

**AN ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF THE CITY OF PEORIA
PERTAINING TO PROPERTY MAINTENANCE STANDARDS**

WHEREAS, the City Council is a home rule unit of government pursuant to Article VII, Section 6 of the Constitution of the State of Illinois 1970, and may exercise any power and perform any function pertaining to its government and affairs; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, as follows:

SECTION 1. Chapter 5 of the Code of the City of Peoria is hereby amended by deleting the following stricken words and by adding the following underlined words:

Secs. 5-236—5-259. - Reserved.

ARTICLE VI. - ~~HOUSING~~-PROPERTY MAINTENANCE CODE⁽¹²⁾

Sec. 5-261. - Title.

This article shall be known as the ~~Housing~~-Property Maintenance Code of the City of Peoria, hereinafter referred to as "this code."

(Code 1957, § 16-100; Ord. No. 14472, § 1, 3-4-98)

Sec. 5-262. - Purpose.

The purpose of the ~~Housing~~ Property Maintenance Code shall be to assure a physical environment for the community that is safe, sanitary, and attractive for all citizens.

(Code 1957, § 16-101; Ord. No. 14472, § 1, 3-4-98)

Sec. 5-301. - Amendments to adopted codes.

(33) Section 202.0, General Definitions, Obsolete Signs, shall read: 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 in or from the premises to which the sign relates is considered obsolete. Signs left in good repair which remove all aspects of former business and present a solid color blank slate are not considered obsolete.

(34) Section 304.2 Protective treatment, shall read: All exterior surfaces, including but not limited to, doors, door and window frames, exterior signs, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Obsolete signs are prohibited and considered not to be in good condition. Exterior signs not being maintained include but is not limited to exposed wires, peeling paint, damaged surfaces and missing components. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion, coated to inhibit future rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall

be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- (35) Section 302.3 Sidewalks and driveways, shall read: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. All striping on parking lots including, but not limited to, appropriate color must be maintained per applicable local, state and federal standards. New gravel driveways are prohibited. Existing gravel driveways must be completely maintained. This includes, but is not limited to, free from potholes, ruts, channels, growth of vegetation, other similar obstructions, exposed dirt, and areas that allow pooling of water. If an existing driveway is found to not be maintained at the discretion of the building official or his or her designee, the driveway must be paved and brought up to current standards; installing additional gravel is prohibited. Surface must be paved or returned to grass (if allowed per City code).
- (36) Section 302.7 Accessory structures, shall read: All accessory structures, included detached garages, fences and walls, shall be maintained structurally sound in and in good repair. All fences must be built in accordance with the requirements set forth by the City of Peoria Code.
- (37) Section 601.2 Screening requirements, shall read: 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. 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 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. 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: Evergreen planting screens with year-round screening properties. 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. Brick, stone, reinforced concrete, or other similar masonry materials; or Redwood, cedar, preservative pressure treated wood, or other similar materials. 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 Development Review Board. 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.

(Ord. No. 14472, § 1, 3-4-98; Ord. No. 14475, § 1, 4-7-98; Ord. No. 15812, § 1, 7-19-05)

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS this 26th day
of April, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel