

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
April 13, 2022
5:00 PM

A regular Meeting of the Pekin Board of Appeals will be held at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 13th day of April 2022, at 5:00PM.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval from March 9, 2022
- IV. City Council Action Report
- V. Applications and Hearings
- VI. Informal
- VII. Public Input
- VIII. Adjourn

CASE FPR 2022-01

Plat review for part of lots 14, 15, and 16, and part of the vacated alley in block 6 of the original town (now City) of Pekin being in part of the southeast quarter of Section 34, Township 25 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois with P.I.N 04-04-34-436-010. Additionally, 0.015 acre tract located at part of lot 14 and part of the vacated alley in block 6 of the original town, (now City) of Pekin being in part of the Southeast quarter of Section 34, Township 25 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois will be combined into P.I.N. 04-04-34-436-014.

CASE SU 2022-02

Special use request by Richard Burton to allow for automotive repair to facilitate the acquisition of a State of Illinois rebuilder license at 1006 S. 2nd Street, zoned I-1 Light Industrial, with a legal description of SEC 3 T24N R5W TAAKS ADDN LOTS 29 THRU 35 SW 1/4 with the following P.I.N #04-10-03-303-001 in Tazewell County, Illinois.

CASE V 2022-03

Variance request by Nova Group Inc. to allow an existing storage shed in violation of front yard setback and detached accessory structure and principal structure distancing requirements located at 111 N. Capitol Street, zoned B-3 General Business, with a legal description of SEC 34 T25N R5W ORIGINAL TOWN E 27' LOT 6, ALL LOT 7 THRU 11 & ADJ VAC ALLEY BLK 48 SE ¼ with the following P.I.N. #04-04-34-428-008 in Tazewell County, Illinois.

CASE V 2022-04

Variance request by Daniel & Brigitte Sullivan to expand a residential driveway in excess of the 30' permitted by the City's Code for properties with 90' or more of frontage at 2812 Black Oak Street, zoned R-E Residential Estate, with a legal description of SEC 31 T25N R4W HICKORY HILLS ESTATES SEC 2 - FINAL PLAT LOT 14 SE ¼ with the following P.I.N. #05-05-31-411-010 in Tazewell County, Illinois.

CASE V 2022-05

Variance request by Nathan Noyes to construct a ground mounted solar array in violation of the 35' setback requirement at 500 Deerfield Drive, zoned R-1 Residential, with a legal description of SEC 11 T24N R5W DEERFIELD ESTATES SEC 2 LOT 48 NW 1/4 .51 AC with P.I.N. #10-10-11-106-014 in Tazewell County, Illinois.

Informal Discussion

- Updated Sign Ordinance
- Food Pantries in Residential Zoning Districts

Public Input

Adjourn

Matt Fick, Secretary
Pekin Board of Appeals

Pekin Zoning Board of Appeals
111S. Capital Street
City Council Chambers 2nd Floor
March 9, 2022
5:00 PM

Present: Bill Craig, Chris Deverman, Kim Joesting, Mary Lanane, Chris Lang, Kelly Madden, James Ruth, Steve Thompson, and Amy Wilson

The regular meeting of the Pekin Zoning Board of Appeals was called to order at 5:00pm and a quorum was declared. Staff present: Matt Fick, Community Development Director, David Bess, CDBG Program Manager, Jeffrey Gaster, Legal Counsel, Nic Maquet, Chief Building Official, and Dave Nutter, Councilmember.

MOTION by Commissioner Thompson to approve an amended agenda for the March 9, 2022 meeting removing item 6.1 (Case FPR 2022-01), seconded by Commissioner Deverman. Motion carried 9-0.

Minutes for the February 9, 2022 meeting were approved with all members present voting aye.

City Council Action Report – Matt Fick noted that the City Council affirmed recommended determinations from the previous Zoning Board of Appeals meeting with the exception of a modified condition to the previously reviewed SU 2022-01 and V 2022-02. The condition for approval was modified to require the new property owner to establish 100 foot hard surface aprons for all adjoining roadway access points as opposed to the 50 foot recommended by the Board.

Case RZ 2022-02 Public Hearing Opened at 5:04 PM

Rezoning request submitted by Covenant Heating & Air, LLC from B-3 General Business to I-1 Light Industrial for property located at 301 2nd Street, with legal description of Sec 3 T24N R5W Cincinnati Add Lots 31 & 32 (Exc W 10') NW1/4 with the following P.I.N.#04-10-03-200-006, in Tazewell County, Illinois.

The petitioner's attorney, Bridgette Lobacz was present and indicated that she believed all documents were in order and requirements for rezoning met. A member of the public, Mark Rendleman was present and voiced concern that a rezoning action would impact his home. It was explained by Commissioner Craig and Commissioner Wilson that the rezoning would only impact the property indicated in the notice and his zoning would remain the same. Additionally, Commissioner Wilson did note that an impact could occur to his property insofar as the use of the property being rezoned could be anything allowed within the new zoning designation. Mr. Rendleman stated he attended only to ensure that his own property is not being rezoned. Public hearing was closed at 5:08 PM.

MOTION by Commissioner Deverman to approve seconded by Commissioner Ruth. Motion carried 9-0.

Other Discussion

Ordinance Proposing Zoning Code Changes to Include Regulation of Short-Term Rentals

Jeffrey Gaster provided a summary of a draft ordinance addressing short-term rentals in the City of Pekin. Mr. Gaster explained that the ordinance would allow Airbnb and similar uses within all residential tiers with the requirement that the special use process be followed for each parcel utilized for a use meeting the definition of a short-term rental. Mr. Gaster noted that short-term rentals are defined in the draft document as owner-occupied properties which allows for additional care and control by the owner which is part of the intent of the ordinance hence the narrow definition within the ordinance.

Mr. Gaster went on to explain there are provisions within the ordinance requiring a license to be issued by the Pekin Police Department for short-term rental use. The ordinance was noted to require life safety inspections to ensure the safety of tenants and that structures being used in this manner were not a fire risk. Under the current draft, Mr. Gaster stated that the ordinance does not discuss or allow for the use of parcels in business districts (such as for second story units) for short-term rentals and should the City wish to include short-term rentals in business districts, additional language would be necessary.

Commissioner Lanane requested clarification from Mr. Gaster that the current draft ordinance would not allow for the purchase of property solely or largely for short-term rental use due to the owner-occupant requirement. Mr. Gaster confirmed that the draft ordinance would only allow short-term rentals of owner-occupied properties, however, the City does have the option to loosen those restrictions but warned against completely allowing non-owner occupied properties to be used as short-term rentals such as through owner residency or residence distance requirements.

Commissioner Wilson indicated that she was against entirely preventing short-term rental of non-owner occupied as this would prevent whole structures from being rented. Discussion was held between multiple commissioners as to the ramifications of not allowing entire structures to be rented. Commissioner Ruth observed that the draft ordinance stipulates that owners only need to live in the property for 20 days during the year to be considered owner-occupied.

Mr. Gaster explained that some communities have a distance requirement as it relates to the owner's place of residence such as requiring that the owner live within 500 feet of the short-term rental unit and that the City does have the option to expand this radius to whatever is deemed appropriate. Commissioner Madden and Commissioner Craig mentioned the possibility of a county-based residency requirement. Commissioner Lanane noted that services such as Airbnb collect reviews and if a property is properly maintained, the reviews will reflect such issues and it is unlikely that it will continue to be rented.

Mr. Fick brought up the topic of rental inspections. Mr. Gaster stated that the current draft language does not include inspections requirements but it can be added. Commissioner Thompson inquired if a fee would be included to pay for inspection fees. Commissioner Craig replied that he felt there should be fees as the taxpayers should not have to pay for the inspections.

Nic Maquet opined that neither the buildings department nor the fire department have had the opportunity to review the draft document. Commissioner Ruth opined that the short-term rentals should be subject to the same rules as hotels and motels. Commissioner Madden inquired as to how many of these units currently exist, to which Mr. Maquet responded he believes 10 or 11 when last looking on Airbnb.

Mr. Fick questioned Mr. Gaster on whether current short-term rental units would be grandfathered in or would special use requests be required for existing units. Commissioner Wilson suggested a period of time or grace period to come into compliance for existing units. Mr. Maquet stated the buildings department generally provides 30 days for compliance so long as items in need of correction are not a life or safety issue.

Commissioner Wilson discussed the concept of whether inspection fees or other related fees would be waived for existing units as part of the grandfathering. Mr. Maquet noted observing of significant safety issues within existing units such as basement rentals with no egress windows. Commissioner Thompson discussed the importance of life and safety issues as it pertains to allowing short-term rentals.

Mr. Fick noted that other cities like Havana have found success allowing short-term rentals in business districts so that could be a future goal for Pekin. Commissioner Wilson brought up the significant expense associated with necessary safety modifications like sprinkler systems. Mr. Maquet noted an anticipated cost for sprinkling of \$7 per square foot.

Mr. Maquet inquired as to whether there is a fine indicated in the draft ordinance language. Mr. Gaster suggested that a cross reference to the standardized ordinance violation language already existing in the City's code could be added. Mr. Gaster also noted that the City would need to decide whether the Code should address whether tenants could list units for short-term rental or whether it should be restricted in property owners only. Discussion was held on how most lease agreements would likely preclude subleasing in this manner but there is the option to include it in the ordinance language to ensure that is the case for all units.

Ordinance Proposing Zoning Code Changes Regarding Signage

Commissioner Deverman noted on packet page 16, the language indicates that no signs may be painted on walls but inquired as to why there is then a section on murals. Mr. Maquet stated that wall paintings with a business name included would fall under the signs portion while those without would fall under murals. Commissioner Thompson noted that he believes murals would be more associated with a work of art. Commissioner Deverman suggested that in looking at other communities with painted artwork advertising businesses, the paintings are not an issue if done tastefully. Further, Commissioner Deverman stated that perhaps a review could be conducted prior to completion. Commissioner Lanane agreed that the style (of painted walls) fit the downtown. Commissioner Deverman suggested that perhaps a rework can be done of the language in the draft ordinance to allow for such paintings with business names if approved.

Mr. Gaster inquired as to how the City can define tastefully completed artwork. Mr. Gaster noted that the current draft ordinance specifies obscene, indecent, or immoral content as not allowed. Commissioner

Deverman agreed that the approval is more of a quality-related concern and would perhaps suggest a proposed mural be brought for review by City staff before completion. Mr. Fick opined that the City would need to determine if they wanted a mural to be a special use. Commissioner Wilson voiced the topic of whether all wall art or signs should instead be considered murals regardless of whether a business name is included.

Mr. Fick noted that Morton restricts murals to public entities. Commissioner Thompson confirmed that if City staff denied a mural, the appeal would then come to the Board for consideration. Commissioner Wilson discussed the language of applying mural standards to all business-related mural signage.

Mr. Gaster inquired as to whether the Board had concerns with deteriorating murals. Commissioner Deverman responded that he felt that owners would need to be required to keep a certain quality level. Commissioner Wilson discussed that as a mural ages, sometimes the age of the mural becomes historical to the building and the current or future owners may wish to keep the mural in the same condition for historical reasons.

Mr. Gaster stated the City has the option to add a process for owners to apply for a historical mural status which would preclude the owner from having to keep up with quality standards. Commissioner Thompson noted that he has been to certain towns such as one outside of St. Louis where there are faded murals and they fit the look of the town.

Commissioner Deverman noted that on packet page 17, section 5F disallows illuminated LED signage while packet page 20 indicates up to 5% of a window area can be illuminated with LED strips and questioned the actual difference between installing LED signage and installing a sizeable LED lighted area around a sign in a window.

Commissioner Ruth and Commissioner Wilson noted that often, structures are architecturally designed to allow for lighting methods. Commissioner Deverman agreed that static lights are not particularly concerning but flashing or moving lights are areas of concern. Commissioner Craig suggested eliminating packet page 17, section 5F from the draft ordinance.

Commissioner Deverman observed that on packet page 23, section 5F, electronic message signs must stay on for no less than 4 seconds and any message changes must be instantaneous without scrolling. However, page 34, Section 5A and 5B states that message changing signs must stay on no less than 10 seconds with transitions completing in less than 3 seconds.

Commissioner Lanane pointed out that on packet page 14, Sections 2 and 5, as well as packet page 15, Sections 2, 3, and 4, the draft language references the Planning and Zoning Commission instead of the newly combined group. Commissioner Lanane also inquired about packet page 14's language stating that sign permits are valid for 180 days and whether that is referring to the time period for install. Mr. Maquet stated that the 180-day period for installation is standard for all permits with the City.

Commissioner Lanane observed that packet page 31, Section 15, provides provisions for portable signs but never specifically indicates that it is allowed or permitted. Political signs were only referenced within portable signs and appeared to suggest that a permit might be required. Discussion was held regarding the wording of how to address elections-related signage. Mr. Maquet suggested adding language to address such signage at the end of Section 15.

Mr. Gaster inquired whether it was common for local communities to require the pick-up of political-related signage and voiced concerns with language that compels individuals to pick up their election-related signs.

Commissioner Deverman asked whether spinners, or individuals holding signs, was addressed and whether it was a permitted activity. Commissioner Deverman suggested that a permit be required for this type of activity similar to the provisions within the attention-getting device portion of the draft ordinance. Commissioner Deverman also requested clarification for open bulb code references. Mr. Maquet replied that open bulbs in the draft ordinance refer to classic open bulbs without shielding or recess. Mr. Maquet noted that most open bulb-style signage utilizes methods like these for safety as in the event of breakage, these can become dangerous.

Commissioner Lanane discussed packet page 12 where it indicates that banners are not allowed, then shortly thereafter another banner material is noted as allowed, and later the language shows indicates that temporary banners are allowed. Commissioner Madden inquired how temporary is defined, whether that mean 2 weeks or 2 years. Mr. Fick voiced concerns in enforcing temporary banner provisions but something like a 30-day allowance period with a 30-day required gap in between reposting of banners could be included.

Commissioner Wilson opined that it would not be preferred that a banner to be placed, for example, above a gaming parlor and that owner leaves it there forever. Commissioner Deverman suggested making a maximum timeframe such as 30 days and then specifying a timeframe thereafter before it can be reposted such as another 30 days. Commissioner Wilson pointed out that a 30-day period may not be long enough for certain events such as fundraisers. Discussion was held regarding enforcement of such requirements and whether businesses would know to obtain a permit.

Mr. Gaster inquired if the timeframe for defining temporary should be 30 days and whether banners provisions are going to be removed or enforced. Continued discussion was held on this topic. Mr. Gaster also his concerns with defining immoral as indicated on packet page 18, Section 9 as the word immoral is subjective and can result in many different interpretations. Mr. Gaster also noted that the definitions for the section barring references to the word immoral were taken directly from Supreme Court case law. Commissioner Deverman suggested removing the term immoral and leaving indecent and obscene within the draft ordinance.

Informal

The presence of the “for sale or lease” sign at Broadway and 11th Street was discussed. It was noted that construction is being seen and Mr. Maquet stated permits had been pulled yet the sign remains. David Bess indicated that last year the City Council passed an ordinance creating a business license registry and that portal is now available to area businesses accessible via the City’s website. Mr. Bess noted that mailings will be sent in the near future to most area businesses to notify of them of the portal’s availability.

MOTION to adjourn, adjourned at 6:13 PM.

Next meeting will be April 13, 2022, at 5:00 PM.

Matt Fick, Secretary
Zoning Board of Appeals



Matt Fick, Director of
Community Development
111 S. Capitol Street
Pekin, Illinois 61554
mfick@ci.pekin.il.us
(309) 478-5355

To: Board of Appeals Members
From: Matt Fick
Re: April Zoning Board Cases
Date: April 6, 2022

CASE FPR 2022-01

This plat was previously approved by the Planning Commission at their December 9, 2020 meeting. After a review of the revised plat, it was determined that enough modifications had been made since that initial review that an additional review and recommendation were needed.

SUMMARY

A final plat has been submitted by the City of Pekin to subdivide an approximately .386 acre parcel of ground in the B-3 General Business District, located in the 100 block of Elizabeth Street, into three new distinct parcels that include the following:

- Lot 15: Flag parcel where cell tower is located;
- Lot 14: Reverse L-shaped parcel that maintains an access easement to Parcel A; and
- Lot 13: 6.5-foot wide strip parcel along easterly border.

This property was previously granted a lot size variance by the Pekin City Council to allow for the proposed subdivision.

RECOMMENDATION

Approval

CASE SU 2022-02

Richard Burton is requesting a special use permit at 1006 S. 2nd Street (I-1 Light Industrial) to allow for automotive repair which would allow the applicant the ability to apply for a State of Illinois rebuilders license.

SUMMARY

The applicant operates a towing company and would like to sell some of the vehicles that they end up receiving from abandonments and impounds. While the applicant indicates they do not intend on rebuilding vehicles on-site, the State of Illinois requires that they obtain a rebuilders license to sell the vehicles as opposed to junking them. As part of the state's licensing process, the business owner must be able to provide proof of proper zoning at the local level to obtain a rebuilders license from the State.

RECOMMENDATION

The Code requires that automobile repair shops, akin to rebuilders, in I-1 districts to obtain a special use to engage in such activities. While the applicant indicates they do not intend on operating as a rebuilder, the special use will formalize that status and allow the applicant to apply for the rebuilders license. Staff recommends approval.

Case V 2022-03

Variance request by Nova Group Inc. to allow an existing storage shed in violation of front yard setback and detached accessory structure and principal structure distancing requirements located at 111 N. Capitol Street, zoned B-3 General Business.

