
- (2) Not less than twenty-five (25) percent of the points required for landscaping of front yards and parking lots shall be achieved by utilizing plants from the tree classification.
- (3) Not less than (25) percent of the points required for landscaping of front yards and parking lots shall be achieved by utilizing plants from the Perennials and/or Grasses classification.

f. Recommended Native / Adapted Species List. Only plantings from this list are eligible for "Native Plant Points". Additional native plant materials not on this list may or may not be eligible for "Native Plant" points. Determination of eligibility will be based on the specific plants suitability for use in a case by case basis as determined by the Zoning Administrator. Preference will be given to species that are drought tolerant and winter hardy for this region.

The goal of this species list is to encourage the congruency of the plant palette throughout the Downtown Overlay District. Additionally, the use of native adapted plantings is intended to reduce maintenance and provide healthier plant material. Use of propagated cultivars of the species below is encouraged to provide the best quality plant material.

Shade Trees/Intermediate Trees:

American Hornbeam (*Carpinus caroliniana*)
 American Plum (*Prunus americana*)
 Bald Cypress (*Taxodium distichum*)
 Black Tupelo (*Nyssa sylvatica*)
 Birch species
 Cockspur Hawthorn (*Crataegus mollis*)
 Downy Serviceberry (*Amelanchier arborea*)
 Shadblow Serviceberry (*Amelanchier canadensis*)
 Eastern Redbud (*Cercis canadensis*)
 Eastern White Pine (*Pinus strobus*)
 Hackberry (*Celtis occidentalis*)
 Honeylocust (*Gleditsia tricanthos* var. *inermis*)
 Hophornbeam (*Ostrya virginiana*)
 Juniperus virginiana (Red Cedar)
 Linden (*Tilia americana*)
 Kentucky Coffee Tree* (*Gymnocladus dioicus*)
 Maple species
 Oak species
 Ohio Buckeye* (*Aesculus glabra*)
 Witchhazel (*Hamamelis virginiana*)
 *Male plants only (non-fruiting)

Shrubs:

American Hazelnut (*Corylus americana*)
 Burning Bush (*Euonymus alatus*)
 Buttonbush (*Cephalanthus occidentalis*)
 Common Juniper (*Juniperus communis*)
 Common Ninebark (*Physocarpus opulifolia*)

Common Winterberry (*Ilex verticillata*)
Cornus species
Mock Orange (*Philadelphus pubescens*)
Red Twig Dogwood (*Cornus sericea*)
Rhus species
Shubby Cinquefoil (*Potentilla fruticosa*/*Dasiphora fruticosa*)
Silky Dogwood (*Cornus amomum*)
Viburnum species
Virginia Sweetspire (*Itea virginiana*)

Flowering Perennials:

Aster species
Baptisia species
Bee Balm (*Mondarda didyma*)
Blazing Star (*Liatris spicata*)
Bluestar (*Amsonia tabernaemontana*)
Butterfly Weed (*Asclepias tuberosa*)
Coreopsis species
Dwarf Bush Honeysuckle (*Diervilla lonicera*)
Echinacea species
Iris species
Joe-Pye Weed (*Eupatorium* sp)
Cardinal Flower (*Lobelia cardinalis*)
Leucanthemum species
Gayfeather (*Liatris spicata*)
Lirope species
Phlox species
Rudbeckia species
Russian Sage (*Pervoskia atriplicifolia*)
Sage (*Salvia nemorosa*)
Sedum species

Grasses:

Feather Reed Grass (*Calamagrostis acutiflora*)
Carex Species
Northern Sea Oats (*Chasmanthium latifolium*)
Blue Fescue (*Fesuca glauca*)
Bloodgrass (*Impeata cylindrica*)
Miscanthus species
Panicum species
Pennisetum species
Big Bluestem (*Andropogon gerardii*)
Little Bluestem (*Schizachyrium scoparium*)
Indian Grass (*Sorghastrum nutans*)
Prairie Dropseed (*Sporobolus heterolepis*)

8. **PARKING REGULATIONS.** Title 5, Chapter 7 of the Zoning Code regulates the number and placement of off street parking facilities. With respect to parcels fronting on West Washington Street, on street parking spaces located immediately adjacent to the zoning lot occupied by such building may be counted for purposes of determining compliance with minimum parking requirements for non-residential uses established on such parcels. All parking requirements for retail uses in the Downtown shall be 4 spaces per 1,000 square feet of building space. Commercial uses fronting on West Washington or lying within 105 feet of the nearest right of way of West Washington Street shall not be required to provide off-street parking facilities should their total

square footage be less than 10,000 square feet. Dwelling units established as a permitted use on the second, third or fourth floor of a building as authorized by paragraph 1(a) of this plan shall be provided with dedicated on site parking spaces in sufficient number to comply with the requirements of the Zoning Code. All other uses shall comply with the parking requirements imposed by the Zoning Code.

