

ORDINANCE 2014 - 1413

AN ORDINANCE AMENDING SECTION 9.R-3, MULTIPLE FAMILY RESIDENTIAL DISTRICT, SECTION 10.R-P, PLANNED RESIDENTIAL DISTRICT; SECTION 11.B-1 CENTRAL BUSINESS DISTRICT, SECTION 12.B-2 GENERAL RETAIL BUSINESS DISTRICT; SECTION 13.B-3, SERVICE DISTRICT; SECTION 13-A B-4, LOW IMPACT INDUSTRIAL DISTRICT; AND SECTION 14.I-1, INDUSTRIAL DISTRICT, OF THE PEORIA HEIGHTS 1970 ZONING ORDINANCE, AS AMENDED

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PEORIA HEIGHTS, ILLINOIS, A MUNICIPAL CORPORATION,

SECTION ONE:

That The Peoria Heights 1970 Zoning Ordinance, as amended, as to Sections 9.3.9 Site Plan Approval, Section 10.3.7 Site Plan Approval, Section 11-5-8 Site Approval, Section 12.5 Site Plan Approval, Section 13.5 Site Plan Approval, Section 13-A.6 Site Plan Approval are hereby amended as follows and Section 14 I-1 Industrial District is hereby amended by adding Section 14.3, each of said amended Sections are hereby amended as follows:

14.3 Site Plan Approval:

The Building Commissioner of the Village of Peoria Heights shall not issue a permit for new construction or substantial improvement of structures in areas zoned "R-3 Multiple Family Residential District," "R-P, Planned Residential District," "B-1 Central Business", "B-2 General Retail District", "B-3 Service Business District", "B-4 Low Impact Industrial District" and "I-1 Industrial District" until such time that a site plan for the location of an improvement to the premises in the district so zoned shall be submitted for recommendation to the Peoria Heights Planning Commission. All site plans to be submitted to the Planning Commission shall conform to the requirements set out in Section 17, which is incorporated by reference into this Section. Such site plans shall include all other requirements of Ordinance No. 2014-1414.

SECTION TWO: All Ordinances and Sections of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION THREE: This Ordinance shall be in effect from and after its passage, approval and publication as required by law.

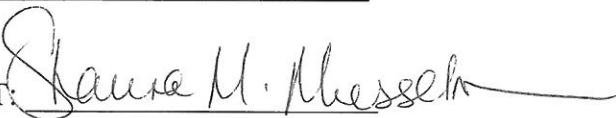
PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PEORIA HEIGHTS, ILLINOIS THIS 16th DAY OF September, 2014.

AYES 4

NAYS 0
1 abstain


MARK ALLEN, Village President

SEAL: _____

ATTEST: 
VILLAGE CLERK