SUMMARY

The petitioner placed the utility shed on their property without first obtaining a building permit and it does not meet front yard setback requirements or the 10' building separation requirement. In addition, there has not been a hardship presented to justify the location of the structure other than a need for additional storage. Lastly, the placement of the shed eliminates two existing parking spaces.

RECOMMENDATION

Staff, including the City of Pekin Building Inspector, recommends denial.

Case V 2022-04

Variance request by Daniel & Brigitte Sullivan to expand a residential driveway in excess of the 30' permitted by the City's Code for properties with 90' or more of frontage at 2812 Black Oak Street, zoned R-E Residential Estate.

SUMMARY

30' driveways are allowed when a lot has 90' or more of frontage, which 2812 Black Oak does not. In order to be able to install the 34' approach they are requesting a variance. The hardship presented is a subdivision restriction that does not allow for cars to be parked on the street overnight and the configuration of the existing drive which makes it difficult to back out. While these hardships seem self-imposed it has been noted that at least two properties located in close proximity to this address already have driveway approaches wider than 24', therefore a precedent for this particular neighborhood has been set.

RECOMMENDATION

Staff, including the City Engineer, recommends approval.

Case V 2022-05

Variance request by Nathan Noyes to construct a ground mounted solar array in violation of the 35' setback requirement at 500 Deerfield Drive, zoned R-1 Residential

SUMMARY

The solar panel is proposed to be located 34'1" from the rear property line which is 11" closer than what is allowed in an R-1 Residential zoning district. The stated hardship is that the solar panel must be placed in this location in order to maximize exposure to the sun and to optimize its effectiveness and efficiency.

RECOMMENDATION

Staff recommends approval based on the need for only an 11" variance. However, as ground mounted solar panels become more prevalent, it may be necessary to evaluate an ordinance that addresses screening of these structures.

Updated Sign Ordinance

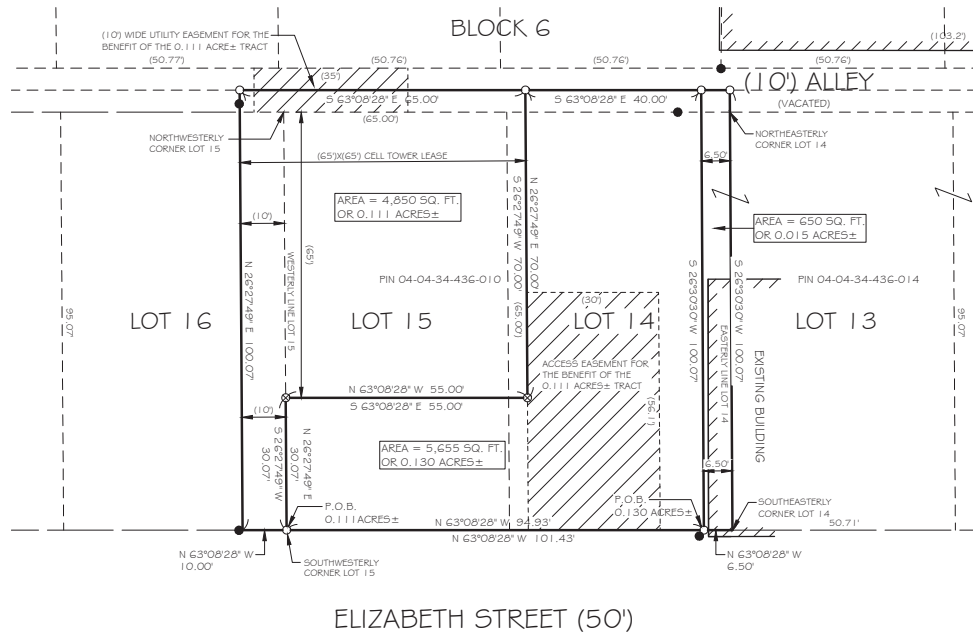
Additional updates have been made to the proposed sign ordinance that includes feedback received from this board as well as City staff. The redline version of the proposed sign ordinance is included in the agenda packet for additional review and comment by the board.

Food Pantries in Residential Zoning Districts

The City would like the board to consider and provide input as to whether the current language in the Zoning Code pertaining to residential zoning districts is sufficient to appropriately regulate the operation of food pantries within these districts through the special use permitting process.

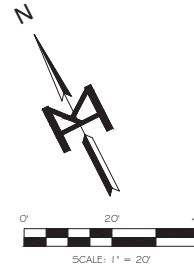
PLAT OF SURVEY

LOTS 14, 15 PART OF LOT 16 AND PART OF THE VACATED ALLEY IN BLOCK 6 OF THE ORIGINAL TOWN, (NOW CITY) OF PEKIN, BEING IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



LEGEND

- DEED LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- MEASURED BEARING & DISTANCE
- RECORD DISTANCE
- FOUND IRON ROD / PIPE / MARKER
- SET IRON ROD
- SET MAG SPIKE
- COMMON OWNERSHIP
- POINT OF BEGINNING



NOTES:

- PROPERTY BEING SURVEYED IS P.I.N. 04-04-34-436-010.
- BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD83, 2011 ADJUSTMENT.
- TOTAL AREA SURVEYED IS 0.256 ACRES±.
- THE 0.015 ACRE± TRACT IS TO BE COMBINED WITH P.I.N. 04-04-34-436-014.
- FIELD WORK STARTED DECEMBER 2020 AND COMPLETED JANUARY 2022.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 17179C01G0E, COMMUNITY PANEL NO. 170654 01G0E WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017.
- IT IS NOT WARRANTED THAT THIS PLAT OF SURVEY CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAYS, BUILDING SETBACK LINES OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

WE, THE CITY OF PEKIN, THE OWNERS OF RECORD OF THE LAND SHOWN ON THE ATTACHED PLAT, DO HEREBY AUTHORIZE AND ACKNOWLEDGE THE SURVEY OF THE LAND AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION. ALSO, TO THE BEST OF MY/OUR KNOWLEDGE THE DESCRIBED PARCEL IS LOCATED IN THE GRADE SCHOOL DISTRICT 108 AND HIGH SCHOOL DISTRICT 303.

GIVEN UNDER MY HAND THIS ____ DAY OF ____, 2022.

OWNER OF RECORD OWNER OF RECORD

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2022.

NOTARY PUBLIC

TAZEWELL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 2022.

TAZEWELL COUNTY DEPUTY CLERK

TAZEWELL COUNTY CLERK

CITY OF PEKIN PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, PLAT APPROVING OFFICER FOR THE CITY OF PEKIN AND STATE OF ILLINOIS, DO HEREBY ACCEPT THE ABOVE SURVEY AS CONFORMING TO THE REQUIREMENTS OF 765 ILCS SECTION 205/2.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 2022.

CITY OF PEKIN PLAT OFFICER

DESCRIPTION - 0.015 ACRE± TRACT

PART OF LOT 14 AND PART OF THE VACATED ALLEY IN BLOCK 6 OF THE ORIGINAL TOWN, (NOW CITY) OF PEKIN BEING IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 6.50 FEET OF EVEN WIDTH BY FULL DEPTH OF SAID LOT 14 AND THAT PORTION OF THE VACATED ALLEY LYING NORTHERLY OF AND ADJACENT TO, CONTAINING 0.015 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

DESCRIPTION - 0.130 ACRE± TRACT

PART OF LOTS 14 AND 15 AND PART OF THE VACATED ALLEY IN BLOCK 6 OF THE ORIGINAL TOWN, (NOW CITY) OF PEKIN BEING IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERN CORNER OF SAID LOT 14, THENCE NORTH 63 DEGREES 08 MINUTES 28 SECONDS WEST, (BEARINGS BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD 83, 2011 ADJUSTMENT), ALONG THE SOUTHERLY LINE OF SAID LOT 14, A DISTANCE OF 6.50 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 63 DEGREES 08 MINUTES 28 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 14 AND 15, A DISTANCE OF 94.93 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT 15; THENCE NORTH 26 DEGREES 27 MINUTES 49 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 30.07 FEET; THENCE SOUTH 63 DEGREES 08 MINUTES 28 SECONDS EAST, A DISTANCE OF 55.00 FEET; THENCE NORTH 26 DEGREES 27 MINUTES 49 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY; THENCE SOUTH 63 DEGREES 08 MINUTES 28 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 40.00 FEET; THENCE SOUTH 26 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.130 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

PLAT OF SURVEY

TITLE
LOTS 14, 15 PART OF LOT 16 AND PART OF THE VACATED ALLEY IN BLOCK 6 OF THE ORIGINAL TOWN, (NOW CITY) OF PEKIN, BEING IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

PROJECT NO.
202027
SHEET 1 OF 1
DRAWING NO.
1

DESCRIPTION - 0.111 ACRE± TRACT

PART OF LOTS 14, 15 AND 16 AND PART OF THE VACATED ALLEY IN BLOCK 6 OF THE ORIGINAL TOWN, (NOW CITY) OF PEKIN BEING IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF SAID LOT 15, THENCE NORTH 63 DEGREES 08 MINUTES 28 SECONDS WEST, (BEARINGS BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD 83, 2011 ADJUSTMENT), ALONG THE SOUTHERLY LINE OF SAID LOT 16, A DISTANCE OF 10.00 FEET; THENCE NORTH 26 DEGREES 27 MINUTES 49 SECONDS EAST, A DISTANCE OF 100.07 FEET TO THE CENTERLINE OF SAID VACATED ALLEY; THENCE SOUTH 63 DEGREES 08 MINUTES 28 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 65.00 FEET; THENCE SOUTH 26 DEGREES 27 MINUTES 49 SECONDS WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 63 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE WESTERLY LINE OF SAID LOT 15; THENCE SOUTH 26 DEGREES 27 MINUTES 49 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.07 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.111 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE SURVEYED LOTS 14, 15 AND PART OF LOT 16 AND PART OF THE VACATED ALLEY IN BLOCK 6 OF THE ORIGINAL TOWN, (NOW CITY) OF PEKIN, BEING IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

WE FURTHER STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1" = 20 FEET. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 11th DAY OF JANUARY, 2022.

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

JEFFREY E. FRANKLIN
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3230
MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. PROSPECT RD., SUITE 6B, PEORIA, IL 61614
PHONE: (309)632-8500, WEB SITE: WWW.MOHRANDKERR.COM
JEFFRANKLIN@MOHRANDKERR.COM



LICENSE EXPIRES NOVEMBER 30, 2022

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrandkerr.com

Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

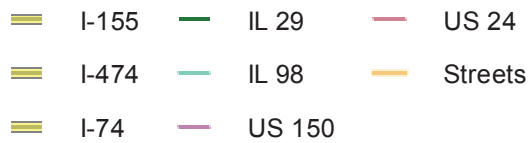
NO.	DATE	NATURE OF REVISION	CHECKED	DATE
1	01-11-22			

NO.	DATE	NATURE OF REVISION	CHECKED	DATE
1	01-11-22			

NO.	DATE	NATURE OF REVISION	CHECKED	DATE
1	01-11-22			

NO.	DATE	NATURE OF REVISION	CHECKED	DATE
1	01-11-22			

CITY OF PEKIN



The seal of Tazewell County, Illinois, is a circular emblem. It features a central illustration of a large, multi-story building, likely a government or institutional structure, with a flag flying from a pole in front of it. The text "TAZEVELL COUNTY" is arched across the top, and "ILLINOIS" is arched across the bottom. The year "1827" is prominently displayed in the center, below the building. Two small stars flank the year.





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☒ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>1006 S. 2ND</u>
	Current Zoning (if known): <u>I-1</u>
	Proposed Zoning (if rezoning request): _____
	Current Use: _____
	Proposed Use (if different): _____

Property Owner Name:	Ron Matthews
Mailing Address:	851 BENTLEY DR, PEKIN, IL 61554
Phone:	309-347-2507
Alternative Phone:	309-696-9923
E-Mail Address:	Melanie@itv-3.com

Applicant Name (if different):	Richard Barton
Mailing Address:	1830 Meadow Lane
Phone:	309-340-2084
Alternative Phone:	
E-Mail Address:	r.barton67@yahoo.com

Pd Ch# 1478 -

meeting Date April 13th



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

We are a tow company that would like to be able to sell some of the cars we end up with from abandons & impounds instead of junking them. The state requires us to have a "rebuilder" license to be able to do this. We will NOT be the ones rebuilding any cars, we will send them to an auto body or mechanic shop for any repairs before selling. The state requires that our building is zoned properly which is why we are requesting this.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Ronald Mathews

3-22-2022

Owner Signature

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

[Signature]

3-21-22

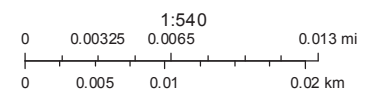
Applicant Signature

Date



- | | | | | | |
|--|-------|--|--------|--|---------|
|  | I-155 |  | IL 29 |  | US 24 |
|  | I-474 |  | IL 98 |  | Streets |
|  | I-74 |  | US 150 | | |

Tazewell County GIS p e l e d m p records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. Tazewell County and County Clerk's Office make no warranty as to the information contained herein, or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$85)	Request Property Address or PIN: <u>111 North Capitol St. Pekin Il. 61554</u> Current Zoning (if known): <u>B-3 General Business</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>Circle K - Convenience store gas station</u> Proposed Use (if different): _____
--	--

Property Owner Name:	Circle K
Mailing Address:	550 Warrenville rd., Suite 400, Lisle, IL. 60532
Phone:	773-456-7510
Alternative Phone:	812-374-2529
E-Mail Address:	mikemiller@circlek.com

Applicant Name (if different):	Nova Group Inc. - Jacob L. Moss
Mailing Address:	6312 Hazelwest Ct., Suite 102, Hazelwood, Mo. 63042
Phone:	314-731-5353
Alternative Phone:	314-954-1657
E-Mail Address:	jmos@novagroupinc.net



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

-
1. The storage shed currently located on the property is in violation of the front yard setback requirement, which is 10 feet from the property line.
-
2. The storage shed is also in violation of a building code requirement that states any detached accessory structure is to be located a minimum of 10 feet clear of the principal structure for fire safety.
-

The request is for a variance of the above noted zoning and code requirements to allow the storage shed to remain in its current location.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Owner Signature

Date

CERTIFICATION BY THE APPLICANT *(if different)*

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Jacob L. Moss
Applicant Signature

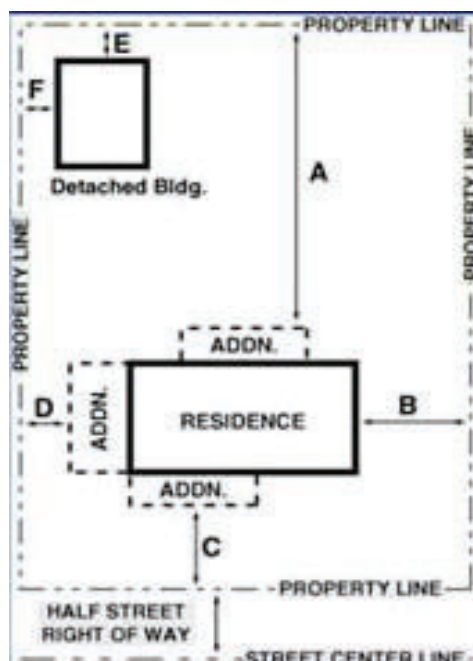
2/25/22
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

Due to the configuration of the principal building, the gas pump canopy, and vehicular drive isles the current shed location provides the greatest protection from potential damage due to impact and security due to theft or vandalism. Any other location would still be in violation of a setback and or overlap a primary vehicular drive isle.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

