

ORDINANCE NO. 17,195

ORDINANCE AMENDING APPENDIX C OF THE CODE OF THE CITY OF PEORIA RELATING TO LANDSCAPING AND SCREENING

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 revise the landscaping and screening requirements;

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

Section 1: Appendix C of the Peoria City Code, being Ordinance No. 16,121 as adopted on June 12, 2007, and thereafter amended, is hereby amended by deleting the following stricken words and adding the following underlined words:

8.2 LANDSCAPING AND SCREENING

8.2.1 Purpose

The landscaping and screening requirements are intended to provide a minimum amount of landscape material as a means of fostering the following objectives while providing flexibility in landscape design.

- A. To achieve the goal of enhancing the visual appeal of public/private open space within the Heart of Peoria.
- B. To aid in stabilizing the City's ecological balance by contributing to the process of air purification, oxygen regeneration, ground water recharge, and stormwater runoff retardation, while at the same time aiding in noise, glare, wind, and heat abatement.
- C. To provide buffering between single-family land uses and multifamily, office, commercial, and industrial land uses.
- D. To ensure that the local stock of trees and other vegetation is replenished.
- E. To safeguard and enhance property values and to protect public and private investment.
- F. To preserve and protect the unique identity and environment of the City of Peoria and preserve the economic base attracted to the City of Peoria by such factors.
- G. To provide for the preservation of larger existing trees which provide a valuable amenity to the urban environment, and once destroyed, can only be fully replaced after generations.
- H. To conserve energy.
- I. To reduce soil erosion and promote the preservation of existing natural vegetation, thereby reducing sedimentation of the Illinois River.
- J. To enhance the health and resilience of the urban landscape trees and shrubs by promoting appropriate and diverse plant materials.

8.2.2 Applicability

- A. Unless specifically stated, the requirements set forth below shall apply to all districts with the exception of zoning lots that are located within a single-family zoning district or zoning lots developed as single-family or duplex (townhouses and condominiums shall not be considered as single-family or duplexes). All landscape plans are subject to review,

considered as single-family or duplexes). All landscape plans are subject to review, comment, and, where appropriate, modification by the Zoning Administrator or Site Plan Review Board.

- B. The requirements set forth in Section 8.2.12A. and 8.2.14C. shall also apply to zoning lots that are located within a single-family zoning district or zoning lots developed as single-family or duplex (townhouses and condominiums shall not be considered as single-family or duplexes).

8.2.3 Approval Criteria

All landscape plans shall fully meet the following standards in order to receive approval from the Site Plan Review Board.

- A. Landscaping shall not hinder the vision of motorists and pedestrians necessary for safe movement into, out of, and within the site.
- B. Landscaping materials shall be selected and placed in such a manner that they do not interfere with or damage existing utilities.
- C. Landscaping materials shall be selected and placed so that the safe and enjoyable use of surrounding properties is not inhibited.
- D. Landscaping shall be selected and placed with sensitivity toward the ultimate size that will be achieved over time.
- E. Landscaping with thorns, berries, and other harmful plant characteristics shall be carefully placed to avoid potential harm to people or property on and off-site.
- F. Weak wooded trees shall only be used where limb breakage will not cause harm to property or life.

8.2.4 Landscape Plan Required

A. Zoning Certificate Required

A zoning certificate shall be applied for and approved for all projects requiring site plan review. Such application for a zoning certificate which requires the submittal of a site plan must be accompanied by a landscape plan that contains all of the information required as set forth below prior to or in conjunction with an application for a building permit.

B. Indication of Preferred Review Process

The petitioner shall indicate in writing on their application for a zoning certificate whether they want the landscape plan to be reviewed under the point system process or the alternative compliance process.

C. Project Timing

All landscape plans must be submitted for approval and a zoning certificate issued for required landscaping prior to installation of landscaping.

D. Content of Plan

The following information must be shown on the required landscape plan:

1. North arrow, scale, date of preparation and revisions, name of designer or drafter;
2. Location of all buildings, structures, and pavement that are proposed or will remain on the site;
3. Location of all existing or proposed watercourses, ponds, lakes;
4. Location, size, and common name or Latin name of any existing trees or shrubs that are to remain;
5. Location of all landscaping that is proposed for the site including any trees, shrubs, groundcover, ornamental grasses, and flower beds (plants should be drawn at one-half of their mature size);
6. Location of any existing or proposed signs, walls, fences, berms (one foot contour intervals), site furniture, lights, fountains, and sculptures on the site;
7. Location of all property lines;
8. Location of all curb lines of existing or proposed streets, alleys, and parking lots;
9. Location of all sidewalks that are proposed for the site or currently adjoin the site;
10. Plant list that describes the common name (available in any nursery catalog), quantity, and size at installation for each proposed plant;
11. Any additional information that the Zoning Administrator determines is necessary to adequately review the proposal.

