

ORDINANCE 17,403

**AN ORDINANCE ADOPTING A UNIFIED DEVELOPMENT CODE BY COMBINING
AND AMENDING APPENDIX A, THE SUBDIVISION ORDINANCE, APPENDIX B, THE
ZONING ORDINANCE, AND APPENDIX C, THE LAND DEVELOPMENT
CODE**

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

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

WHEREAS, the City of Peoria desires to combine and amend Appendix A, the Subdivision Ordinance, Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code into a Unified Development Code;

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

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 9077 as adopted on February 22, 1972, and thereafter amended, Appendix B of the Peoria City Code, being Ordinance No. 13,225 as adopted on June 4, 1991, and thereafter amended, and Appendix C, of the Peoria City Code being Ordinance No. 16,121 as adopted on June 12, 2007 and thereafter amended, are hereby deleted in their entirety and replaced with the following Attachment A Unified Development Code as Appendix A of the City Code.

Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS
11th DAY OF OCTOBER, 2016.

APPROVED:

/s/ James E. Ardis, III
Mayor

ATTEST:

/s/ Beth Ball
City Clerk

EXAMINED AND APPROVED:

/s/ Donald B. Leist
Corporation Counsel

2.0 ADMINISTRATION

2.1 REVIEW BODIES

2.1.1 Summary of Review Authority

The following table summarizes the required review and approval authority provided under this development code.

	<u>2.1.2</u>	<u>2.1.3</u>	<u>2.1.4</u>	<u>2.1.5</u>	<u>2.1.6</u>	
Procedure	Zoning Administrator	Development Review Board	Planning & Zoning Commission	Zoning Board of Appeals	City Council	Reference
<u>Certificate of Occupancy/Completion</u>	<u>D</u>					<u>2.3</u>
<u>Administrative Deviation</u>	<u>D</u>	<u>R</u>				<u>2.4</u>
<u>Uses Permitted with Administrative Approval</u>	<u>D</u>					<u>2.5</u>
<u>Variations</u>	<u>R</u>	<u>R</u>		<u><D></u>		<u>2.6</u>
<u>Appeals</u>				<u><D></u>		<u>2.7</u>
<u>Amendments</u>	<u>R</u>	<u>R</u>	<u><R></u>		<u><D></u>	<u>2.8</u>
<u>Special Use</u>	<u>R</u>	<u>R</u>	<u><R></u>		<u><D></u>	<u>2.9</u>
<u>Official Development Plan</u>	<u>R</u>	<u>R</u>	<u><R></u>		<u><D></u>	<u>2.10</u>
<u>Critical Traffic Management Areas</u>	<u>R</u>	<u>R</u>			<u><D></u>	<u>2.11</u>
<u>Traffic Impact Analysis</u>	<u>R</u>	<u>R</u>			<u>R</u>	<u>2.12</u>
<u>Subdivisions</u>	<u>R</u>		<u><R></u>		<u><D></u>	<u>2.13</u>
<u>Survey Plat</u>	<u>D</u>					<u>2.13</u>
<u>Annexations</u>	<u>R</u>		<u><R></u>		<u><D></u>	<u>2.1.4</u>

KEY: R = Review or Recommendation D = Final Decision < > = Public Hearing

2.1.2 Zoning Administrator

The Director of Community Development, or their designee, shall be the Zoning Administrator. The Director of Community Development shall exercise the authority and perform the duties of Zoning Administrator as set forth below:

- A.** Issue all zoning compliance and exception certificates and maintain records of certificates issued;
- B.** Approve all certificates of occupancy;
- C.** Conduct inspections of buildings, structures, and uses of land to determine compliance with the terms of this development code;
- D.** Issue violation notices requiring compliance and advising suspected violators of their right to appeal; and to issue citations for violations of this development code;