No.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

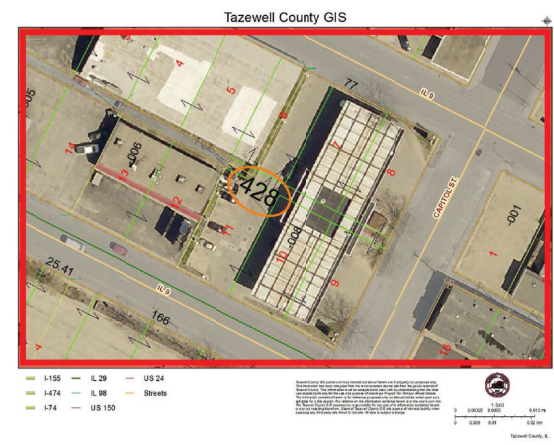
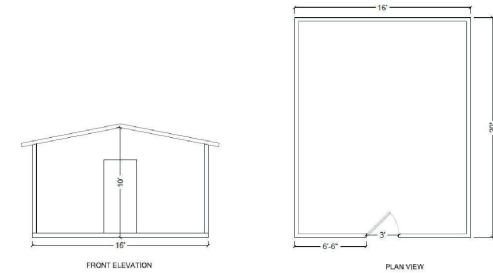
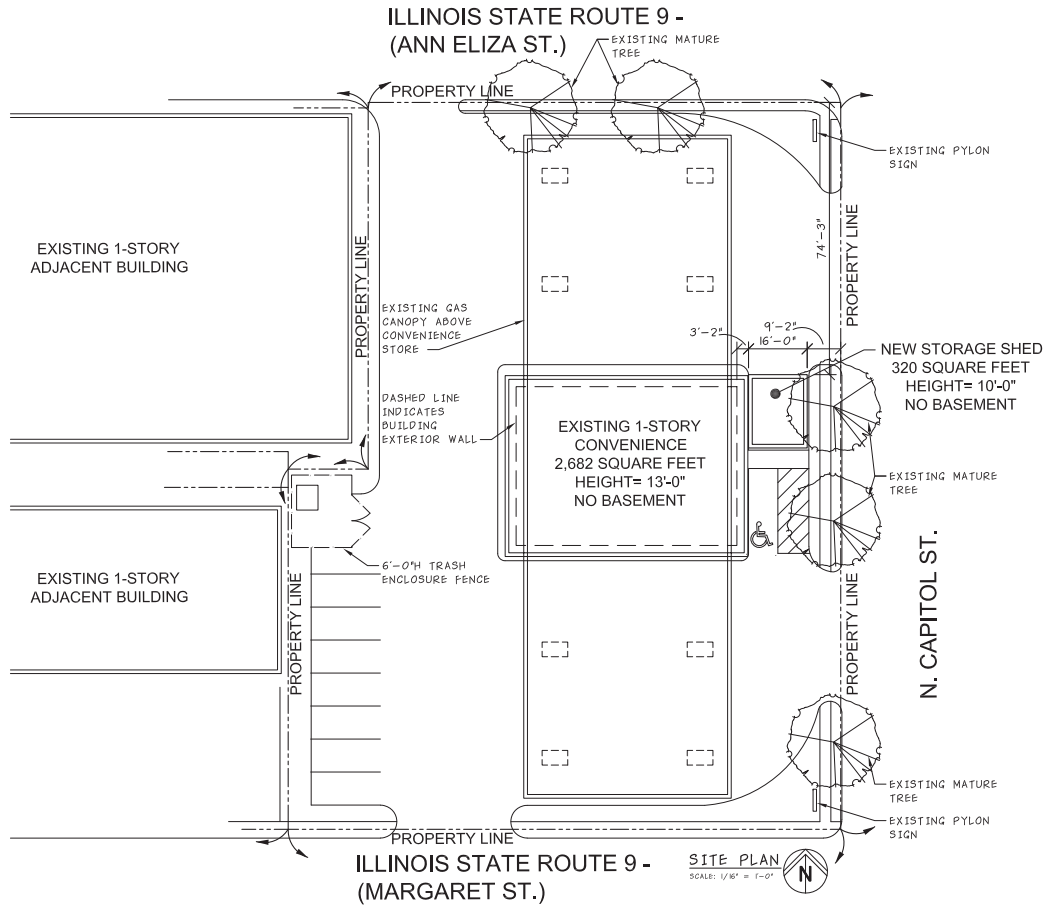
No. The location of the storage shed is remote from any adjoining properties.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

No. The storage shed is relatively small and its close proximity to the principal building promotes limited visual impact and physical presence on the property. There are also two mature trees along the street front that provide visual screening for the shed.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes. The shed is used for storage of dry stock items. Its existence assists the staff in providing a clean and uncluttered site both interior and exterior.



CIRCLE K
STORE NO. 1202
111 NORTH CAPITAL ST.
PEKIN, ILLINOIS 61554



CIRCLE K STORES INC.
NORTHERN TIER
BUSINESS UNIT

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

NOVA GROUP INC.
ARCHITECTS AND ENGINEERS
6312 HAZELWEST COURT SUITE 102
HAZELWOOD, MISSOURI 63042 (314) 731-5553

project no. 2210190
drawn by JLM
date 02/25/22
revision

SITE PLAN

A-0

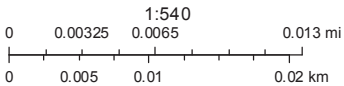
sheet 0 of 1

Tazewell County GIS



- I-155
- IL 29
- US 24
- I-474
- IL 98
- Streets
- I-74
- US 150

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.





3-17-22
AC

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☒ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>2812 Black Oak Drive</u> Current Zoning (if known): _____ Proposed Zoning (if rezoning request): _____ Current Use: <u>a driveway</u> Proposed Use (if different): <u>more much needed space to park our cars.</u>
--	---

Property Owner Name:	<u>Daniel & Brigitte Sullivan</u>
Mailing Address:	<u>2812 Black Oak Drive</u>
Phone:	<u>309-241-3841</u>
Alternative Phone:	<u>309-347-7372</u>
E-Mail Address:	<u>Sullyz5@yahoo.com</u>

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

WE NEED 34'-0 at our approach from the STREET to Be able
to park our cars. Our subdivision does not allow cars on the street, to
be parked over night. Our subdivision does not have curb & gutter,
therefore the yard turns into street with no curb. When visitors
stop by, they park half way into the road and yard which creates
A muddy mess and a traffic hazard.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Dan Sullivan

Owner Signature

3/17/22

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Dan Sullivan

Applicant Signature

3-17-22

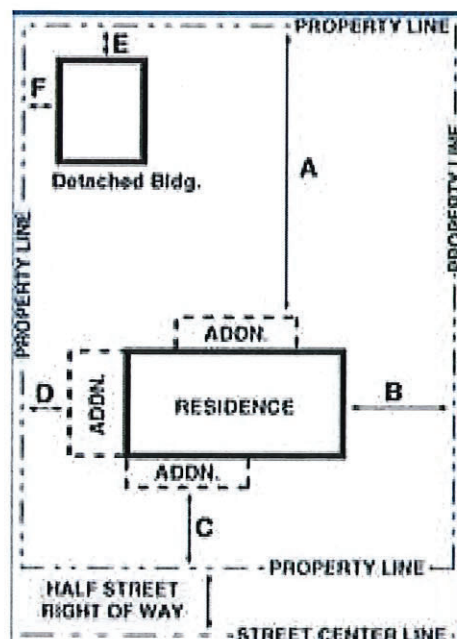
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
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 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

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NO CURB & Gutter SMALL WIDTH OF ROAD CREATES TRAFFIC HAZARD

No overnight parking. We have numerous cars + drivers - extreme issue getting in + out of our driveway + 3rd stall.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

Yes

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

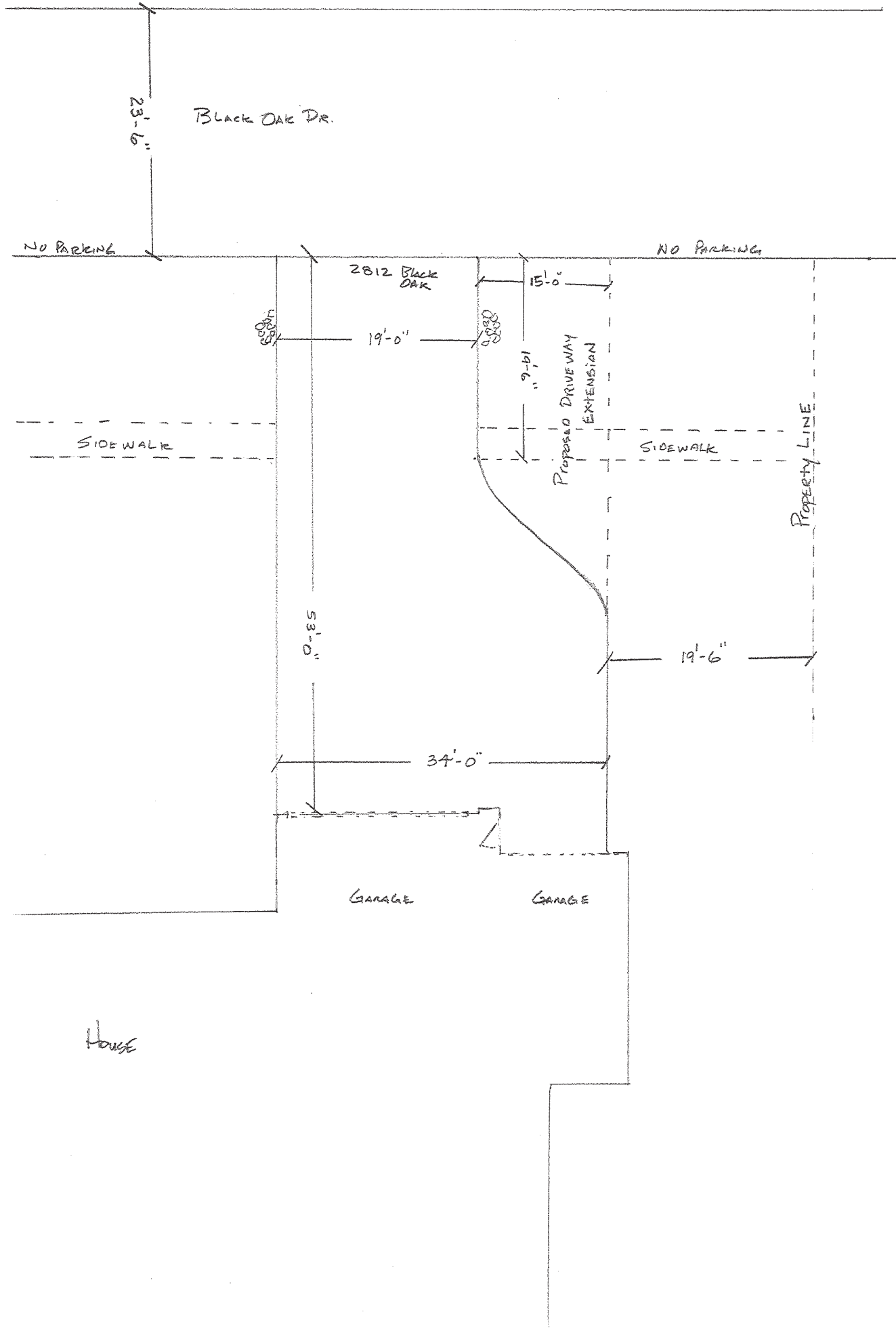
NO

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

NO

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes, It will help with curb appeal & match other neighborhood driveways - see attached.



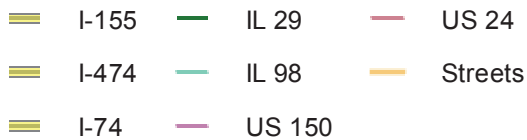


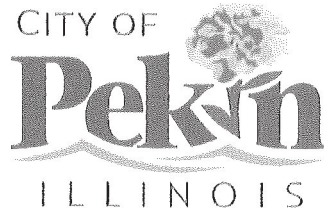




2812 Black Oak Dr.
our property







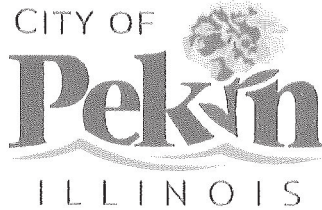
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u>	Request Property Address or PIN: <u>500 Deerfield Dr, Pekin, IL 61554</u>
☐ A. Special Use (\$85)	Current Zoning (if known): <u>Residential</u>
☒ B. Residential Variance (\$85)	Proposed Zoning (if rezoning request): <u>N/A</u>
☐ C. Non-Residential Variance (\$85)	Current Use: <u>Residential</u>
☐ D. Map Amendment/Rezoning (\$75)	Proposed Use (if different): <u>N/A</u>
☐ E. Annexation (\$85)	

Property Owner Name:	Nathan Noyes
Mailing Address:	500 Deerfield Drive, Pekin, IL 61554
Phone:	309-264-9289
Alternative Phone:	
E-Mail Address:	nathannoyes@yahoo.com

Applicant Name (if different):	Nick Nibungco
Mailing Address:	230 N Hicks Pl, Palatine, IL 60067
Phone:	847-217-7028
Alternative Phone:	312-859-3417
E-Mail Address:	nick@grnesolar.com



Received 3/21/22
JPL

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

Our original plans show the proposed ground mounted solar PV system south of the homeowner's property just outside of their fence. Their backyard (within the fence) contains obstacles that are in the way of the solar array or will hinder it's performance (fences, sheds, etc.)

Code 4-3-11-E Pekin Code

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

DocuSigned by:

Nash Noyce

D0239266256D451...

3/18/2022

Owner Signature

Date

CERTIFICATION BY THE APPLICANT (if different)

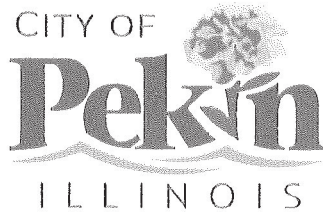
I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Nash Noyce

3/18/2022

Applicant Signature

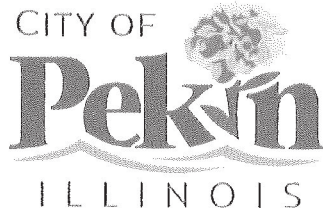
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

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 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

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The existing structures on site (sheds, fences) provide shading in areas where the solar array could be installed. This will decrease production of the system.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

No, the homeowner does not want to fence in the array due to possible production losses caused by shading.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes

<u>SHEET CATALOG</u>	
INDEX NO.	DESCRIPTION
T-01	COVER PAGE 1
S-01	MOUNTING DETAIL
S-02	STRUCTURAL DETAIL
E-01	SINGLE LINE DIAGRAM
PL-01	WARNING PLACARDS
SS	SPEC SHEET(S)

INDEX NO.	DESCRIPTION
T-01	COVER PAGE 1
S-01	MOUNTING DETAIL
S-02	STRUCTURAL DETAIL
E-01	SINGLE LINE DIAGRAM
PL-01	WARNING PLACARDS
SS	SPEC SHEET(S)

<u>SCOPE OF WORK</u>
GENERAL SYSTEM INFORMATION: SYSTEM SIZE: 10400W DC, 10000W AC MODULES: (26)TELESUN TD6G72M-400W INVERTER: (1)SOLAREDGE TECHNOLOGIES SE10000H-US(240V) OPTIMIZER: (26)SOLAREDGE P440 POWER OPTIMIZER POWER OPTIMIZER

APPLICABLE CODES

- ## GENERAL NOTES

NATHAN NOYES - 10.400kW DC, 10.000kW AC

[illegible]

100 Drexel Dr.
 Philadelphia, PA 19104, USA

Tel: 215 382 1000
 Telex: 155555



NAME:NATHAN NOYES
ADDRESS:500 DEERFIELD DRIVE, PEKIN, IL 61554
40.549825, -89.645267 APN : 101-011-106-014
AHJ: IL-CITY OF PEKIN
UTILITY:AMEREN
PRN NUMBER:GRN-42964



DRAFTED BY : S.HARISH QC'ED BY: S.GOPAL	PAPER SIZE:17X11
SCALE:AS NOTED	REV:B
DATE:2/9/22	T-01

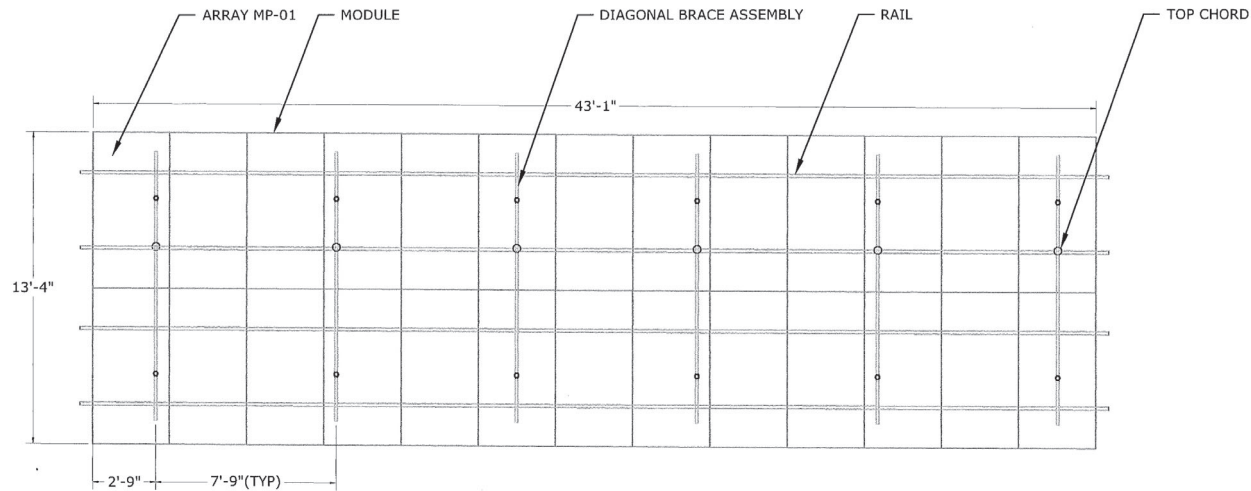
INSTALLATION NOTES:

1. SOLAR PHOTOVOLTAIC SYSTEM TO BE INSTALLED ON THE GROUND.
2. THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE IBC 2015 TO WITHSTAND A BASIC WIND SPEED OF 115 MPH (3 SECOND GUST), WIND EXPOSURE C.