8.2.5 Calculation of Requirements

- A. The amount of all required landscaping shall be calculated by utilizing the point system described below. If the applicant decides to create a landscape design by a different means than the point system they may do so through the alternative compliance provisions described in 8.2.16. Examples of reasons to seek alternative compliance could include wooded streams, ravines, or areas with extensive natural vegetation.
- B. The landscaping requirement shall be based on formulas found below. The requirements for a given yard or parking lot shall be the total of all equations listed under the applicable paragraph.
- C. In calculating any requirement should a fraction result of 0.5 or greater, it shall be rounded up to the next whole number.
- D. The following point allocations shall apply for all required landscaping:

Tree Classification	Base Value
Shade Trees	20 points
Evergreen Trees	15 points
Intermediate Trees	15 points
Shrub Classification	Base Value
Evergreen Shrubs	3 points
Deciduous Shrubs	3 points

- E. Incentive points for preserving existing landscaping are outlined 8.2.10 and 8.2.11. Trees and shrubs for which points cannot be earned are listed in 8.2.13B. Exotic, invasive woody plants which must be removed from the site are listed in 8.2.13C.

8.2.6 Front and Corner Side Yard Landscaping

The following requirements apply in all districts except the Form Districts.

- A. The number of points that must be achieved through landscaping for front and corner side yards shall be based on the overall length of the lot frontage as measured along the property line divided by two. For example, if the front or corner side lot frontage of a property is 220 feet in length, then 110 points must be achieved through landscaping.
- B. ~~One-half of the~~ All points for front and corner side yard landscaping must be achieved by utilizing plants from the tree classification and ~~one-half must be from the shrub classification.~~
- C. Front and corner side yard landscaping shall be planted in the required front or corner side yard. If there is additional area between the required front or corner side yard and the closest on-site parking lot or building all or some of the required landscaping may be planted within such area subject to approval by the Site Plan Review Board.
- D. Street shade trees may be planted in the right-of-way and used in the calculation of points for the front and corner side yard required landscaping, subject to approval by the Site Plan Review Board.

8.2.7 Parking Lot Landscaping

The following requirements apply in all districts except the Form Districts.

- A. The number of points that must be achieved for parking lots through landscaping shall be equal to the total number of parking spaces provided. The points ~~may~~ must be achieved ~~through the use of any combination of trees and/or shrubs from the shade tree classification.~~
- B. When a parking lot has less than ~~one hundred~~ fifty one (400_51) parking spaces the landscaping may be placed within interior curbed parking islands or divider medians and/or within ten (10) feet of the perimeter of the parking lot.
- C. When a parking lot has ~~one hundred~~ fifty one (400_51) or more parking spaces, ~~one-half (1/2) of the required points shall consist of shade trees planted~~ the landscaping must be placed in curbed islands or divider medians within the interior of the parking lot. The intent of this provision is to break up large expanses of pavement and to provide shading by locating shade trees away from the perimeter and within the interior of parking lots.
- D. Parking lot islands shall be curbed with concrete or a functionally equivalent material that must be approved by the Zoning Administrator. The following materials are not considered functionally equivalent to concrete curbs and are therefore unacceptable for use as curbs:
 - 1. Landscape timbers
 - 2. Railroad ties

3. Wood/lumber
 4. Concrete wheel stops
- E. The minimum area for planting all types of trees within parking lots shall not be less than 157.25 square feet. Shade trees and intermediate trees shall not be planted in any area with a width of less than five feet. Evergreen trees shall not be planted in an area with a width of less than ten feet. Shrubs shall not be planted in areas with a width of less than two feet. When plants are proposed to be planted within curbed islands, divider medians or adjacent to curbs the width of such planting areas shall be measured from inside of curbs. The locations of the parking lot landscaping will be subject to review by the Site Plan Review Board.