9. **ACCOMODATION OF BICYCLES.** Bicycle racks capable of accommodating two bicycles for each 300 lineal feet of building frontage shall be provided, located and properly maintained in convenient proximity to all commercial facilities. Owners and occupants of individual commercial facilities having less than 300 lineal feet of building frontage may work cooperatively with other similarly situated owners and occupants to provide the required density of bicycle racks. In lieu of this standard, owners and occupants may provide bicycle racks in accordance with standards established by the U.S. Green Building Councils *Leadership in Energy and Environmental Design* ("LEED") Program.

10. **ACCOMODATION OF ELECTRIC VEHICLES.** The placement of charging stations for electrically powered vehicles shall be considered.

11. **ENERGY EFFICIENCY AND ENVIRONMENTAL DESIGN ENCOURAGED.** Efforts and projects that further the goals of energy efficiency and environmental design are encouraged. Reasonable modifications, adjustments or waivers of the standards set forth in this Plan and in the Zoning Code shall be considered if necessary to meet standards established by the LEED Program or the *Energy Star* Program.

ATTACHMENT 1

LEGAL DESCRIPTION OF DOWNTOWN OVERLAY DISTRICT

Part of East Half of Section 32, Township 26 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois.

Including:

All of Technology Park Subdivision (Recorded in Plat Book "CCC" Pages 24 and 25 at the Tazewell County Recorder's Office).
(Parcels 1-6 as shown on Exhibit B)

Also:

That part of former Peoria & Pekin Union Railway Company right of way bounded by Technology Park Subdivision, Farm Creek, the east line of the Northeast Quarter of Section 32, Town Center II (Recorded in Plat Book "GG" Page 71 at the Tazewell County Recorder's Office) and Washington Street.
(Parcel 7 as shown on Exhibit B)

Also:

Part of Lot 1 of the Subdivision of Lot 11 of C. Balance's Elk Park (As Recorded in Book "D" Page 48), except that part of Lot 6 of Technology Park Subdivision.
(Parcels 8-14 as shown on Exhibit B)

Also:

Lots 1-4 and Lots 7-14 of Brown and Bourland Subdivision (Recorded in Plat Book "D" Page 76 at the Tazewell County Recorder's Office), being a subdivision of Lots 10 and 11 of C. Ballance's Elk Park Subdivision (Recorded in Plat Book "A" Page 42 at the Tazewell County Recorder's Office)
(Parcels 16-18 and 28-36 as shown on Exhibit B)

Also:

Lots: 1-6, 51- 57, 68 and part of Lots 7, 8, 58- 62 and 115 in Richland Farms Subdivision (Recorded in Plat Book "F" Page 50 at the Tazewell County Recorder's Office)
(Parcels 37-58 as shown on Exhibit B)

Also:

Lots 1-8 of Millard and Dennis Addition (Recorded in Plat Book "E" Page 42 at the Tazewell County Recorder's Office), being a subdivision of Lot 5 of Brown and Bourland Subdivision (Recorded in Plat Book "D" Page 76 at the Tazewell County Recorder's Office), and Lot 11 of C. Ballance's Elk Park Subdivision (Recorded in Plat Book "A" Page 42 at the Tazewell County Recorder's Office)
(Parcels 15 and 19-23 as shown on Exhibit B)

Also:

Commencing at a point on the easterly right of way line of Center Street where the same intersects the south line of Lot 11 in Elk Park Subdivision (recorded in Plat Book "A", page 42 at the Tazewell County Recorder's Office), as the Point of Beginning; thence in an easterly direction along said south line of Lot 11, a distance of 140 feet, more or less; thence in a southerly direction, to the south line of Lot 26 in Cummings Plat for Taxation (recorded in Plat Book "I", Page 23 at the Tazewell County Recorder's Office); thence in a westerly direction,

along said south line of Lot 26, to said easterly right of way line of Center Street; thence in a northerly direction, along said easterly right of way line, to the Point of Beginning. (Parcels 24-27 as shown on Exhibit B)