SITE INFORMATION - WIND
SPEED: 115 MPH AND SNOW
LOAD: 20 PSF

SR. NO	AZIMUTH	PITCH	NO. OF MODULES
MP-01	180°	30°	26

UNIRAC SHARED RAIL



SCALE: 1/8" = 1'-0"



AERIAL VIEW



CUSTOMER INFORMATION

NAME: NATHAN NOYES

ADDRESS: 500 DEERFIELD DRIVE, PEKIN,
IL 61554

40.549825, -89.645267
APN : 101-011-106-014

AHJ: IL-CITY OF PEKIN

UTILITY: AMEREN

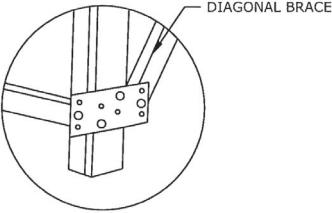
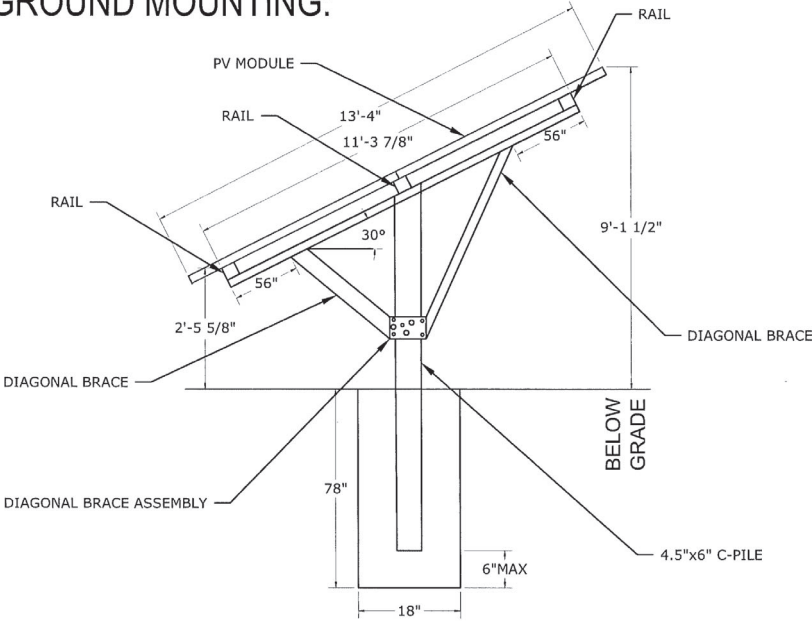
PRN NUMBER: GRN-42964



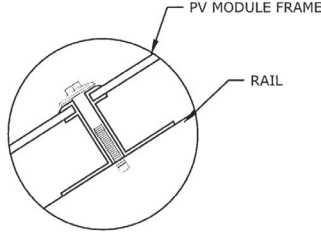
MOUNTING DETAIL

DRAFTED BY : S.HARISH QC'ED BY : S.GOPAL	PAPER SIZE: 17X11
SCALE: AS NOTED	REV: B
DATE: 2/9/22	S-01

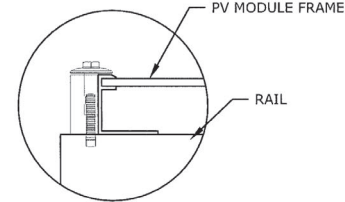
SIDE VIEW OF GROUND MOUNTING:



MID CLAMPS DETAIL



END CLAMPS DETAIL



MODULES DATA

TELESUN TD6G72M-400W	
MODULE DIMS	79.96"x39.80"x1.18"
LAG SCREWS	5/16"x3.5":2.5"MIN EMBEDMENT



CUSTOMER INFORMATION

NAME:NATHAN NOYES
ADDRESS:500 DEERFIELD DRIVE, PEKIN, IL 61554
40.549825, -89.645267 APN : 101-011-106-014
AHJ: IL-CITY OF PEKIN
UTILITY:AMEREN
PRN NUMBER:GRN-42964

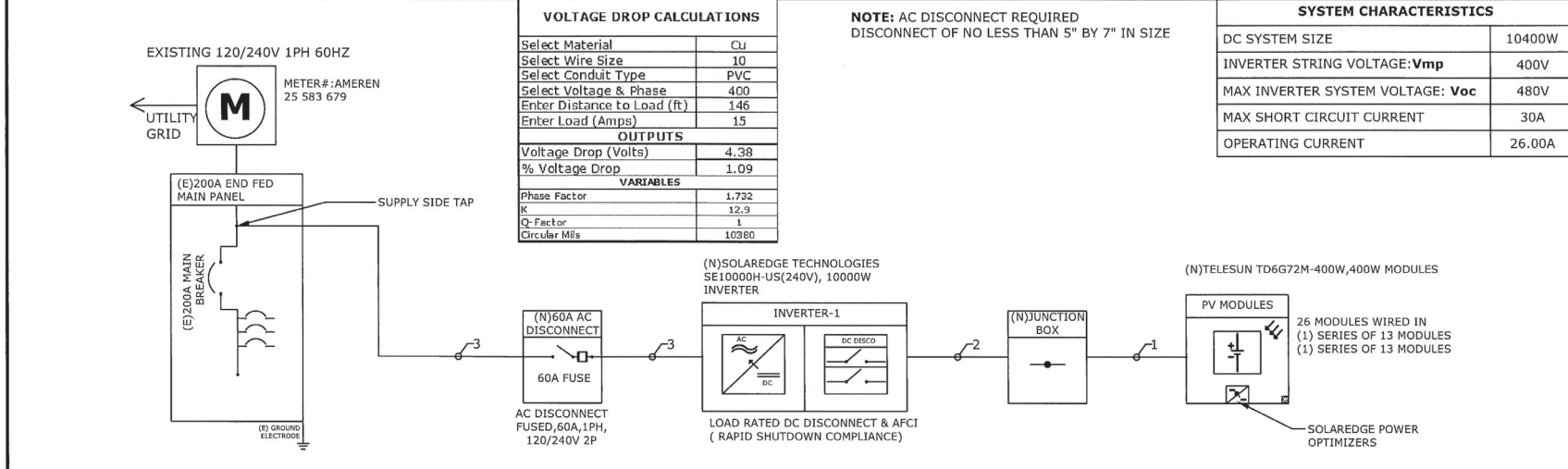


STRUCTURAL DETAIL

DRAFTED BY : S.HARISH QC'ED BY: S.GOPAL	PAPER SIZE:17X11
SCALE:AS NOTED	REV:B
DATE:2/9/22	S-02

SINGLE LINE DIAGRAM: DC SYSTEM SIZE - 10400W, AC SYSTEM SIZE - 10000W

INVERTER-1 SPECIFICATIONS		MODULE SPECIFICATION		OPTIMIZER CHARACTERISTICS		ELECTRICAL NOTES: 1.CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER NEC 310.10(D). 2.CONDUCTORS EXPOSED TO WET LOCATIONS SHALL BE SUITABLE FOR USE IN WET LOCATIONS PER NEC 310.10(C). 3.MAXIMUM DC/AC VOLTAGE DROP SHALL BE NO MORE THAN 2%. 4.ALL CONDUCTORS SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED. 5.BREAKER/FUSE SIZES CONFORMS TO BREAKER/FUSE SIZES PER NEC 240. 6.ACEQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC 250.122. 7.AMBIENT TEMPERATURE CORRECTION FACTOR IS BASED ON NEC 690.31(A). 8.AMBIENT TEMPERATURE ADJUSTMENT FACTOR IS BASED ON NEC 310.15(B)(2). 9.MAX. SYSTEM VOLTAGE CORRECTION IS PER NEC 690.7. 10.CONDUCTORS ARE SIZED PER NEC TABLE 310.15(B)(16).
MODEL	SOLAREEDGE TECHNOLOGIES SE10000H-US(240V)	MODEL	TELESUN TD6G72M-400W	MODEL	P440	
POWER RATING	10000W	MODULE POWER @ STC	400W	MIN INPUT VOLTAGE	8 VDC	
MAX OUTPUT CURRENT	42A	OPEN CIRCUIT VOLTAGE:V _{oc}	48.9V	MAX INPUT VOLTAGE	60 VDC	
CEC WEIGHTED EFFICIENCY	97%	MAX POWER VOLTAGE:V _{mp}	40.8V	MAX INPUT CURRENT	14.5 ADC	
MAX INPUT CURRENT	27A	SHORT CIRCUIT VOLTAGE:I _{sc}	10.33A	MAX OUTPUT CURRENT	15 ADC	
MAX DC VOLTAGE	480V	MAX POWER CURRENT:I _{mp}	9.81A			



CONDUIT SCHEDULE					NOTE: MAIN PANEL RATING:200A, MAIN BREAKER RATING:200A LINE SIDE TAP: 100% ALLOWABLE BACKFEED IS =200A OCPD CALCULATIONS: INVERTER OVERCURRENT PROTECTION= INVERTER O/P I X CONTINUOUS LOAD(1.25) =42x1.25x1=52.50A=>PV BREAKER = 60A TOTAL REQUIRED PV BREAKER SIZE / FUSE SIZE=>60A PV BREAKER
TAG ID	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND	
1	NONE	(4) 10AWG PV WIRE	NONE	(1) 10AWG BARE COPPER	
2	3/4" SCH 40 PVC (BELOW GROUND) 3/4" SCH 80 PVC (ABOVE GROUND)	(4) 10AWG THHN/THWN-2	NONE	(1)10AWG THHN/THWN-2	
3	3/4"IMC	(2) 6AWG THHN/THWN-2	(1) 6AWG THHN/THWN-2	(1) 6AWG THHN/THWN-2	

ELECTRICAL CALCULATIONS																															
DC WIRE SIZING CALCULATIONS BASED OF FOLLOWING EQUATIONS>> •REQUIRED CONDUCTOR AMPACITY: 125% X I _{sc} (A) X #OF PARALLEL STRINGS = MAX CURRENT PER 690.8(A)(1) X 125% = MAX CURRENT PER 690.8(B)(1) •CORRECTED AMPACITY CALCULATIONS: AMPACITY X TEMPERATURE DERATE FACTOR X COUDUIT FILL DERATE = DERATED CONDUCTOR AMPACITY PER 690.8(B)(2) •DERATE CONDUCTOR AMPACITY CHECK: MAX CURRENT PER 690.8(A)(1) < DERATED CONDUCTOR AMPACITY AC WIRE SIZING CALCULATIONS BASED OF FOLLOWING EQUATIONS >> •REQUIRED CONDUCTOR AMPACITY: INVERTER OUTPUT CURRENT X #OF INVERTERS = MAX CURRENT PER 690.8(A)(3) X 125% = MAX CURRENT PER 690.8(B)(1) •CORRECTED AMPACITY CALCULATIONS: AMPACITY X TEMPERATURE DERATE FACTOR X CONDUIT FILL DERATE = DERATED CONDUCTOR AMPACITY PER 690.8(B)(2) •DERATED CONDUCTOR AMPACITY CHECK: MAX CURRENT PER 690.8(A)(3) < DERATED CONDUCTOR AMPACITY										DC WIRE CALCULATIONS:- MATERIAL:COPPER & TEMPERATURE RATING:90°C																					
										TAG ID		REQUIRED CONDUCTOR AMPACITY								CORRECTED AMPACITY CALCULATION					DERATED CONDUCTOR AMPACITY CHECK						
										1	1	X	10.33	X	1	=	10.33	X	1.25	=	12.91A	40	X	0.58	X	1	=	23.20A	12.91A	<	23.20A
										2	1	X	10.33	X	1	=	10.33	X	1.25	=	12.91A	40	X	0.71	X	0.8	=	22.72A	12.91A	<	22.72A
AC WIRE CALCULATIONS:- MATERIAL:COPPER & TEMPERATURE RATING:90°C																															
TAG ID		REQUIRED CONDUCTOR AMPACITY								CORRECTED AMPACITY CALCULATION					DERATED CONDUCTOR AMPACITY CHECK																
3	42	X	1	=	42.00	X	1.25	=	52.50A	75	X	0.87	X	1	=	65.25A	52.50A	<	65.25A												

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PV Installation Professional
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CEO, GRNE Solar
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Because quality matters

SINGLE LINE DIAGRAM
 DRAFTED BY : S.HARISH
 QC'ED BY: S.GOPAL
 PAPER SIZE:17X11
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 E-01

WARNING PLACARD



WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

LABEL LOCATION

AC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC 690.13

WARNING: PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION

CONDUIT, COMBINER BOX
PER CODE: NEC690.31(G)(3)

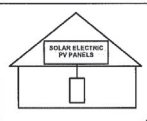
PHOTOVOLTAIC AC DISCONNECT

LABEL LOCATION

DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC690.13(B)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



LABEL LOCATION

AC DISCONNECT, DC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC690.56(C)(1)(A)

INVERTER 1

MAXIMUM SYSTEM VOLTAGE(Voc)	480	V
MAXIMUM CIRCUIT CURRENT(Isc)	30	A
MAXIMUM RATED OUTPUT CURRENT OF THE CHARGE CONTROLLER OR DC-TO-DC CONVERTER (IF INSTALLED)	15	A

LABEL LOCATION

DC DISCONNECT
PER CODE: NEC690.53

PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH

RATED AC OPERATING CURRENT 42.00 AMPS AC
AC NOMINAL OPERATING VOLTAGE 240 VAC

LABEL LOCATION

AC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC 690.54

WARNING

POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVER-CURRENT DEVICE

LABEL LOCATION

POINT OF INTERCONNECTION
PER CODE: NEC 705.12(B)(2)(3)(b)



WARNING

DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION

POINT OF INTERCONNECTION
PER CODE: NEC705.12(B)(3)

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

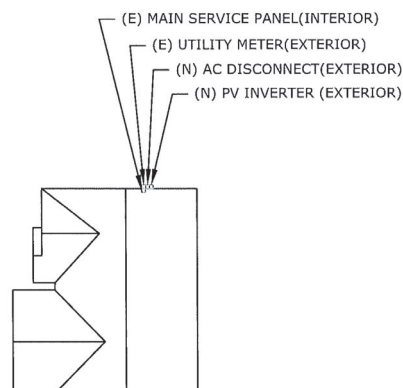
LABEL LOCATION

INVERTER
PER CODE: NEC 690.56(C)(3)

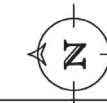
CAUTION: MULTIPLE SOURCES OF POWER



POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN



PHOTOVOLTAIC ARRAY ON THE GROUND



LABEL LOCATION

SERVICE PANEL
PER CODE: NEC 705.10

NOTES:

ALL PLACARDS SHALL BE OF WEATHER PROOF CONSTRUCTION, BACKGROUND ON ALL PLACARDS SHALL BE RED WITH WHITE LETTERING U.O.N. PLACARD SHALL BE MOUNTED DIRECTLY ON THE EXISTING UTILITY ELECTRICAL SERVICE. FASTENERS APPROVED BY THE LOCAL JURISDICTION



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WARNING PLACARDS

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PL-01

SPEC SHEET



BIPRO

TD6G72M 144-cell

385 ~ 410W
bifacial dual glass
9BB half-cut mono perc

KEY FEATURES

9BB half-cut cell technology
New circuit design, lower internal current, lower R_s loss

Industry leading high yield
Bifacial PERC cell technology,
5%-25% more yield depends on different conditions

Excellent Anti-PID performance
2 times of industry standard Anti-PID test by TUV SUD

Wider application
No water-permeability and high wear-resistance,
can be widely used in high-humid, windy and dusty area

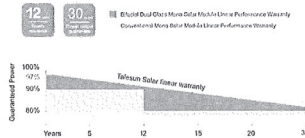
IP68 junction box
High waterproof level

SYSTEM & PRODUCT CERTIFICATES

- IEC 61215 / IEC 61730 / UL 1703
- ISO 9001 : 2015 Quality Management System
- ISO 14001 : 2015 Environment Management System
- ISO 45001 : 2018 Occupational Health and Safety Management Systems



PERFORMANCE WARRANTY



ELECTRICAL PARAMETERS

Performance at STC (Power Tolerance 0 - +3%)

	390	395	400	405	410
Maximum Power(P _{max} /W)	390	395	400	405	410
Operating Voltage(V _{mp} /V)	40.2	40.5	40.8	41.1	41.4
Operating Current(I _{mp} /A)	9.71	9.76	9.81	9.86	9.91
Open-Circuit Voltage(V _{oc} /V)	48.5	48.7	48.9	49.1	49.3
Short-Circuit Current(I _{sc} /A)	10.25	10.29	10.33	10.37	10.41
Module Efficiency η (%)	19.0	19.2	19.5	19.7	20.0

Performance at NMOT

	295	290	302	306	310
Maximum Power(P _{max} /W)	295	290	302	306	310
Operating Voltage(V _{mp} /V)	37.7	38.0	38.3	38.6	38.9
Operating Current(I _{mp} /A)	7.82	7.86	7.90	7.93	7.97
Open-Circuit Voltage(V _{oc} /V)	45.7	45.9	46.1	46.3	46.5
Short-Circuit Current(I _{sc} /A)	8.26	8.29	8.33	8.36	8.39

STC: Irradiance 1000W/m², Cell Temperature 25°C, Air Mass AM1.5 NMOT: Irradiance at 800W/m², Ambient Temperature 20°C, Air Mass AM1.5, Wind Speed 1m/s

Electrical characteristics with different rear side power gain (reference to 400W front)

P _{max} gain	P _{max} W	V _{mp} V	I _{mp} A	V _{oc} V	I _{sc} A
5%	420	40.8	10.30	48.9	10.84
10%	440	40.8	10.79	48.9	11.36
15%	460	40.8	11.28	48.9	11.87
20%	480	40.8	11.77	48.9	12.39
25%	500	40.8	12.26	48.9	12.91