8.2.8 Parking Lot Perimeter Landscaping

- A. The perimeter of all parking areas and other vehicular use areas with frontage on any portion of an existing public right-of-way shall be screened by a continuous landscaped hedge, a decorative masonry wall or any combination thereof. No wooden fences shall be allowed.
- B. At the time of installation, such screening shall be at least 30 inches in height. A decorative wall shall not exceed 36 inches in height.
- C. Any vegetative screen shall reach a maximum height of 36 inches within two years of planting. No such screen shall be required along an alley, unless required as a component of a Transitional Buffer Yard.
- D. The perimeter of all parking areas and other vehicular use areas adjacent to an existing single-family or duplex lot shall be fully screened from the abutting property by an opaque wall not less than six feet in height but not more than eight feet in height. The wall shall be constructed and maintained in good condition along the applicable lot line or paving line.

8.2.9 Transitional Buffer Yards

A. General

1. Unless otherwise provided, all commercial, industrial, institutional, and parking district zoning lots which abut, or, in the absence of an alley, would abut any residential zoning lot or district shall be required to provide a Transitional Buffer Yard. Multifamily zoning lots containing more than two dwelling units which abut, or, in the absence of an alley, would abut any single-family district are also required to provide a Transitional Buffer Yard.
2. If there is a significant naturally occurring visual break between the commercial, industrial, institutional, parking and residential lots, such as a wooded stream, ravine, or an area with extensive natural vegetation, the alternative compliance provisions described in 8.2.16 may be worth consideration.

B. Depth of Yard

The nonresidential lot, as described above, is required to have a Transitional Buffer Yard that is ten percent of the lot width or depth, whichever is applicable. However, no Transitional Buffer Yard shall be less than ten feet and no Transitional Buffer Yard shall be required to be more than 25 feet.

C. Reduction of Requirements

In those cases where the residential zoning lot adjoining or across the alley from the applicable nonresidential zoning lot has been developed other than single- or multi-family residential, the Site Plan Review Board shall have the authority to reduce the Transitional Buffer Yard requirements. This authority may be exercised when the Site Plan Review Board determines that the proposed reduction will not have a negative impact on the subject residential lot.

D. Dispute Resolution

The Site Plan Review Board shall have the final authority to determine the depths and location of the Transitional Buffer Yards for irregularly shaped parcels, or other parcels when there is a dispute on the depth and location of a Transitional Buffer Yard. The yard depth or width for a yard with varying widths or depths will be measured from the yard's mid-point.

E. Prohibited Materials

Any Transitional Buffer Yard shall be maintained as a planted or landscaped area only. Exotic, invasive woody plants (see 8.2.13C) must be removed from the Transitional Buffer Yard. No driveways other than what is minimally required to properly access parking which can only be accessed from the adjacent alley, refuse containers, storage, aisleways, vehicular maneuvering area, mechanical equipment, sidewalks, materials other than landscaping, or structures of any form shall be located within any required Transitional Buffer Yard. However, if an emergency exit into the Transitional Buffer Yard area is required by Building Code, a concrete pad of no more than 23 square feet in area may be placed at grade level immediately outside of the required exit.

F. Utility Structures

Utility structures as described in 5.3.2C may be permitted in a Transitional Buffer Yard on a case by case basis and only through the alternative compliance provisions of 8.2.16.

G. Determination of Required Plant Materials for Transitional Buffer Yards

1. The number of points that must be achieved through landscaping in a Transitional Buffer Yard shall be based on the overall length of the Transitional Buffer Yard as measured along the Transitional Buffer Yard property line. For example, if the property line running the length of the Transitional Buffer Yard is 180 feet long, then 180 points must be achieved through landscaping.
2. One-half of the points for Transitional Buffer Yard landscaping must be achieved by utilizing plants from the tree classification and one-half must be from the shrub classification.

3. No more than one-quarter of the total points in the Transitional Buffer Yard may come from any one species. As an example, oak is not a species, but white oak, black oak, and burr oak would each qualify as different species.
4. The net effect of paragraphs 1 and 2 above is that two species of trees and two species of shrubs will be required in the Transitional Buffer Yard at a minimum, and perhaps more depending on the point totals for each.
5. All shade trees in a Transitional Buffer Yard must be two and one-half inches caliper size or larger.

8.2.10 Incentive for Preserving Existing Landscaping

- A. Existing landscaping that is in a vigorous growing condition and is not specifically prohibited may count toward meeting the point requirements of this development code. Furthermore, the following plant materials will be awarded ten points (added to base value) per tree when preserved:

1. Shade Trees

Five inches diameter (20 inch circumference) or greater at breast height (DBH) (measured at four and one-half feet above the ground).