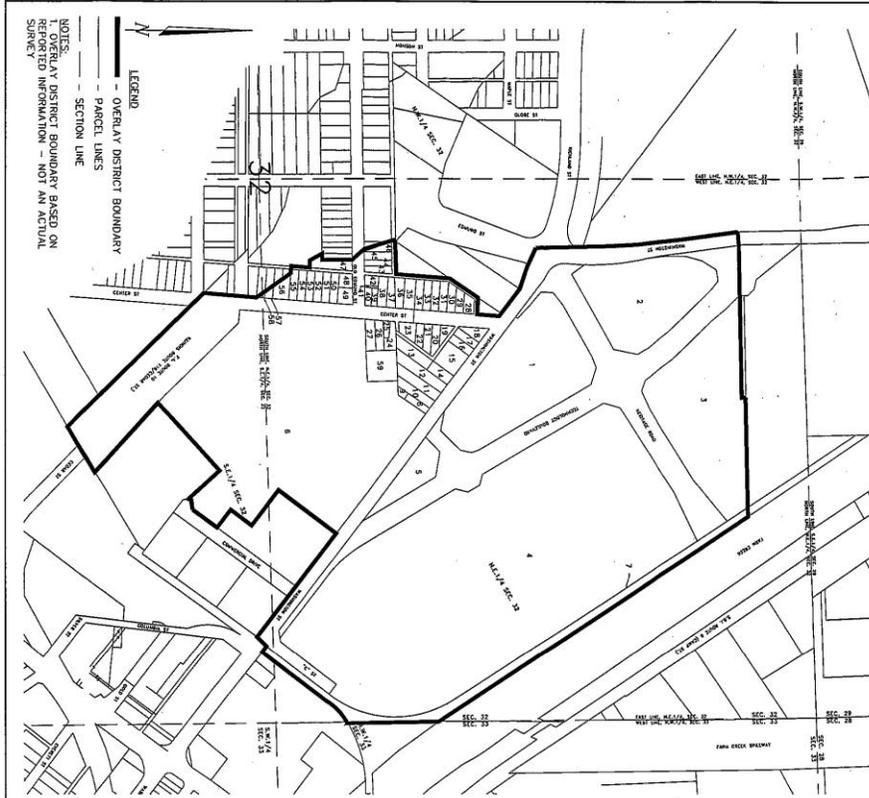
Also:

The easterly 150 feet of Lot 126.
(Parcel 59 as shown on Exhibit B)

Also:

The alleys and streets lying within the expansion area as shown on Attachment 2.

**ATTACHMENT 2
MAP OF DOWNTOWN OVERLAY DISTRICT**



NOTES:
- OVERLAY DISTRICT BOUNDARY BASED ON RECORD MAP INFORMATION - NOT AN ACTUAL SURVEY

LEGEND
- OVERLAY DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINE

PROPERTY/TAX I.D. #	PROPERTY/TAX I.D. #
1 01-01-32-200-014	30 01-01-32-202-027
2 01-01-32-200-015	31 01-01-32-202-028
3 01-01-32-200-016	32 01-01-32-202-029
4 01-01-32-200-017	33 01-01-32-202-030
5 01-01-32-200-018	34 01-01-32-202-031
6 01-01-32-200-019	35 01-01-32-202-032
7 01-01-32-200-020	36 01-01-32-202-033
8 01-01-32-200-021	37 01-01-32-202-034
9 01-01-32-200-022	38 01-01-32-202-035
10 01-01-32-200-023	39 01-01-32-202-036
11 01-01-32-200-024	40 01-01-32-202-037
12 01-01-32-200-025	41 01-01-32-202-038
13 01-01-32-200-026	42 01-01-32-202-039
14 01-01-32-200-027	43 01-01-32-202-040
15 01-01-32-200-028	44 01-01-32-202-041
16 01-01-32-200-029	45 01-01-32-202-042
17 01-01-32-200-030	46 01-01-32-202-043
18 01-01-32-200-031	47 01-01-32-202-044
19 01-01-32-200-032	48 01-01-32-202-045
20 01-01-32-200-033	49 01-01-32-202-046
21 01-01-32-200-034	50 01-01-32-202-047
22 01-01-32-200-035	51 01-01-32-202-048
23 01-01-32-200-036	52 01-01-32-202-049
24 01-01-32-200-037	53 01-01-32-202-050
25 01-01-32-200-038	54 01-01-32-202-051
26 01-01-32-200-039	55 01-01-32-202-052
27 01-01-32-200-040	56 01-01-32-202-053
28 01-01-32-200-041	57 01-01-32-202-054
29 01-01-32-200-042	58 01-01-32-202-055
	59 01-01-32-202-056

S:\ENGINEERING\PROJECTS\EAST PEORIA\2010024 (EP_MISC_ENG_SERVICES)\OVERLAY DISTRICT\OVERLAY DISTRICT EXHIBIT.DWG

**WEST WASHINGTON STREET
OVERLAY DISTRICT
BOUNDARY
TAX I.D. #**

CITY OF EAST PEORIA

Drawn: BHW 03/27/2011
Checked: MWT 03/27/2011
Approved: BHW 03/27/2011
Project Number: 2010024
Title: EXHIBIT B



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