MECHANICAL SPECIFICATION

Cell Type	Half-cell 9 busbar
Cell Dimensions	158.75*158.75mm(6inches)
Cell Arrangement	144 (6*24)
Weight	25.8kg
Module Dimensions	2031*1011*30mm
Cable Length	500/500mm(19.69/19.69inches)
Cable Cross Section Size	4mm ² (0.006inches ²)
Front Glass	2.8mm (0.08inches) AR Coated Heat Strengthened Glass
Back Glass	2.0mm (0.08inches) Heat Strengthened Glass (White Grid Glass)
No. of Bypass Diodes	3/6
Packing Configuration	A: 32pcs/Pallet, 704 pcs/40hq
Frame	30 mm (1.18 inches) Anodized Aluminium Alloy
Junction Box	IP68

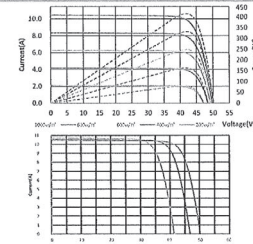
OPERATING CONDITIONS

Maximum System Voltage	1500V(DC)(EC)
Operating Temp	-40°C~+85°C
Maximum Series Fuse	20A
Static Loading	5400pa
Conductivity at Ground	≤ 0.1Ω
Safety Class	II
Resistance	≥ 100MΩ
Connector	MC4 Compatible
Backside Output Ratio*	>75%
*Under STC: Backside Output Ratio = $\frac{P_{max}(rear)}{P_{max}(front)}$	

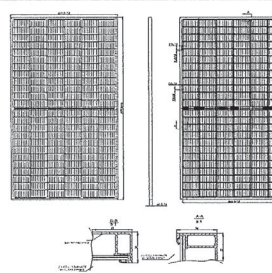
TEMPERATURE COEFFICIENT

Temperature Coefficient P _{max}	-0.35%/°C
Temperature Coefficient V _{oc}	-0.25%/°C
Temperature Coefficient I _{sc}	+0.04%/°C
NMOT	41±3°C

I-V CURVE



TECHNICAL DRAWINGS



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MODULE SPEC SHEET

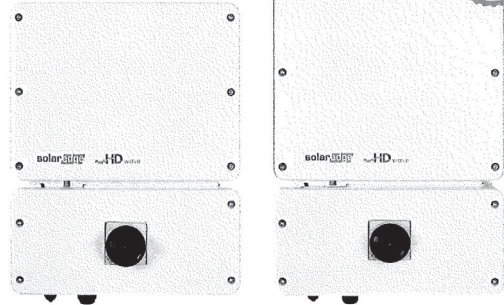
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SCALE: AS NOTED	REV: B
DATE: 2/9/22	SS-01

SPEC SHEET

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



12-25
YEAR
WARRANTY

INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

solaredge.com

solaredge

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US

MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXBXX4							
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	V _{ac}
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	V _{ac}
AC Frequency (Nominal)	59.3 - 60 - 60.5 ¹⁾							
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
Power Factor	1, Adjustable - 0.85 to 0.85							
GFDI Threshold	1							
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							
Nominal DC Input Voltage	380				400			
Maximum Input Current @240V ²⁾	8.5	10.5	13.5	16.5	20	27	30.5	A _{dc}
Maximum Input Current @208V ²⁾	-	9	-	13.5	-	-	27	A _{dc}
Max. Input Short Circuit Current	45							
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600k Ω Sensitivity							
Maximum Inverter Efficiency	99	99.2					99 @ 240V 98.5 @ 208V	
CEC Weighted Efficiency	99							
Nighttime Power Consumption	< 2.5							

¹⁾ For other regional settings please contact SolarEdge support

²⁾ A higher current source may be used; the inverter will limit its input current to the values stated



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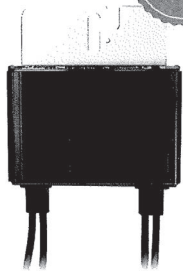
INVERTER SPEC SHEET

DRAFTED BY : S. HARISH	PAPER SIZE: 17X11
QC'ED BY: S. GOPAL	
SCALE: AS NOTED	REV: B
DATE: 2/9/22	SS-02

SPEC SHEET

Power Optimizer For Residential Installations

S440, S500

25
YEAR
WARRANTY

POWER OPTIMIZER

Enabling PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Faster installations with simplified cable management and easy assembly using a single bolt
- Module-level voltage shutdown for installer and firefighter safety
- Flexible system design for maximum space utilization
- Superior efficiency (99.5%)
- Compatible with bifacial PV modules

*Functionality subject to inverter model and firmware version

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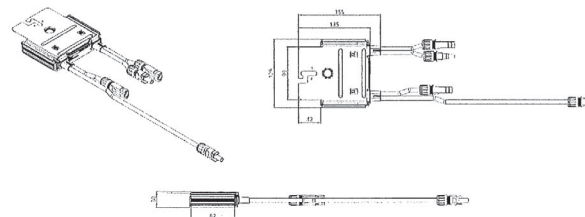
/ Power Optimizer For Residential Installations S440, S500

	S440	S500	UNIT
Rated Input DC Power ⁽¹⁾	440	500	W
Absolute Maximum Input Voltage (Voc)	60		Vdc
MPPT Operating Range	8 - 60		Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	15	Adc
Maximum Efficiency	99.5		%
Weighted Efficiency	98.6		%
Overtolerance Category	II		
OUTPUT DURING OPERATION			
Maximum Output Current	15		Adc
Maximum Output Voltage	60		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)			
Safety Output Voltage per Power Optimizer	1		Vdc
STANDARD COMPLIANCE			
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3, CISPR11, EN-55011		
Safety	IEC62109-1 (class II safety), UL1741		
Material	UL94 V-0, UV Resistant		
RoHS	Yes		
Fire Safety	VDE-AR-E 2100-712:2013-05		
INSTALLATION SPECIFICATIONS			
Maximum Allowed System Voltage	1000		Vdc
Dimensions (W x L x H)	129 x 155 x 30		mm
Weight (including cables)	655 / 1.5		gr / lb
Input Connector	MC4 ⁽²⁾		
Input Wire Length	0.1		m
Output Connector	MC4		
Output Wire Length	(+) 2.3, (-) 0.10		m
Operating Temperature Range ⁽³⁾	-40 to +85		°C
Protection Rating	IP68 / NEMA6P		
Relative Humidity	0 - 100		%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed.
(2) For other connector types please contact SolarEdge.
(3) For ambient temperature above +10°C / +158°F power derating is applied. Refer to [Power Optimizers Temperature Derating Technical Note](#) for more details.

PV System Design Using a SolarEdge Inverter	Single Phase HD-Wave	Three Phase	Three Phase for 277/480V Grid	
Minimum String Length (Power Optimizers)	8	16	18	
Maximum String Length (Power Optimizers)	25	50		
Maximum Nominal Power per String ⁽⁴⁾	5700	11250 ⁽⁵⁾	12750 ⁽⁶⁾	W
Parallel Strings of Different Lengths or Orientations	Yes			

(4) If the inverter rated AC power < maximum nominal power per string, then the maximum power per string will be able to reach up to the inverter's maximum input DC power. Refer to <https://www.solaredge.com/sites/default/files/line-power-optimizer-single-string-design-application-note.pdf>
(5) For the 277/480V grid, it is allowed to install up to 15,500W per string when the maximum power difference between each string is 2,000W.
(6) For the 277/480V grid, it is allowed to install up to 15,500W per string when the maximum power difference between each string is 2,000W.
(7) It is not allowed to mix S-series and P-series Power Optimizers in new installations.



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CE RoHS



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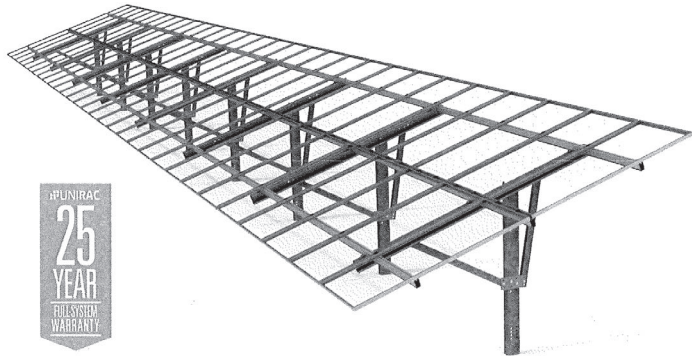


OPTIMIZER SPEC SHEET

DRAFTED BY : S.HARISH	PAPER SIZE: 17X11
QC'ED BY: S.GOPAL	
SCALE: AS NOTED	REV: B
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GROUND FIXED TILT UNIRAC

GROUND FIXED TILT (GFT) is an engineered system of standard, lightweight ground mount components that are in stock and ready to ship from North America's largest ground mount distribution network. UNIRAC's unmatched commercial project support makes construction easy, from permitting through installation, including region-specific engineering. GFT's refined solution, including a new shared rail design, delivers enhanced system and labor optimization. Plus, enjoy peace of mind with **SOLARMOUNT** Mounting Technology and UNIRAC's industry-leading 25-year warranty.



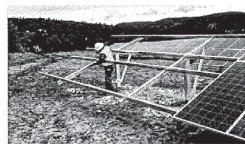
UNIRAC
25
YEAR
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IN STOCK & READY TO SHIP
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COMMERCIAL PARTNERSHIP
EXPERIENCE THAT MAKES A DIFFERENCE



INSTALLATION EXPERIENCE
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Single post configurations with 20° and 30° tilt options. Standardized components and kitted hardware bring ease of stockability and repeatability, from 2KW to multi-MW. North America's largest Ground Mount Distributor network ensures the fastest lead times and empowers you to finish your projects on schedule.

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Permit ready, pre-engineered, regional designs save your valuable time. Standard construction drawings with general structural notes, table and component cross sections, foundation options and structural details speed permit submittal and construction. Industry leading commercial customer service supports you across your project, from design and logistics thru installation.

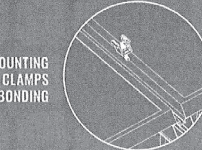
INSTALLATION EXPERIENCE

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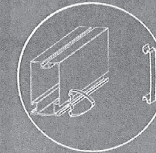
Kitted hardware, integrated bonding, and pre-assembled parts streamline construction from pre-mobilization to installation. Straightforward connections ensure maximum strength and require no specialized labor or training. Lightweight components allow for one or two-person assembly. System flexibility enables you to mount 60 & 72 cell modules and choose from multiple foundation and rail options to optimize your projects.



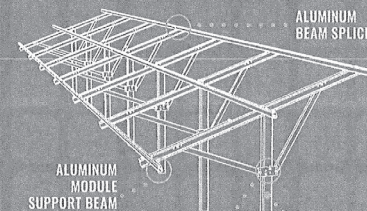
TOP MOUNTING
MODULE CLAMPS
W/ INTEGRATED BONDING



SNAP-ON
WIRE MANAGEMENT



ALUMINUM
BEAM SPLICE



ALUMINUM
MODULE
SUPPORT BEAM

DIAGONAL BRACE
ASSEMBLY

4.5" X 6"
C-PILE
FOUNDATION



UNMATCHED



CERTIFIED



ENGINEERING



BANKABLE



DESIGN



PERMIT

ON-TIME DELIVERY

No waiting. Our goal is simple: Consistently deliver solutions and services correctly, efficiently and dependably to exceed your expectations. Our world-class operations provide a 99% on-time delivery to help you meet your commitment dates.

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UNIRAC is the only PV mounting vendor with ISO certifications for 9001:2008, 14001:2004 and OHSAS 18001:2007, which means we deliver the highest standards for fit, form, and function. These certifications demonstrate our excellence and our commitment to first class business.

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UNIRAC has the financial strength to back our products and reduce your risk. Have peace of mind knowing you are receiving products of exceptional quality. GFT is covered by a 25-year manufacturing warranty on all parts.

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CERTIFIED
PV Installation
Professional
EPV-042217-016609
ERIC PETERMAN
CEO, GRNE Solar
eric@grnesolar.com
(312)859-3417

CUSTOMER INFORMATION

NAME: NATHAN NOYES

ADDRESS: 500 DEERFIELD DRIVE, PEKIN,
IL 61554

40.549825, -89.645267
APN : 101-011-106-014

AHJ: IL-CITY OF PEKIN

UTILITY: AMEREN

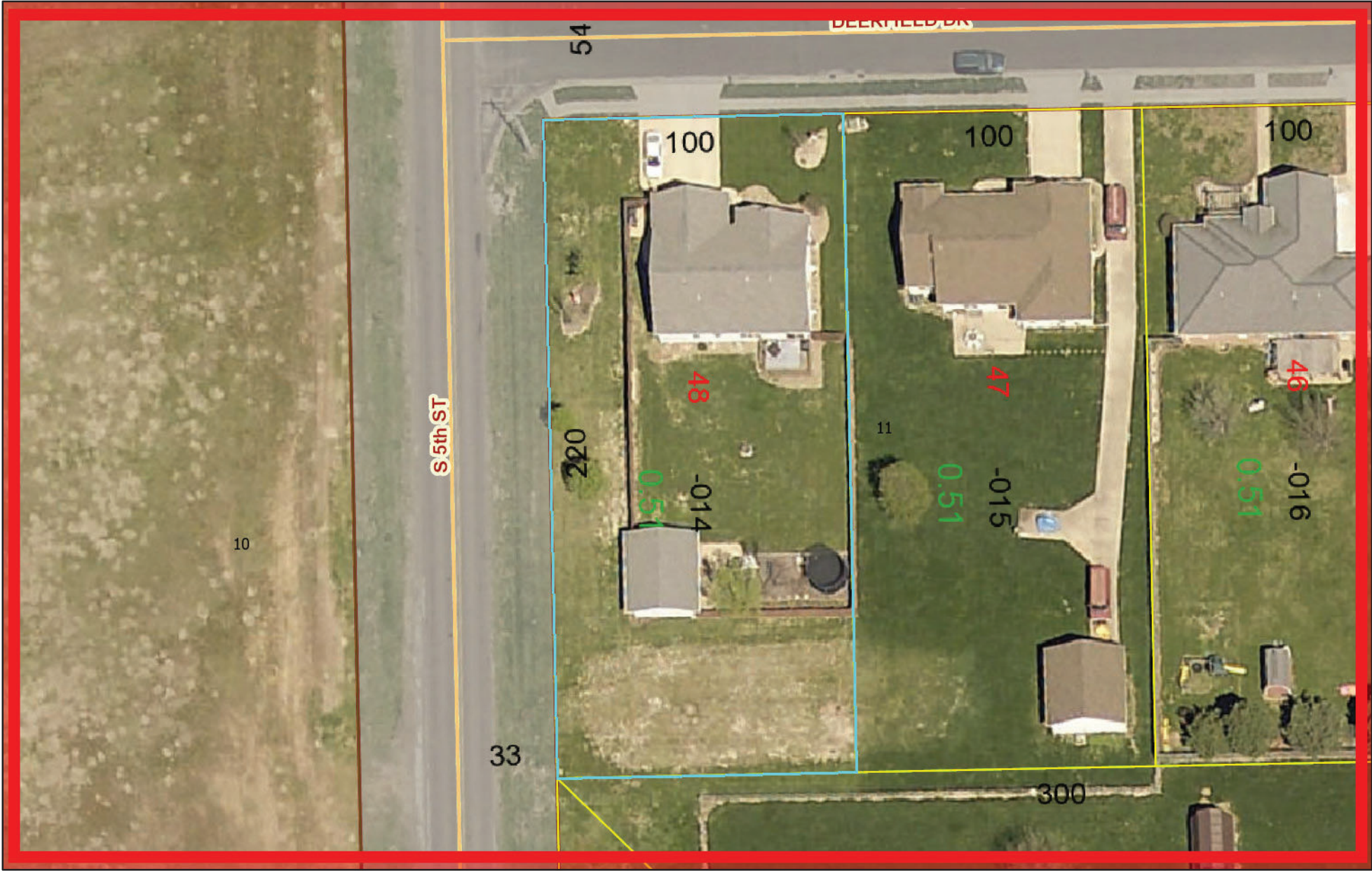
PRN NUMBER: GRN-42964

ILLUMINE i
Because quality matters

MOUNT SPEC SHEET

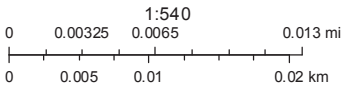
DRAFTED BY : S.HARISH	PAPER SIZE: 17X11
QC'ED BY: S.GOPAL	REV: B
SCALE: AS NOTED	SS-04
DATE: 2/9/22	

Tazewell County GIS



- | | | |
|-------|--------|---------|
| I-155 | IL 29 | US 24 |
| I-474 | IL 98 | Streets |
| I-74 | US 150 | |

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



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CITY OF PEKIN SIGN ORDINANCE

PURPOSE

The purpose of this title is to establish a comprehensive system of sign controls regarding the construction, installation, and maintenance of signs that will:

Promote and protect the health, safety, and welfare of the City of Pekin by ensuring the compatibility of signs with surrounding structures and land uses.

Create a more attractive business and economic climate by enhancing and protecting the orderly and effective display of signs and discourage sign clutter.

Protect the public from hazardous conditions that result from the indiscriminate use and placement of signs, structurally unsafe signs, signs that obscure the vision of pedestrians or motorists, and signs that compete or conflict with necessary traffic signals, government signs, and warning signs.

SIGN ORDINANCE DEFINITIONS

A frame or sandwich board

- A temporary sign not permanently attached to the ground which is hinged at the top forming the letter A. Two sided usually displayed on the sidewalk or ground.

Accessory Sign

- A sign intended to advertise the prices of products sold, specific products sold, specific services offered or to specifically identify the owner or operator of a service station. Accessory signs shall be permitted in any use district.

Air Dancer Tubes

- Is an inflatable moving advertising product comprising a long fabric tube (with two or more outlets), which is attached to and powered by an electrical fan. As the electrical fan blows air through the fabric tube, this causes the tube to move about in a dynamic dancing or flailing motion

Animated

- A sign or display that uses movement or the appearance of movement through the use of patterns of lights, changes in color or light intensity, computerized special effects, video displays or through any other method, except for the scrolling of a static message or scene onto or off a signboard in one direction per message.

Attention Getting Devices

- Are pennants, streamers or inflatable characters or symbols.

Awning Sign

- A sign with copy painted or affixed flat to the surface of an awning which does not extend vertically or horizontally past the limits of the awning.

Balloon Sign

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- An inflated sign that's attached to the ground or some other anchor and is not a free-floating conveyance.

Banner (Wall Mounted)

- A temporary sign printed upon flexible material mounted with or without rigid frames on a building or the ground.

Blade Sign

- A pedestrian oriented sign, adjacent to a pedestrian walkway or sidewalk, attached to a building wall, with the exposed face of the sign perpendicular to the building.

Canopy

- A roofed structure constructed of permanent materials that is supported by columns and may be freestanding or attached to a building.

Changeable Message Board Signs (Manually)

- A sign designed where a portion of the sign allows for a message to be changed manually. A changeable message board does not include electronic message signs.

Directional Signs

- Signs required for the purpose of orientation, when established by the City, County, State or Federal government, shall be permitted in all districts.

Electronic Message Signs

- A sign designed where a portion of the sign area uses changing light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the electronic display panel to form a message in text and/or image from where the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. Time/temperature signs are not considered electronic message signs. Flashing signs, animated signs, and video display signs are not considered electronic message signs.

Flags

- A symbol or emblem of a country, state, municipality or of fraternal, religious or civic organizations. Usually made of cloth, typically rectangular in shape attachable on one edge to a pole or rope.

Flashing Sign

- A sign with an intermittent or sequential flashing light source used primarily to attract attention. Flashing signs do not include electronic message signs.

Ground Sign

- A sign that is placed on or supported by the ground, independent of the principal structure on the lot, designed with a monument base that is an integral part of the sign structure.

Informational Sign

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- Signs containing information about public places of historic, cultural, scientific, educational, or religious sites, and areas of natural scenic beauty or naturally suited for outdoor recreation, considered to be in the interest of the traveling public.

Light Pole Banner

- Banners mounted on poles perpendicular to the light post.

Marquee

- A canopy projecting over the entrance of a theater, hotel or arena that may display attractions and principal performers.

Menu Board signs

- A permanently mounted structure displaying the bill of fare for a drive in or drive thru business.

Monument Sign

- See Ground Sign

Moving Sign

- A sign where the entire sign structure or a portion of which rotates, moves, elevates, or in any way alters position or geometry. A tri-vision sign where triangular prisms rotate inside a frame to show a new message and/or information are considered moving signs. Moving signs do not include clocks or barber poles

Multi-tenant sign

- A commercial development under unified control consisting of two (2) or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common access/entranceway or parking area

Neon Sign

- A source of light for externally lit street signs supplied by a neon tube that is bent to form letters, symbols, or other shapes.

Pennant

- Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Pole

- A freestanding sign with visible support structure. Portable Sign: A sign not permanently attached to the ground or a building, and easily removable using ordinary hand tools

Portable Reader

- A sign whose principal supporting structure is intended, by design and construction, to rest upon the ground for support and may be easily moved or relocated for reuse. Portable reader-board signs include, but are not limited to, signs mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure, with wheels or with wheels removed. Portable reader-board signs do not include A-frame signs.

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Portable sign

- Any sign that is not permanently anchored to a building, structure or permanently anchored in the ground and set in concrete to withstand 70 mile an hour winds.

Pylon

- A type of ground sign that is affixed, attached, or erected on one (1) or more poles, uprights, or braces from the ground and not supported by a building or a base structure.

Real Estate Sign

- Signs used for advertising land or buildings for rent, lease and/or sale. Real estate signs shall be permitted only when located on the land or building intended to be rented, leased and/or sold.

Roof Sign

- A sign that is erected on the roof structure or parapet of any building with the principal support attached to the roof structure.

Sail/Feather Sign

- An outdoor banner mounted to a pole used for attracting attention.

Searchlight

- An attention-getting device where high intensity light is reflected upward in a focused beam and can turn in any direction to attract attention to a location. Also known as sky-beams or sky spotlights.

Security Sign

- Signs that notify visitors of security measures which may include signs such as No Trespassing, Private Property, Video Monitored, etc.

Suspended Sign

- A sign suspended from the underside of the horizontal plane surface of an awning, canopy, cantilever, marquee, arcade or gallery. Under-awning signs are distinct from blade signs, which are attached to the structure.

Temporary Sign

- A sign not permanently attached to the ground, wall or building that is intended to be displayed for a limited period of time.

Video Display

- A sign, or portion of a sign, that displays an electronic video, whether pre-recorded or streaming.

Wall Sign

- A sign that is attached directly to an exterior wall of a building and dependent upon a building for support and projects eighteen inches (18") or less from the wall of a

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structure with the exposed face of the sign in a plane substantially parallel to the face of the wall. Window signs are not considered wall signs

Window Sign

- A sign that is attached to, placed upon, or printed on the interior or exterior of a window or door of a building, or displayed on the interior within two feet (2') of a window intended for viewing from the exterior of such a building. A window sign may be either permanent or temporary. Shadowbox design within display windows, where the window display is designed with a background enclosure against which signs are mounted that blocks view into the establishment, is considered a window sign and the entire area of the shadowbox is subject to the maximum sign area limitation.

CONFORMANCE

All signs shall be approved by the Building Official and shall conform to all applicable Code and Ordinances of the City of Pekin.

SIGN PERMIT

No sign, unless specifically identified as exempt by this chapter may be erected, constructed, altered, or relocated without first applying for and receiving a permit.

All sign permits are valid for 180 days unless stated otherwise within this code. [BDH1][UG2] Unless activity related to the erection, construction, alteration, or relocation of a sign has already commenced, all permits for the erection, construction, alteration, or relocation of a any sign shall automatically expire on the 181st day after said permit was granted.

VARIANCES

1. No sign may be erected, constructed, altered, or relocated that does not comply with the regulations of this title unless a modification or variance is applied for and approved in accordance with this section.
2. Authority: A sign variance may be authorized after a review by and recommendation from the Zoning Board of Appeals is forwarded to the City Council, who will make a final decision on an application. However, certain administrative modifications may be approved by the City Manager.
3. A sign variance may only be approved by the City Council. An administrative modification may be approved by the City Manager. Applications eligible for an administrative modification are defined in this section.
4. Administrative modifications that may be approved by the City Manager are limited to the following:
 - a) A modification to the maximum sign area or maximum sign height of no more than ten percent (10%).
 - b) Modifications or additions to the permitted sign materials.
 - c) Modifications to the required sign landscape area and landscape materials.

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5. All other requests that are not administrative modifications are sign variances, where the ~~Zoning Board of Appeals~~Planning and Zoning Commission makes a recommendation, and the City Council makes a final decision.

Process: All applications for an administrative modification or sign variance must be filed with the Building Official as part of a complete sign permit application. Once it is determined that the application is complete, the Building Official will forward a copy of the application to the Zoning Administrator.

Administrative Modification:

1. The City Manager will approve, approve with conditions, or deny the requested administrative modification. The City Manager's decision must be based on evaluation of the application pursuant to the approval standards listed above.
2. The City Manager may also, at his/her discretion, determine that, because of its nature, a proposed administrative modification application, even if it meets the criteria of subsection B of this section, must be resubmitted in accordance with the procedures for a sign variance with no additional fee.
3. If the City Manager denies the application for an administrative modification, the applicant may appeal the decision to the Zoning Board of Appeals by resubmitting the application as a sign variance. No new fees for the sign variance are required. Appeals must be filed within thirty (30) days of receipt of the City Manager's decision. [BDH3][JG4]

Sign Variance:

1. Upon receipt of a completed d variance application, the Zoning Board of Appeals will review the application and forward its recommendation to the City Council. [BDH5][JG6]
2. The Zoning Board of Appeals recommendation and the City Council's decision must be based on evaluation of the application pursuant to the approval standards of subsection D of this section.
3. The Zoning Board of Appeals may recommend, and the City Council may impose additional conditions and restrictions upon the location and construction of the sign as necessary to protect the public health, safety, and welfare.
4. The City Council will consider the sign variance after receipt of the Zoning Board of Appeals recommendation. The City Council will approve, approve with conditions, or deny the sign variance.

Approval Standards:

Approval of an administrative modification or sign variance must be based on the evaluation of the request pursuant to the following approval standards:

1. The proposed sign is compatible with the character of the surrounding area.
2. The proposed sign is not detrimental to the development of the surrounding area.
3. The proposed sign is not detrimental to the public health, safety, and welfare.

Expiration:

1. The sign variance or administrative modification is considered part of the sign permit and is subject to the expiration provisions for the sign permit.

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2. A sign variance or administrative modification is issued for the specific sign on the specific site indicated on the sign permit. Once such sign is removed or replaced, the sign variance or administrative modification is null and void.

SIGN SURFACE AREA CALCULATION

1. The area within a frame and including the frame itself shall be used to calculate the square footage of the sign.
2. Should letters or graphics be mounted directly on a wall or fascia or in any such way as to be without a frame, the dimensions, the dimensions for calculating the square footage shall be the area contained within the periphery formed around such letters or graphics bounded by straight lines connecting the outermost points the sign.
3. Only one side of a double-faced sign shall be used in calculating the total sign area, provided the information on both sides of the sign are exactly the same.

GENERAL SIGN STANDARDS

All signs constructed, erected, modified, or altered must comply with the following standards.

1. Prohibited Installations:
 - a) No sign may be erected in a location that violates the building code, Fire Code and other applicable City codes or ordinances.
 - b) Only signs that have been placed by or authorized by Federal, State, or the City may be installed on public property. Any sign installed on public property including rights-of-way without prior authorization may be removed by the City without notice.
 - c) No permanent sign may be erected on private property without the consent of the property owner or his/her authorized agent. When a sign permit applicant proposes to install a sign on property not owned by the applicant, written permission from the property owner or his/her authorized agent must be submitted as part of the sign permit application.
2. Construction Standards:
 - a) Supports and braces must be designed as an integral part of the overall sign and obscured from public view to the extent technically feasible.
 - b) All signs attached to a building must be installed and maintained so that wall penetrations are watertight, and the structure does not exceed allowable stresses of supporting materials. To the greatest extent feasible, such penetrations should be located at joints of masonry units, or at locations of structural members of wood or other like constructed facades.
 - c) All signs must be designed and constructed in compliance with the building code, Electrical Code, and all other applicable codes and ordinances.
 - d) All permanent signs must be constructed of rigid, weather- proof materials, as determined by the Building Official.
 - e) ~~No sign may be painted on a wall or any other structure.~~
 - f) Glass comprising any part of a sign must be safety glass.
 - g) All letters, figures, characters, or representations in cut- out or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign must be safely and securely built into or attached to the sign structure.

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~~h)~~g) Audio components are prohibited on any sign, with the exception of menu boards. For menu boards, the audio component is limited to communication between the customer and service window.

3. Electrical Wiring:

- a) All electrical fixtures, devices, circuits, conduits, raceways, or similar features must be installed and maintained in compliance with the current Electrical Code as adopted by the City.
- b) Conduits and other components of a sign illumination system must be designed as an integral part of the overall sign structure and obscured from public view to the extent technically feasible.

4. Required Maintenance:

- a) All signs must be kept in a safe and well-maintained condition and appearance and must be repainted or otherwise maintained by the property owner or business owner to prevent corrosion or deterioration caused by the weather, age, or any other condition.
- b) All signs must be maintained to prevent any kind of safety hazard, including faulty or deteriorated sign structures, a fire hazard, or an electrical shock hazard.
- c) All unused sign hardware or wiring must be removed. The Building Official will serve written notice to the permit holder and property owner that unused sign hardware or wiring must be removed within thirty (30) days of written notice for permanent signs or twenty-four (24) hours for temporary signs. If the unused sign hardware or wiring is not removed within the required time period, the Building Official may enforce this order through permitted enforcement procedures.
- d) If a sign is maintained in an unsafe or unsecured condition, it must be removed, or the condition corrected. The Building Official will serve written notice to the permit holder and property owner that the sign must be removed, or the condition corrected within thirty (30) days of written notice for permanent signs or twenty-four (24) hours for temporary signs. If the sign is not removed or the condition is not corrected within the required time period, the Building Official may enforce this order through permitted enforcement procedures.
- e) The City may remove any sign that is an immediate public peril to persons or property summarily and without notice.

5. Illumination Standards:

- a) Any sign illumination, including gooseneck reflectors, external illumination, and internal illumination, must be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the public right-of-way.
- b) The sign face of internally illuminated signs must function as a filter to diffuse illumination. The sign face must cover all internal illumination components so that no exposed bulbs are visible.
- c) All external illumination of a sign must concentrate the illumination upon the printed area of the sign face.
- d) No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly glazed tiles, which would increase glare.

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- e) The use of neon or LED lighting as a sign accent is permitted only in the business, office, and industrial districts. When lit, lighting must be continuously illuminated. Flashing neon or LED lighting is prohibited.
- ~~f) Neon or LED lighting to outline doors, windows, architectural features, and building facades is prohibited.~~
- ~~g) f)~~ For all signs with the exception of electronic message signs, the maximum allowable foot-candle at the lot line is one (1) foot-candle unless such signs are allowed to extend over the lot line, where the maximum of one (1) foot-candle is measured at the back of curb or edge of pavement.
- g) For electronic message signs, the maximum brightness is limited to five thousand (5,000) nits when measured from the sign's face at its maximum brightness, during daylight hours, and five hundred (500) nits when measured from the sign's face at its maximum brightness between dusk and dawn, i.e., the time of day between sunrise and sunset. The sign must have an ambient light meter and automatic or manual dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half ($1/2$) hour before sunset and one-half ($1/2$) hour after sunrise.

6. Painted Signs

- ~~h) a. Painted signs shall be permitted on walls or other structures, provided that the sign complies with the requirements for painted murals set forth in section~~
- ~~b. After 20 continuous years of a display, the owner of a painted sign may file an Application for Historical Status with the [who do we want to oversee this]. The fee for such application shall be \$25.00. If after due inquiry the determines that the painted sign has been continuously displayed for 20 years, the shall issue a written Certificate of Historical Status to the owner of the sign. Upon issuance of the Certificate of Historical Status, the owner of the sign shall be relieved of all maintenance obligations under sections 4(a) and 6(a). [BDH7][UG8]~~

PROHIBITED SIGNS

1. Wall signs projecting above any roofline of a building or structure.
2. Signs painted on any wall.
3. Signs using bare bulb lighting.
4. Signs using illuminated intermittent lighting or flashing effects.
5. Rotating or revolving signs.
- ~~Banner signs of any type.~~
6. Reflecting signs that cause glare & visibility problems to adjoining properties of vehicular traffic.
7. Signs or banners placed across any public right-of-way, except by permission of the City Council.
8. Displays upon any sign or any other advertising structure of any obscene material. For purposes of this subsection, "obscene" means speech which (1) under community

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standards, appeals to the prurient interest; (2) taken as a whole, is a patently offensive depiction or description of sexual conduct; and (3) lacks serious literary, artistic, political, or scientific value, indecent or immoral matter.

9. Any sign unlawfully installed, erected or maintained.
10. Business signs on trees or utility poles, whether public or private.
11. Signs erected or placed in the public right-of-way. The City may remove such signs, and the cost incurred shall be recoverable from the owner of the sign. A \$10.00 per sign fee, to cover the resources of the City involved in the removal of the sign, shall be recoverable for each sign, from the owner of the sign. Any sign not claimed within thirty (30) days shall be destroyed.
- ~~12. Obscene sign. A sign that is found to meet the established criteria of obscenity: 1) prurient in nature; 2) completely devoid of scientific, political, educational, or social value; and 3) a violation of local community standards.~~
- ~~13.~~12. Roof Signs.
- ~~14.~~13. Strobe lights, moving or fixed spotlights, floodlights/searchlights.
- ~~15.~~14. Obsolete copy and obsolete signs. For any sign that becomes obsolete after the effective date of this title, all obsolete copy must be removed within thirty (30) days of the discontinuance of the activity that is the subject of such copy. Compliance with the requirement to remove obsolete copy is not satisfied by reversing (i.e., turning such copy so that it faces inward), rotating, altering, covering, or otherwise hiding or obfuscating such copy. In the case of obsolete copy upon panels within a sign frame, such panels must be removed and replaced with a blank panel or panel with lawfully approved copy. No sign frame may remain unfilled or allow any internal part or element of the sign structure to be visible.
- ~~16.~~15. Signs shall not make use of the words STOP, LOOK, DETOUR, DANGER, CAUTION, WARNING, or any other word, phrase, symbol, or character in a manner that misleads, interferes with, or confuses traffic.
- ~~17.~~16. Video display signs.
- ~~18.~~17. Vehicle signs on unlicensed, uninsured or inoperable vehicles that are placed on the vehicle for the primary purpose of attracting attention to an occupant's presence within a building at which the vehicle is being parked. This does not include signs painted on or applied to vehicles, trucks or busses that are being operated and stored in the normal course of business, such as signs located on delivery trucks, moving vans and rental trucks, provided that the primary purpose of such vehicles is not the display of such sign and that they are parked or stored in areas related to their use as vehicles and all such vehicles are in operable condition. Vehicles displaying a For Sale signs are exempt from this provision.

EXEMPT SIGNS – NO PERMIT REQUIRED

1. Bulletin boards not over twenty (20) square feet in area for religious institutions, when the same are located on the premises of said institutions; provided, however, if said signs are electrically illuminated, an electrical permit must be obtained.
 - a. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or aluminum.
 - b. Traffic or other Municipal signs, legal notices, danger and such temporary emergency or non-advertising signs as may be approved by the City.

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- c. Signs advertising the rental, sale or lease of the property upon which it is located.
- 2. A-Frame Sign:
 - a) A-frame signs are permitted in the business districts.
 - b) One (1) A-frame sign is permitted per establishment, including one (1) for each tenant in a multi-tenant development. A minimum fifteen-foot (15') separation is required between all A-frame signs.
 - c) An A-frame sign must be placed within fifteen feet (15') of the primary entrance of the business and must not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.
 - d) A-frame signs are limited to six (6) square feet in area per side and three feet (3') in height.
 - e) The placement of A-frame signs outdoors is limited to business hours only. A-frame signs must be stored indoors at all other times.
 - f) A-frame signs must not be used outdoors when high winds, heavy rain, or snow conditions exist.
 - g) Illumination of A-frame signs is prohibited.
 - h) No A-frame sign may have any type of electronic component.
- 3. Construction Activity Sign. On a lot where active construction is taking place, one temporary sign is permitted in conjunction with such construction and may identify the proposed use for the property and the contractors involved in the construction subject to the following:
 - a) Construction activity signs are permitted in all zoning districts on all sites with active construction projects.
 - b) Construction activity signs may be installed only after approval of a building permit for such activity and shall be removed as follows:
 - i. Signs for additions, alterations, or repairs to existing structures the sign shall be removed after ninety (90) days or when the permit expires, whichever occurs first.
 - ii. Signs for new construction the signs shall removed prior to the final inspections or when the permit expires, whichever occurs first.
 - c) Construction activity signs may be either freestanding signs, wall mounted signs or installed on accessory structures such as fences and are subject to the following:
 - i. Signs are limited to sixteen (16) square feet in area for construction sites for individual single-family or two-family dwellings and for any site of less than one (1) acre in lot area. Construction activity signs are limited to thirty-two (32) square feet in area for all other construction sites.
 - ii. Freestanding construction activity signs are limited to seven (7) feet in height and must be located not less than five (5) feet from any lot line.
 - iii. Construction activity signs shall not be illuminated.
- 4. Real Estate Activity Sign: When a structure or lot is offered for sale, lease, or rent, such lot is permitted an additional temporary sign as follows:
 - a. Real estate activity signs are permitted in all districts. Real estate signs must be located on the site of the property for sale, lease, or rent.
 - b. Real estate signs are limited to one (1) per street frontage.

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- c. Real estate activity signs may be constructed as either freestanding, wall, or window signs.
 - d. Real estate activity signs are limited to sixteen (16) square feet in residential districts and thirty-two (32) square feet in all other districts.
 - e. Freestanding signs are limited to five feet (5') in height and must be located within five feet (5') from any lot line.
 - f. Real estate activity signs may not be illuminated.
 - g. Real estate activity signs must be removed within five (5) days of final closing, lease, or rental. If such real estate signs are used in conjunction with a promotional event related to the sale, lease or rent, such signs may be installed forty-eight (48) hours prior to event and must be removed within twenty-four (24) hours of the end of the event.
5. Window Sign:
- a) Window signs are permitted in all districts except residential. for all non-residential uses in all districts.^{[BDH9][JG10]}
 - b) All window signs, whether temporary or permanent, are limited to no more than thirty percent (30%) of the surface of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area.
 - c) Up to five percent (5%) of window area may be illuminated, including any neon or LED sign, but this area is included in the maximum total area of thirty percent (30%). Flashing or animation is prohibited.

6. Political Signs. Signs advertising for or promoting the candidacy of a person for elected public governmental office; provided, however, that such signs do not exceed 12 square feet in area per side.

SIGN PERMIT REQUIRED - PERMANENT AND TEMPORARY SIGNS:

- 1. Attention-Getting Device:
 - a) Attention-getting devices are permitted for non-residential uses in the non-residential districts.
 - b) Each establishment may have one (1) freestanding and one (1) wall-mounted attention-getting device installed or mounted simultaneously.
 - c) Attention-getting devices are limited to the following display periods:
 - i. When the attention-getting device advertises an event that has a specific start and end time: a total display period of thirty (30) days prior to the start of the event, the time period of the event, and three (3) days following the end of the event.
 - ii. All other attention-getting device advertises (non-time specific): Thirty (30) days.
 - iii. A maximum of four (4) display periods per year is permitted with a minimum of thirty (30) days between displays.
 - d. Attention-getting devices for multi-tenant sites are subject to the following rules:
 - i. The display period and separation period apply to each establishment individually rather than the site as a whole.

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- ii. For multi-tenant sites, the property owner(s) and/or tenants must coordinate display of attention-getting devices among tenants.
 - e. Freestanding attention-getting devices are subject to the following:
 - i. One (1) freestanding attention-getting device is allowed for every seventy-five feet (75') of street frontage. There must be a fifteen-foot (15') separation between freestanding attention-getting devices.
 - ii. Freestanding attention-getting devices are limited to a maximum height of fifteen feet (15') and thirty-two (32) square feet in area.
 - iii. Freestanding attention-getting devices must be located a minimum of five feet (5') from a lot line, as measured from the outermost portion of the sign. No part of a freestanding attention-getting device may extend over the lot line.
 - f. Wall mounted attention-getting devices are limited to thirty-two (32) square feet.
2. Awning Sign:
- a) Awning signs are permitted for multi-family dwellings and non-residential uses in any district.
 - b) Awning signs must maintain a minimum vertical clearance of seven feet six inches (7'6").
 - c) Awning signs may encroach into the public right-of-way but must be located at least two feet (2') from the curb line.
 - d) Awning signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, vinyl-coated fabric, or permanent building material such as metal.
 - e) Sign copy on any awning sign surface is limited to twenty five percent (25%) of each surface area. A valance is considered a separate surface area.
 - f) Solid awnings are permitted lettering attached to and located above the top of the awning to a maximum height of twenty-four inches (24").
 - g) Awning signs may be externally illuminated, and lighting must be focused on the printed area.
 - h) Back-lit awnings are prohibited.
3. Blade Sign (Projecting Signs):
- a) Blade signs are permitted for non-residential use districts.
 - b) One (1) blade sign is permitted per establishment with frontage on a street. For a corner lot, one (1) blade sign is permitted for each street frontage.
 - c) Blade signs may encroach into the public right-of-way but must be located at least two feet (2') from the curb line.
 - d) Blade signs must maintain a minimum vertical clearance of seven feet six inches (7'6"). No blade sign affixed to a building may project higher than the building height, including the sign support structure.
 - e) Blade signs must be constructed of wood or simulated wood, metal, durable, weather-resistant material like canvas, canvas-like material, nylon or vinyl-coated fabric, plastic, or high-density urethane (HDU) foam board or similar

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durable foam construction. Blade signs constructed of canvas or similar material must be mounted so that they are held taut between support posts.

- f) Blade signs may be internally or externally illuminated. If externally illuminated, all lighting must be directed onto the sign face from above.

4. Banners: Banner shall be permitted, provided that they are not displayed for more than 30 days.

4.5. Canopy Sign: Canopy signs are divided into the following types: non-structural and structural.

a) Non-Structural Canopy Signs:

- i. Non-structural canopy signs are permitted for multi-family dwellings and non-residential uses in all districts.
- ii. Non-structural canopy signs must maintain a minimum vertical clearance of seven feet six inches (7'6").
- iii. Non-structural canopy signs may encroach into the public right-of-way but must be located at least two feet (2') from the curb line. Support posts must maintain a minimum separation of five feet (5') between posts and five feet (5') between the posts and any building wall.
- iv. Non-structural canopy signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, or vinyl-coated fabric.
- v. Sign copy on any canopy sign surface is limited to twenty five percent (25%) of each surface area.
- vi. Non-structural canopy signs may be externally illuminated, and lighting must be focused on the printed area.
- vii. Back-lit canopies are prohibited.

a) Structural Canopy Signs:^[UG11]

- i. Structural canopy signs are permitted as follows:
 - A. Structural canopy signs attached to the principal structure are permitted for multi-family dwellings. ~~Freestanding structural canopy signs are prohibited.~~
 - B. Structural canopy signs attached to the principal structure are permitted for non-residential uses. Freestanding structural canopy signs are prohibited.
- ii. Freestanding structural canopy signs are permitted for non-residential uses. Structural canopy signs attached to the principal structure may encroach into the public right-of-way but must be located at least two feet (2') from the curb line. Support posts must maintain a minimum separation of five feet (5') between posts and five feet (5') between the posts and any building wall.
- iii. Freestanding structural canopy signs are subject to the setback requirements of the district where they are located or ten feet (10') from any lot line, whichever is

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greater. Freestanding structural canopy signs are limited to a maximum height of twenty-five feet (25').

- iv. All structural canopy signs attached to a building must maintain a minimum vertical clearance of seven feet six inches (7'6"). Freestanding structural canopy signs must maintain a minimum vertical clearance of fifteen feet (15').
- v. For structural canopies attached to a building, sign copy is limited to twenty five percent (25%) of each surface area. Such signs are permitted lettering attached to and located above the top of a structural canopy to a maximum height of twenty- four inches (24").
- vi. For freestanding structural canopies, sign copy is limited to a maximum of twenty five percent (25%) of the area of each facade. No sign may be mounted above the top of the roof of the structural canopy, but a sign mounted on the structural canopy facade may extend a maximum of twelve inches (12") above the roofline.
- vii. Structural canopy signs must be made of permanent building material, such as metal, brick, stucco, or concrete.
- viii. Structural canopy signs may be internally or externally illuminated. If externally illuminated, the lighting must be focused on the sign. In addition, freestanding structural canopies for gas stations are permitted an illuminated band along each facade of the canopy. The illuminated band is limited to twenty percent (20%) of the overall height of the facade of the canopy.

5.6. Electronic Message Sign:

a) Motor vehicle service stations in any district are permitted an electronic message sign to display copy graphic that is required to be displayed by law, such as fuel prices. The total sign area of the electronic message signs cannot exceed that permitted by this section.

- b) Electronic message signs are permitted as part of a ground sign - standard, ground sign - multi-tenant retail center, wall sign, or marquee sign and are subject to the requirements for those sign types within that district.
- c) Electronic message signs must be a minimum of twenty-five feet (25') from the lot line of any residential district. This is measured from sign face to the residential lot line, including any public right-of-way.
- d) Electronic message signs must be integrated into the larger sign structure. The electronic component is limited to a maximum of seventy percent (70%) of the total area of a sign.
- e) Only one (1) electronic message sign per lot is permitted. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including out lot parcels and inline development, is considered one (1) lot.
- f) Each message or image displayed on an electronic message sign must be static for a minimum of four (4) seconds. Multi-color messages and static images are permitted. Any change in an electronic message must be instantaneous, without scrolling, fading in, dropping in, or similar moving copy changes [UG12].
- g) Electronic message signs cannot operate as a commercial off- premises sign, that is to direct attention to a specific business, product, service, entertainment event

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or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

- h) Electronic message signs must display static text messages only, with no animation or effects simulating animation or video. Any scrolling, flashing, spinning, revolving, or shaking animation, or movement of the message or any component of the sign is prohibited. Any message change sequence must be accomplished immediately by changing from one (1) screen to another without transition by means of, for example, fade or dissolve mode. Video display screens are prohibited.

6. Ground Sign

- a) Ground Sign Types: Ground signs are regulated as the following types in this title:
 - i. Ground signs - standard are permitted for multi-family dwellings and non-residential uses in any district.
 - ii. Ground signs - multi-tenant retail center are permitted for multi-tenant retail centers in any district.
 - iii. Ground signs - residential subdivision are permitted for residential subdivisions in any district.
- b) General Ground Sign Regulations: The following regulations apply to all ground signs:
 - i. When the ground sign is designed with the base of the ground sign structure installed at grade, the monument base must be designed as an integral part of the sign structure. The width of the top of the sign face must be a minimum of seventy percent (70%) and a maximum of one hundred thirty percent (130%) of the width of the base.
 - ii. In order to create flexibility for ground signs installed where the ground is not level, structural (non-decorative) posts may extend out of the ground but are limited to a maximum of six inches (6") above the adjacent ground where they are installed.
 - iii. A ground sign may be designed with decorative posts that are part of the overall sign structure and sign design, and such decorative posts may extend out of the ground for a maximum of two feet (2') above the adjacent ground where they are installed.
 - iv. Ground signs must be set back five feet (5') from any lot line. No ground sign may project into, over, or otherwise encroach on a public right-of-way.
 - v. Ground signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
 - vi. Ground signs must be constructed of brick, wood or simulated wood, stone, concrete, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. The base on which a ground is principally supported should typically be constructed of masonry material.

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- c) Ground Signs - Standard: Ground signs - standard are subject to the following limitations on sign area, sign height, and sign number:
 - i. One (1) ground sign - standard is permitted per street frontage. When a lot has over one hundred fifty feet (150') of street frontage, an additional ground sign is permitted for each additional access point to the lot along that frontage.
 - ii. Ground sign - standard height and area are limited to the maximums indicated in other sections of this Code "Ground Signs - Standard", of this section.
 - iii. Any business or office district with frontage along Court St and Veterans Dr. is permitted a ground sign that meets the standards of the B-3 District, as shown in other sections of this Code of this section.
- d) Ground Signs - Multi-Tenant Retail Center: Ground signs - multi-tenant retail center are subject to the following sign area, sign height, and sign number permissions:
 - i. One (1) ground sign - multi-tenant retail center is permitted per street frontage of a lot. An additional ground sign is permitted for each additional access point to the lot, however a minimum separation of fifty feet (50') is required between ground signs. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including out lot parcels and inline development, is considered one (1) lot.
 - ii. Ground signs - multi-tenant retail center permissions are as follows:
 - A. Maximum sign area of one hundred twenty (120) square feet of area per sign.
 - B. Maximum sign height of twelve feet (12').
- e) Ground Signs - Residential Subdivision: Ground signs - residential subdivision are subject to the following sign area, sign height, and sign number permissions.
 - i. One (1) ground sign - residential subdivision is permitted for each access point to the development. A minimum separation of fifty feet (50') is required between ground signs.
 - ii. Ground signs - residential subdivision are permitted a maximum sign area of one hundred twenty (120) square feet per sign and a maximum sign height of eight feet (8') per sign.
- f) Ground Sign Landscaping: All ground signs must be landscaped at the base of the sign in accordance with the following:
 - i. Landscape must extend a minimum of two feet (2') from the sign base on all sides with small shrubs a minimum of eighteen inches (18") in height at planting in a single row around the perimeter of the sign base. The remainder of the required landscape area must be planted with trees, perennials, or other live groundcover.

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- ii. If a ground monument sign is designed with a decorative base and such decorative base extends to the ground, the single row of shrubs around the perimeter of the sign base is not required. Landscape must extend a minimum of two feet (2') from the sign base around a minimum of fifty percent (50%) of the perimeter of the sign base, and must be planted with shrubs, trees, perennials, or other live groundcover.
- iii. Landscape is required on a site, ground sign landscape is included in the total amount of landscape required on a site. Where a sign is installed in any landscape area of a site, the specific landscape requirements of this section do not apply, and the sign landscape must be integrated into the overall site landscape plan. Sign landscape must be shown on the landscape plan.
- iv. All landscape must be maintained in good condition, and free and clear of rubbish and weeds.

7. Marquee:

- a) Marquees are permitted for commercial uses in B-2 District.
- b) Marquees must be supported solely by the building to which they are attached. No exterior columns or posts are permitted as supports.
- c) The roof of a marquee may not be used for any purpose other than to form and constitute a roof and must be constructed of noncombustible material.
- d) Water from the roofs of a marquee may not drain, drip, or flow onto the surface of a public right-of-way. Sufficient downspouts, drains, and gutters must be installed as part of each marquee to prevent water from the roof of the marquee from flowing onto the surface of a public right-of-way.
- e) Marquees must be erected over a building entrance and are limited to the width of the building entrance plus an additional five feet (5') on each side of the entrance doors covered by the marquee.
- f) All marquees must maintain a minimum vertical clearance of eight feet (8'), and the roof of the marquee structure must be erected below the second-floor windowsill and must not conceal any significant architectural features or ornamentation of the building.
- g) Marquees may encroach into the public right-of-way but must be located at least two feet (2') from the curb line.
- h) Marquees are permitted lettering attached to and located above the roof of a marquee to a maximum height of forty-eight inches (48").
- i) Marquees are permitted an electronic message component if the district allows electronic message signs. Marquees are also permitted a changeable message board as part of the marquee structure. However, the marquee may only have either a changeable message board sign or an electronic message sign.
- j) Marquees may be internally illuminated.
- k) Marquees bare-bulb illumination outlining is prohibited.

8. Menu board:

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- a) Menu boards are permitted for all drive-through facilities in any district.
 - b) Menu boards are limited to a maximum of two (2) per drive-through lane.
 - c) Menu boards are limited to seventy-five (75) square feet in sign area and eight feet (8') in height. The menu board may be designed as separate freestanding signs grouped together and may include the use of preview boards designed as separate freestanding signs installed a distance earlier in the drive-through lane, however the total area of all signs must not exceed seventy five (75) square feet.
 - d) Menu boards are permitted an additional ten (10) square feet of sign area for temporary signs attached to the top or sides of the menu board.
 - e) Menu boards must be located a minimum of fifteen feet (15') from any residential district lot line. This is measured from sign face to lot line, including any public right-of-way.
 - f) may be internally illuminated. Menu boards may also contain an electronic screen for interaction with each customer.
9. Suspended Signs: These standards also apply to signs suspended or mounted under awnings, canopies, galleries, or arcades.
- a) Suspended signs must be attached to the underside of an awning, canopy, gallery, or arcade. Suspended signs must not project beyond the awning, canopy, gallery, or arcade.
 - b) Suspended signs must maintain a minimum vertical clearance of seven feet (7').
 - c) A maximum of one (1) suspended sign is permitted per business establishment with frontage where the awning, canopy, gallery, or arcade is located.
 - d) Suspended signs are limited to a maximum of six (6) square feet in area.
 - e) Suspended signs must be securely fixed to the awning with metal supports.
 - f) Suspended signs must be made of wood, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction.
10. Wall Sign:
- a) Wall signs are permitted for all non-residential uses in any district.
 - b) Wall signs are permitted on all facades of a structure. On a site consisting of multiple structures, each structure is permitted wall signs per the regulations of this section. The square footage from different structures cannot be combined to create a larger sign on any one (1) structure.
 - c) The maximum size of a wall sign is established at one and one-half ($1\frac{1}{2}$) square feet per linear foot of building wall where the wall sign will be mounted or forty (40) square feet, whichever is greater. The square footage from different facades cannot be combined to create a larger sign on any one (1) facade.
 - d) In a multi-tenant structure, each tenant is permitted a wall sign of one and one-half ($1\frac{1}{2}$) square feet per linear foot of business frontage or forty (40) square feet, whichever is greater, for each tenant. The square footage from

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different tenants cannot be combined to create a larger sign than allowed by this section.

- e) The number of individual wall signs on a facade is not limited, however the cumulative sign area of all signs on that facade cannot exceed the maximum allowable sign area.
- f) Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
- g) Wall signs must be safely and securely attached to the building wall. Wall signs must project less than eighteen inches (18") from the building wall. Wall signs may encroach into the public right-of-way no more than eighteen inches (18").
- h) No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
- i) Wall signs must be constructed of wood or simulated wood, metal, durable, weather-resistant material like canvas, canvas-like material, nylon or vinyl-coated fabric, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Wall signs constructed of material must be mounted so that they are held taut against the wall. Painted wall signs are prohibited.
- j) Wall signs are permitted on architectural appurtenances, such as chimneys or penthouses, which are part of the structure. Wall signs must not cover any window, windowsill, transom sill, or significant architectural feature of the structure.

NONCONFORMING SIGNS

1. Nonconforming signs in existence at the time of this ordinance may be continued until replacement or repair of any portion of the sign would exceed fifty (50) percent of the replacement cost.
2. All temporary nonconforming signs must be removed or brought into conformance within thirty (30) days of the effective date of this ordinance.
3. The sign face of an existing nonconforming permanent sign may be replaced, but the structure cannot be altered to accommodate such change. A change in sign face requires a permit.
4. No nonconforming sign and sign structure may be relocated, in whole or part, to any other location on the same or other lot, unless the entire sign and sign structure conforms to all regulations applicable to the lot where the sign is relocated.
5. No nonconforming sign may be altered or enlarged in any way that increases the nonconformity of the sign or sign structure.

PERMITTED SIGNS

1. Directional Signs. All directional signs required for the purpose of orientation, when established by the City, County, State or Federal Government, shall be permitted in all districts.
2. Accessory Signs. Accessory Signs shall be permitted in any use district.

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3. Real Estate Signs. Signs used for advertising land or buildings for rent, lease or sale shall be permitted when located on the land or building intended to be rented, leased or sold.
4. Freestanding accessory signs may be located in the required front yard, except as otherwise provided herein, or as controlled by other codes and ordinances of the City.
5. Nonconforming Signs. Nonconforming signs in existence may be continued until replacement or repair of the sign would exceed fifty (50) per cent of the replacement cost.

REMOVAL OF SIGNS

Any sign including the sign structure, retractable canopy or awning, which advertises a business no longer being conducted or a product no longer being sold from the premises to which the sign relates is considered obsolete and shall be removed within 30 days from last day of business. Signs left in good repair which remove all aspects of a former business and present a solid color blank slate are not considered obsolete.

REVOCATION OF SIGN PERMIT

All rights and privileges accrued under the provisions of this Article or any amendment hereto are mere licenses and may be revoked upon the violation of any of the conditions contained herein. If the work authorized under an erection permit has not been completed within 180 days after the date of issuance, said permit shall become null and void.

PERMANENT SIGNAGE ALLOWED

1. The maximum size of a sign shall be determined by location of the structure and structure frontage. In general, the maximum size for one sign shall be determined by the following: two square feet of sign per one (1) linear foot of building frontage or one hundred twenty (120) square feet whichever is larger. Example: Building front covers one hundred fifty (150) feet; therefore, the largest sign allowed would be three hundred (300) square feet. A building that has only fifty (50) feet would be allowed a sign of One hundred twenty (120) square feet.
2. There shall be a clean space of not less than seven (7) feet between the lowest part of a sign and the ground or surface.
3. A facility shall not have more sign coverage that exceeds the total of more than three (3) square feet per one (1) linear foot of building frontage for buildings having frontage of one hundred (100) linear feet or larger. Buildings less than One hundred (100) linear feet shall have a maximum of one hundred twenty (120) square feet. Example: Building front covers One hundred fifty (150) feet; therefore, the cumulative total of signage allowed would be four hundred fifty (450) square feet. A building that has only thirty-five (35) feet would still be allowed only a total of one hundred (120) square feet.
4. Building location determinations. Buildings on corner lots or in large complexes where access to the structure or business is available on more than one side shall be considered to have more than one building front for purposes of calculating the

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amount of signage allowed. Calculations for signage will be determined by counting each side as a separate frontage.

5. Non-accessory signs are permitted in the PUD by special use only.
6. Billboards are allowed in the Commercial & Industrial zones with a site plan approved by the Zoning Board of Appeals and City Council
7. Signs, awnings, or canopies, only within a B-2 & B-3 Business District; provided, further, that the bottoms of signs and valances of any awnings or canopies are no less than eight (8) feet above immediate grade and project no closer than two (2) feet from the nearest curb or pavement edge.
8. No sign, otherwise permitted, shall project above or beyond the maximum height of fifty (50) feet above the ground level; except that, for a planned commercial or shopping center development involving five (5) acres or more under one ownership, the Board of Appeals may modify the height limitation. The Board shall, however, respect all yards and setbacks in modifying height requirements.
9. Gas stations with canopy's covering the pumps shall be allowed only 1 canopy mounted sign per side.

SIGNS IN OR ABUTTING A RESIDENTIAL DISTRICT

1. No sign in excess of two (2) square feet in area shall be allowed in a residential district, except temporary for sale, lease or rent signs, garage sale signs (as provided in this Section), and traffic control, signs and devices.
2. ~~Illuminated signs in districts abutting residential districts shall be shielded so as to direct light away from residential districts.~~ ^{BDH13} ^{UG14} The light intensity or brightness from any illuminated sign located in a district abutting a residential district shall not disrupt the reasonable peaceful enjoyment of surrounding properties. Illuminated signs visible to adjacent residential properties shall be turned off and not operated between the hours of 11:00 P.M. and 7:00 A.M."
3. Non-accessory signs shall not be permitted in any residential district, except that non-accessory signs pertaining to garage sale signs are permitted as described in this Section, and non-accessory signs pertaining to real estate development located within the City and designed to promote the sale of lots or homes within a subdivision located within the City may be permitted on a temporary basis in any use district but shall not be located upon subdivided land unless such land is part of the subdivision being advertised for sale and shall be subject to the requirements and conditions of all applicable codes and ordinances of the City, approved by the Building Official and a temporary permit issued.

GARAGE SALE SIGNS

1. Garage sale signs shall not be larger than four (4) square feet per side.
2. Garage sale signs shall not be placed on trees or utility poles.
3. Garage sale signs may be placed in the public right-of-way with the permission of the owner of the property abutting such right-of way.
4. A directional non-accessory garage sale sign may be placed on property other than the location of the garage sale only with the permission of the property owner.
5. No more than three (3) signs advertising a garage sale may be displayed for any garage sale.

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6. No garage sale sign may be displayed more than one day prior to the garage sale. All garage sale signs shall be removed prior to 8:00 p.m. of the last day of the garage sale.
7. The violation of any provisions of this Subsection (6)d, shall be punishable by a fine of twenty-five (25.00) dollars each day that any violation of any provision of this Section of this Code continues shall constitute a separate offense. In addition to such fine, the City may remove any signs in violation of this Subsection (6)d.

PORTABLE SIGNS

1. No portable sign shall be displayed without first obtaining a permit.
 - a. Portable signs shall be licensed as temporary signs for periods not to exceed 21 days. Each property is limited to six portable sign permits within a calendar year. The effective date of a permit must be at least 30 days after expiration of the most recent prior permit.
 - b. Portable signs shall not exceed 32 square feet in area per side.
 - ~~e. Signs advertising for or promoting the candidacy of a person for elected governmental office shall not exceed 12 square feet in area per side.~~
 - ~~d.c.~~ Portable signs shall not obstruct parking places or automobile or pedestrian travel lanes.
 - ~~e.d.~~ Portable signs shall not be located so as to obstruct traffic vision.
 - ~~f.e.~~ Any lighting of a portable sign shall be of a type that cannot be confused with traffic controls and will not cause vehicle drivers to be distracted.
 - ~~g.f.~~ Any electrical connections shall be in accordance with all City codes and shall not be exposed in any way which will constitute a safety hazard.
2. *Fees.* The fee for each portable sign permit shall be \$20.00. The fee will be waived if the portable sign is to be used for noncommercial, nonprofit use.
3. *Seasonal businesses.* A seasonal business may obtain a permit for a portable sign for a fee of \$30.00 dollars per month, with a limit of four permits per calendar year.
4. *Portable sign into a permanent sign.* A portable sign on a frame with wheels may be turned into a permanent sign if the following conditions are met:
5. The wheels and frame are removed.
6. The sign shall be placed in a permanent concrete base to withstand 70 mph winds, and cannot be moved.
7. Connections to an energy source for lighting shall be in accordance with all City and National codes.
8. *Portable signs within residential districts.* Portable signs shall be prohibited within a residential district, except for the following types of portable signs listed and exempted below:
9. Signs advertising the rental, sale or lease of the property upon which the sign is located; provided, however, that such sign is not more than 12 square feet in area per side and that it be removed from the subject lot within not more than 15 days following the sale, lease or rent of the subject property. Notwithstanding the provisions of this Subsection (8), an open house sign relating to real estate sale/lease, not more than nine square feet in area per side, may be placed:
10. For directional signs, from Friday 12:00 noon until the following Sunday at 6:00 p.m.:

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11. In the public right-of-way with the permission of the owner of the property abutting the right-of-way.
12. On private property with the permission of the property owner.
13. For non-directional signs, one open house sign (in addition to any permitted for sale sign) at any time on the property (but not in the public right-of-way) which is for sale and the subject of the open house.
14. Signs placed by individuals or by not-for-profit organizations entirely for not-for-profit purposes. Such signs shall however be subject to the permitting and duration requirements as stated within this code.[BDH15][UG16]
15. Signs advertising for or promoting the candidacy of a person for elected public governmental office; provided, however, that such signs do not exceed 12 square feet in area per side[UG17].

MURALS

PURPOSE: The purpose is to permit and encourage art murals on a content-neutral basis on certain terms and conditions. It is not the intent of this Section to deny or restrict material protected by the First Amendment. Art murals comprise a unique medium of expression which serves the public interest. Art murals have purposes distinct from signs and confer different benefits. Such purposes and benefits include improved aesthetics; avenues for artistic expression; public access to original works of art; community participation in the creation of original works of art; community building through the presence of and identification with original works of art; and a reduction in the incidence of graffiti and other crime. Murals can increase community identity and foster a sense of place and enclosure if they are located at heights and scales visible to pedestrians, are retained for longer periods of time and include a neighborhood process for discussion. This Section also allows murals on historic property in a way that will not diminish the historic or character-defining features of the property.

PERMITTED MURALS: Art murals that meet all of the following criteria are permitted in all nonresidential zoning districts and on structures with legal non-residential used in residential zoning districts, upon satisfaction of the applicable permit requirements.

PROHIBITED MURALS: The following are prohibited:

1. Murals on structures with solely a single-family or multiple family residential use and associated accessory structures in residential zoning districts.
2. Murals which would result in a property becoming out of compliance with the provisions of this Code or land use conditions of approval for the development on which the mural is to be located.
3. Murals of any material characterized as an obscenity.

Administrative review process. Art murals are subject to application and approval by the Building Official. If an application is denied by the Building Official, the applicant may seek approval from the Zoning Board of Appeals upon submittal of an application pursuant to Division 2 of this Article and the following:

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1. Building elevation drawn to scale, and one 8½-inch by 11-inch reduction suitable for photocopying, that identifies:
 - a) The facade on which the mural is proposed,
 - b) The location of existing and proposed murals,
 - c) The mural dimensions,
 - d) The height of the mural above grade,
2. Site plan drawn to scale, and one 8½-inch by 11-inch reduction suitable for photocopying, that identifies:
 - a) Property lines.
 - b) Building location and façade on which the mural will be located.
 - c) Names of streets that abut site.
 - d) North arrow.
3. Written description of the type of mural (painted, mosaic, etc.) and details showing how the mural is to be affixed to the wall.
4. Written consent from the building owner.

Design Requirements; Mural size and materials.

1. No part of the mural shall exceed thirty (30) feet in height or higher than the floor level of the third floor, measured from grade, for projects on buildings greater than two stories, whichever is more restrictive. Any mural exceeding the permitted height shall be subject to the special use review process pursuant to this Section.
2. Expiration. If the mural is not completed within six (6) months of issuance of a mural permit, the permit is void, and no further work on the mural may be done at the premises until a new permit has been secured.
3. Maintenance. Building owners are responsible for ensuring that a permitted mural is maintained in good condition and is repaired in the case of vandalism or accidental destruction. Muralists and building owners are encouraged to consider protective clear top coatings, cleanable surfaces, and/or other measures that will discourage vandalism or facilitate easier and cheaper repair permitted of the mural if needed.
4. Alterations. Alterations to the mural area may be allowed but must be approved by obtaining new permit through the process described in this Section.
5. Grandfather clause. Any displays constituting murals under this Section currently in existence at the time of approval of the ordinance from which this Section is derived shall be deemed to be allowed under this Section. Any material alterations, other than routine maintenance, to such a mural would be subject to the provisions herein.
6. The mural shall not extend more than six (6) inches from the plane of the wall upon which it is tiled or painted or to which it is affixed.
- 7.

Expiration, maintenance, alterations, and removal of murals

Expiration. If the mural is not completed within six months of issuance of a mural permit, the permit is void, and no further work on the mural may be done at the premises until a new permit has been secured.

Maintenance. Building owners are responsible for ensuring that a permitted mural is maintained in good condition and is repaired in the case of vandalism or accidental destruction. Muralists and building owners are encouraged to consider protective clear top

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coatings, cleanable surfaces, and/or other measures that will discourage vandalism or facilitate easier and cheaper repair of the mural if needed.

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Regulations for electronic multiple message signs and exterior lighting.

These regulations offer specific construction and operation regulations for the safe and appropriate use of electronic multiple message signs, which include any flashing or running lights creating an illusion of movement, but are not limited to electronic message boards, reader boards and billboard displays.

1. All outdoor lighting in all use districts used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect lights away from all adjacent residential districts or adjacent residences.
2. All outdoor lighting in all use districts shall be directed toward and confined to the ground areas of lawns or parking lots. String lights used in connection with business premises for commercial purposes must be installed and maintained in compliance to the most current adopted building and electrical codes.
3. All lighting in nonresidential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.
4. Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of persons on the adjacent highways or adjacent property.
5. Regulations. The following regulations shall apply to all zoning districts unless otherwise specified:
 - a) ~~Length of display or dwell time for E~~Electronic multiple message signs shall be permitted to change their message no more than once per every ten seconds.
 - b) Transitions between content and messages shall not be more than three seconds between displayed messages. [UG18][BDH19]
 - c) Automatic dimming must be maintained by light sensing devices or a scheduled dimming timer that automatically dims the intensity of the light emitted by the sign during ambient low light and nighttime hours not to exceed 500 nits of intensity and during daytime hours not to exceed 5,000 nits of intensity.
 - d) Multiple message signs must contain a default design that will freeze the message in one position if a malfunction occurs.
 - e) Spacing between signs shall not be closer than 1,000 feet in all industrial zoning districts.
 - f) Location of multiple message signs must not be adjacent to official traffic control signs that could confuse the motoring public.
 - g) Maintenance of multiple message signs shall include replacement of bulbs, LEDs, pixels and shall be in working and properly illuminating condition at all times