2. Intermediate Trees

Ten feet in height or taller.

3. Evergreen Trees

Ten feet in height or taller.

- B. If the tree dies within five years, full replacement of the landscaping points will apply, including the points credited as an incentive for preserving the existing landscaping.
- C. A special incentive will apply to the preservation of larger shade trees, with additional restrictions (shade trees 10 inch diameter (31.5 inch circumference) or greater (DBH)). Two points per inch (added to the base value) will be given for each inch of the tree's diameter (DBH). For a tree with the minimum ten-inch diameter, this would result in an additional 20 points. This incentive will be capped at a tree with a 50-inch diameter, which would result in a maximum of an additional 100 points. To receive this special incentive, the existing tree roots must be protected outside the drip line by a six-foot high chain link fence and from trenching within the drip line during the construction process. If the tree dies within five years, full replacement of the landscaping points will apply, including the points credited as an incentive for preserving the existing landscaping.

8.2.11 Incentive for Planting Larger Landscaping

Planting of landscaping larger than the minimum required sizes specified in 8.2.13B will be rewarded with five additional points (added to base value) per tree when the proposed sizes are as follows:

A. Shade Tree

Four inches diameter (Five inches in Transitional Buffer Yard) or greater.

B. Intermediate Tree

Ten feet in height or taller.

C. Evergreen Tree

Ten feet in height or taller.

8.2.12 Ground Cover and Mulching Requirements

A. Ground Cover Requirements

1. All yards shall be planted and maintained with a vegetative ground cover such as sod or seed. Other low growing plants (evergreen or broadleaf evergreen plants with a mature height of one foot or less) may also be utilized.
2. When low growing broadleaf evergreen plants such as Pachysandra, Vinca minor, and Purpleleaf Wintercreeper are utilized to meet the ground cover requirements they shall be planted together in continuous beds, mulched with shredded hardwood bark or cypress mulch and spaced in such a way that they achieve a substantially continuous ground cover within two years from the date a Certificate of Occupancy is issued.
3. Creeping Junipers may be mulched with shredded hardwood bark, cypress, or gravel mulch and must meet the same coverage timeline as stated for broadleaf evergreen ground covers.

B. Mulching Requirements

1. All required shrubs and trees shall be mulched and maintained with shredded hardwood bark, cypress, other suitable organic material, or gravel mulch. Plant groups shall be mulched in a continuous bed in which the edge of the mulching bed does not extend any more than four feet beyond the edge of the plantings.
2. When required shrubs or trees are planted individually and away from nearby plants they shall be encircled in a mulched area with a diameter of no more than five feet. Evergreen trees are allowed a mulched circle with a diameter large enough to accommodate the spread of the tree and up to four additional feet of mulch beyond the edge of the tree.
3. All mulch proposed to be placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.

8.2.13 Plant Material

A. Plant Selection

All required plant material shall have been grown in a nursery that complies with the propagation standards of the American Association of Nurserymen. All plant materials shall be capable of withstanding the extremes of individual site microclimates.

B. Trees and Shrubs for Which Points Cannot be Earned

These plants, whether planted or existing, will not be eligible for use in meeting any of the requirements of this section. If they are planted or retained, no points shall be credited under any provision of this section.

1. The following trees are weak-wooded and generally undesirable within the urban landscape:

a.	Box Elder	<i>Acer negundo</i>
b.	European Mountain Ash	<i>Sorbus aucuparia</i>
c.	European White Birch	<i>Betula pendula</i>
d.	White Mulberry	<i>Morus alba</i>
e.	Lombardi & Boliana Poplar	<i>Populus nigra cv.</i>
f.	Purple Leaf Plum	<i>Prunus cerasifera</i>
g.	Russian Olive	<i>Eleagnus angustifolia</i>
h.	Siberian Elm	<i>Ulmus pumila</i>
i.	Willow	<i>Salix spp.</i>
j.	Black Locust	<i>Robinia pseudoacacia</i>

2. The following shrub is undesirable due to its propensity to spread to adjacent land:

a.	Multiflora Rose	<i>Rosa multiflora</i>
----	-----------------	------------------------

C. Exotic, Invasive Woody Plants

The following plants are exceptionally invasive and will damage native ecosystems and cause economic losses in the attempt to control their spread. They must be removed from

the site on a current and ongoing basis. Please note that most of these plants are on the Illinois Banned Species List, and are illegal to buy, sell, or plant in the State of Illinois.

