

**VILLAGE OF PEORIA HEIGHTS
ORDINANCE NO. 2013 - 1393**

**"AN ORDINANCE AMENDING THE PEORIA HEIGHTS ZONING ORDINANCE
FOR THE PURPOSE OF UPDATING THE PENALITIES IMPOSED
FOR THE VIOLATION OF SAID ZONING ORDINANCE "**

**ADOPTED BY THE BOARD OF TRUSTEES
THE VILLAGE OF PEORIA HEIGHTS, ILLINOIS**

On October 8, 2013

**Published in pamphlet form by authority of the Board of Trustees of the Village of
Peoria Heights, Peoria County, Illinois this 8th day of October, 2013.**

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FOR THE PURPOSE OF UPDATING THE PENALITIES IMPOSED
FOR THE VIOLATION OF SAID ZONING ORDINANCE**

WHEREAS, the Village of Peoria Heights has proposed an amendment to certain zoning regulations found at Section 17.11 of the Peoria Heights Zoning Ordinance which proposed amendment is hereinafter set forth; and

WHEREAS, after hearing pursuant to duly published notice, the Village of Peoria Heights Zoning Board of Appeals has recommended to the Board of Trustees to raise the fines from a minimum of \$50 and not to exceed \$750, and

WHEREAS, the Village Board finds that adoption of the proposed amendment would be in the best interests of the Village of Peoria Heights and its citizens;

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PEORIA HEIGHTS, PEORIA COUNTY, ILLINOIS, THAT:

Section 1. Section 17.11 of the Peoria Heights Zoning Ordinance pertaining to violations and penalties for violation of said ordinance is hereby amended to read as follows:

17.11 Violations and Penalties:

- (a) Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance, shall be fined not less than fifty (\$50) dollars and nor more than seven hundred fifty (\$750) dollars for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.
- (b) In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building, structure or land is used in violation of this Ordinance, the proper authorities of the Village of Peoria Heights, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, maintenance or use, to restrain, correct or abate such violation to prevent the occupancy of said building structure or land or to prevent any illegal act conduct, business or use in or about such premises.
- (c) Within the districts established by this Ordinance, there exist lots structures and uses of land and structures, which were lawful before this Ordinance was passed, but which would be prohibited under the terms of this Ordinance.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of this Ordinance and upon which actual building construction has been diligently carried on actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner, demolition, elimination, removal of an existing structure in connection with such construction, provided that actual construction work shall be diligently carried on until completion of the building involved.

The attachment of additional signs to a building, or the placement of additional signs or display devices on the land outside the building, if such additions are of

a nature that would be prohibited generally in the district involved, shall not be considered as valid non-conforming uses if attached or placed within a period of ninety (90) days prior to the date of the passage of this Ordinance.

Section 2. This Ordinance is hereby ordered to be published in pamphlet form by the Peoria Heights Village Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

Section 3. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 4. This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PEORIA HEIGHTS, PEORIA COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION AND APPROVED BY ITS PRESIDENT THIS 8th DAY OF October, 2013.

APPROVED:



President

ATTEST:



Village Clerk

CERTIFICATION OF DOCUMENTS

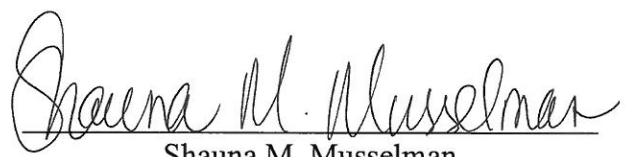
**STATE OF ILLINOIS
COUNTY OF PEORIA
VILLAGE OF PEORIA HEIGHTS**

I, Shauna Musselman, certify that I am the duly elected Municipal Clerk of the Village of Peoria Heights, Peoria County, Illinois which is a municipality organized under the laws of the State of Illinois.

By law I have custody of the seal and all of the records, books, ordinances, documents and papers pertaining to the Village of Peoria Heights, Illinois. The Ordinance attached to this Certificate is a true copy of said Ordinance on file and of record in the office of the Village Clerk of the Village of Peoria Heights. I further certify that on October 8th, 2013, the Corporate Authorities of the Village of Peoria Heights, Peoria County, Illinois passed and approved Ordinance Number 2013-1393 entitled "An Ordinance Amending the Peoria Heights Zoning Ordinance for the Purpose of Updating the Penalties Imposed for the Violation of Said Zoning Ordinance", which Ordinance by its terms provided that it was to be published in pamphlet form as provided by law.

I have compared the attached copy of Ordinance 2013-1393 with the original in the office of the Village Clerk and such copy comprises a true full, true and correct copy of the Ordinance and the whole of such Ordinance of which is a copy.

Witness under my hand and seal this 8th day of October, 2013.


Shauna M. Musselman
Village Clerk

[Seal]