

Keeping Properties Safe, Clean & Secure

www.peoriagov.org/codes-and-ordinances

Whether responding to evictions, emergency cleanups, or securing unsafe structures, the City of Peoria works with urgency and accountability to protect public health and property values. It's your responsibility as a property owner to maintain your property and respond to code violations promptly.

RECEIVE A BOARD-UP NOTICE? CONTACT:

- Code Enforcement: (309) 494-8600
- Fire Department: (309) 494-8700
- Police Department: (309) 673-4521
- Visit: www.peoriagov.org

Peoria Municipal Code Sections 5-408 and 5-409

GUIDE TO EVICTIONS, EMERGENCY WORK ORDERS & BOARD UPS



Community Development Department

419 Fulton Street, Room 203
Peoria, IL 61602
Phone: (309) 494-8600



CITY OF
PEORIA

Eviction Process

When an eviction occurs in the City of Peoria, the following timeline applies:

- ◆ The Sheriff's Department places the tenant's belongings in the front yard.
- ◆ The tenant has 24 hours to remove personal items.
- ◆ After that, the property owner has 24 hours to remove remaining debris.
- ◆ If no action is taken, the City may issue an Emergency Work Order, and the property owner will be billed for cleanup.

EXAMPLE: If an eviction occurs Wednesday at noon, debris must be removed by the property owner by Friday at noon to avoid penalty.

Emergency Work Orders

Issued when public safety is at risk due to:

- ◆ Excessive debris, trash, or dumping.
- ◆ Tall grass/weeds.
- ◆ Unsafe conditions like abandoned refrigerators/freezers with doors still attached.
- ◆ Trash obstructing sidewalks, alleys, or public right-of-way.

The City contractor typically responds within 3 hours of issuance to remove debris and hazards. All cleanup costs will be billed to the property owner.



What Is a Board Up?

Board ups secure unsafe, open, or abandoned buildings that may pose public health or safety risks.

ISSUED BY:

- ◆ Code Enforcement.
- ◆ Fire Department.
- ◆ Police Department.



BOARDS ARE INSTALLED BY A CITY CONTRACTOR TO SECURE:

- ◆ Broken windows or doors.
- ◆ Openings that allow trespassing or weather exposure.
- ◆ Any structure deemed a public nuisance.

Important Notes

- ◆ City-ordered board ups are a temporary, emergency measure.
- ◆ Property owners must make permanent repairs within 90 days.
- ◆ Failure to remove boards and restore doors/windows can result in:
 1. Additional fines.
 2. Further enforcement actions.