1.	Tree of Heaven	<i>Ailanthus altissima</i>
2.	Autumn Olive	<i>Eleagnus umbellatus</i>
3.	Tartarian Honeysuckle	<i>Lonicera tartarica</i>
4.	Glossy Buckthorn	<i>Rhamnus frangula</i>
5.	Common Buckthorn	<i>Rhamnus cathartica</i>
6.	Saw-toothed Buckthorn	<i>Rhamnus arguta</i>
7.	Dahurian Buckthorn	<i>Rhamnus davurica</i>
8.	Japanese Buckthorn	<i>Rhamnus japonica</i>
9.	Chinese Buckthorn	<i>Rhamnus utilis</i>
10.	Kudzu	<i>Pueraria lobata</i>
11.	Round-leaved Bittersweet	<i>Celastrus orbiculatus</i>
12.	Japanese Honeysuckle	<i>Lonicera japonica</i>

D. Minimum Plant Material Size

All required trees shall, at the time planting, be of the following minimum size. Trunk caliper shall be measured two feet above the ground:

1. Shade Trees

Trunk caliper (diameter) of two and one-half inches.

2. Evergreen Trees

Six feet in height.

3. Intermediate Trees

- a. Single-stem varieties shall have a trunk caliper (diameter) of one and one-half inches.
- b. Multi-stem varieties shall have a minimum height of six feet.

4. Shrubs (all)

Two feet in height or spread.

8.2.14 Landscape Maintenance

A. Responsibility

The owner of the premises shall be responsible for the watering, maintenance, repair, and replacement of all landscaping, fences and other visual barriers including refuse disposal area screens which have died (in the case of plant material) or fallen into disrepair (in the case of fences).

B. Plant Materials

All required plant materials shall be maintained in a healthy, vigorous growing condition, and neat and orderly appearance. They shall be replaced as necessary, and shall be kept free of refuse, debris and exotic, invasive woody plants.

C. Fences and Walls

All fences, walls and other barriers shall be maintained in good repair, meaning structurally sound and attractive in appearance. All fences, required or otherwise, shall have the finished face directed toward residential property, where a residential property is adjacent to or across from the subject site.

D. Penalty for Noncompliance with Maintenance Standards

A property owner, notified by the Zoning Administrator that their landscaping violates the maintenance provisions, shall be granted a reasonable period of time within which to restore or replace the required plant material, fence, wall and/or other barrier. If the violation is not corrected within the given period of time, the property owner shall be subject to a fine as set forth in 2.16, Penalties and Enforcement.

8.2.15 Screening

A. Drive-Through Facilities

1. Drive-through windows and lanes placed between the right-of-way of a side street and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-through lane, located between the drive-through lane and the adjacent side street right-of-way. Such screening shall be a compact evergreen hedge or other type of dense foliage. At the time of installation, such screening shall be at least 36 inches in height and shall reach a height of 48 inches within two years of planting.

2. No drive-through window shall be permitted on the side of a building adjacent to any existing single-family or duplex lot.

B. Mechanical Equipment

1. All roof, ground and wall mounted mechanical equipment and utilities (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be fully screened from view of any public rights-of-way or residential zoning district.
2. ~~Roof mounted mechanical equipment shall be shielded from view on all sides.~~ Roof mounted or wall mounted equipment shall be painted or screened with materials which are consistent with the primary building color and materials. Screening materials shall consist of materials consistent with the primary building materials, and may include a parapet wall, decorative galvanized metal screening or louvers or screening or louvers that are painted to blend with the principal structure. The parapet wall or similar screening structure shall be of a height greater than the height of the mechanical equipment being screened.
3. ~~Wall or g~~Ground-mounted equipment screening shall be constructed of the following listed items and shall be of a height greater than the height of the mechanical equipment being screened:
 - a. Evergreen planting screens with year-round screening properties;
 - 1) When plantings are utilized to meet this requirement they must be planted prior to the issuance of a Certificate of Occupancy and achieve a substantially solid visual barrier within two (2) years.
 - b. Brick, stone, reinforced concrete, or other similar masonry materials; or
 - c. Redwood, cedar, preservative pressure treated wood, or other similar materials.
4. Ground mounted mechanical equipment may also be painted in the form of art to compliment the character or blend with the design of the building or surrounding neighborhood. Such artistic screening must be approved by the equipment owner and shall be subject to review by the Site Plan Review Board.

C. Refuse Areas

All refuse areas used to store trash or recyclable materials shall be located on the side or rear of the building and shall be effectively screened from view from residential properties or public rights-of-way.

1. All refuse containers shall be limited to that area shown on an approved site plan.
2. Refuse areas shall be located a minimum of 50 feet away from residentially-zoned property lines. Where 50 feet of separation is not available, the Site Plan review Board shall work with the applicant to locate the refuse area as optimally as possible.
3. Refuse containers shall be screened on all sides, with an minimum eight foot high enclosure that has a minimum height of six (6) feet and not greater than seven (7)

feet, and that fully screens the refuse area from view. Screening shall be comprised of material that matches or compliments the building material of the principal structure.

4. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent and fasteners to keep them closed at all times except during refuse pick-up.

D. Loading Areas

1. All loading areas shall be located to the side or rear of buildings a minimum of 50 feet away from any single-family residential district, unless the loading area is wholly within a closed building.
2. All loading areas shall be fully screened from view from residential properties or public rights-of-way.
3. Additional loading area requirements can be found in 8.1.8, Off-Street Loading.

E. Utilities

Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the structure, up to eight feet. Required accessways to these utilities are exempt from the screening provisions.

8.2.16 Alternative Compliance

Petitioners may choose to follow the point system described above or to submit a landscape plan to the Zoning Administrator under the alternative compliance provisions. The alternative compliance provisions are intended to ~~give the petitioner the flexibility needed to respond to unique site issues and client needs and still meet the intent of this article~~ encourage innovative landscape designs that promote sustainability, reduce irrigation requirements, and utilize effective on-site storm water management techniques. The City recognizes that, due to the specific requirements of any given development, inflexible application of design standards may result in development with excessive paving and storm water run-off and a waste of space which could be left as open space.

The City may permit, during the site plan review process, deviations from the point system whenever it finds that such deviations are more likely to meet the intent and standards of this section and accommodate the specific characteristics of the use in question. The City may attach conditions to the approval of a deviation that bind such approval to the specific use in question.

Measures that reduce irrigation requirements and improve storm water management may include:

1. Raingardens and/or bioswales, or similar green infrastructure, constructed adjacent to or within parking lots shall be counted toward required parking lot landscaping.
2. Include native species plantings, grasses, and perennials which shall be counted toward required landscaping.

A. No Appeal of Zoning Administrator's Review

If the petitioner chooses to submit a landscape plan through the alternative compliance provisions there will be no appeal of the Zoning Administrator's review. Denial by the Zoning Administrator will require that the petitioner amend the plan through the alternative compliance process or submit a plan through the standard point system process.

B. Basis for Review

Landscape plans submitted through the alternative compliance process shall fully achieve the criteria pursuant to 8.2.3.

C. Minor Adjustments to Existing Special Uses

1. Plan Submission

When a minor adjustment to landscaping is planned for an existing special use the petitioner may either request a public hearing before the Planning and Zoning Commission and final approval by the City Council or they may submit the amended plan to the Zoning Administrator for review through Alternative Compliance.

2. Zoning Administrators Authority

The Zoning Administrator shall have the authority to determine whether the proposed adjustment will have any impacts other than on the landscaping. The Zoning Administrator shall have the authority to approve the proposed amendment or state that the request must be processed through the Planning and Zoning Commission and the City Council.

3. Appeals

The decision of the Zoning Administrator shall be final. There shall be no appeal of the Zoning Administrator's decision.

11.3 DEFINED TERMS

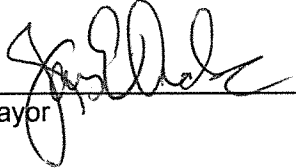
Green Infrastructure: the use of vegetation, soils, and natural processes to manage rainwater on-site.

Shrub: A woody plant Any plant species, evergreen or deciduous, with several low branching stems instead of a single trunk.

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
24th DAY OF February, 2015

APPROVED:



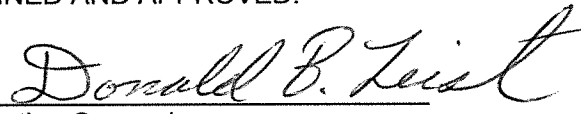
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel