



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: January 15, 2020

SUBJECT: Petition of Yvonne Kuecks to modify the existing planned unit development plan for 115 Arnold Ave.

BACKGROUND: The petitioner here is seeking to update the PUD (Planning Unit Development) for this property to allow for a dog-grooming facility. This is a unique situation as this property has residential uses on each side of it. Originally, the PUD permitted a local builder to utilize the location for his office. Since then, the current buyer has used the property in a similar fashion as an office for their decorating business. Staff supports adding additional potential uses to the PUD that will allow the current petitioner, as well as future owners of the property, some additional flexibility in the property's use without becoming a burden to neighboring property owners. Those uses include the proposed use as well as an antique shop, travel and insurance agencies and a doctor's office.

At the ZBA hearing, the board concluded that only the proposed use was appropriate in amending the PUD for this property. Also, additional parking can be achieved by paving some of the front-yard but the current driveway is sufficient to start. The board voted 5-0 to approve the proposed use and amend the PUD. Staff recommends that a freestanding sign be permitted here but not be lit nor exceed 10 sf, nor taller than 6 feet. The sign should also include some landscaping at the base when it's installed.

RECOMMENDATION: Approval, as presented with the following conditions:

- Amend the existing PUD to permit a dog-grooming facility.
- No on-site boarding be permitted.
- Current parking needs to include one striped and signed handicapped space. Additional parking can be achieved by paving in front of the building.
- A freestanding sign will be permitted but not be lit, larger than 10 sf and not taller than 6 feet in height. Landscaping of at least 12 points must be installed at the base of the sign.

ORDINANCE NO. 4480

**AN ORDINANCE AUTHORIZING A FIRST AMENDMENT TO THE
CONDITIONS IMPOSED ON THE PLANNED UNIT DEVELOPMENT SPECIAL USE
GRANTED WITH RESPECT TO
115 ARNOLD ROAD IN THE CITY OF EAST PEORIA**

WHEREAS, pursuant to Ordinance No. 1463 and Ordinance No. 1480 approved in 1978 (“PUD Ordinances”), the City Council authorized a Planned Unit Development special use (the “PUD Special Use”) for property located along Arnold Road in East Peoria for the purpose of lessening certain zoning requirements and restrictions for structures and facilities constructed in this Planned Unit Development as set forth in the PUD Ordinances; and

WHEREAS, Yvonne Kuecks (the "Petitioner"), has petitioned for an amendment of the conditions applicable to the PUD Special Use as such conditions limit the use of the property at 115 Arnold Road and which property is shown and described at “Exhibit A”, attached hereto and incorporated herein by reference (which property as so described is hereinafter referred to as the “Property”); and

WHEREAS, the Petitioner requests that a dog grooming business be a permitted business operation on the Property that is located within the PUD Special Use area in addition to the current permitted uses for the Property and the PUD Special Use area; and

WHEREAS, after holding a hearing pursuant to duly published notice, the East Peoria Zoning Board of Appeals has recommended approval of the proposed amendment subject to certain conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The conditions applicable to the PUD Special Use approved by the PUD Ordinances are hereby amended to allow a dog grooming business on the Property.

Section 2. The establishment and continuation of the special use hereby authorized is contingent upon continual compliance with all applicable provisions of the City Code and the following special conditions:

1. At the dog grooming business facility, no on-site dog or animal boarding is permitted.

2. Prior to conducting a dog grooming business on the Property, the off-street parking provided on the Property must include one (1) striped and signed handicapped parking space; additional parking can be provided by paving the front yard (or a portion thereof) of the Property between the building and the street.

3. Signage on the Property for the dog grooming business is limited to one (1) freestanding, un-lit sign that is no more than 10 square feet in size and no taller than 6 feet in height. Should such freestanding sign be erected on the Property, landscaping must be installed and maintained at the base of the sign totaling no less than 12 points, and this landscaping must be installed in accordance with the timeframe established by the Director of Planning and Community Development.

4. All improvements authorized or required by this Ordinance shall be consistent with the site plan documents (the "Site Plan") prepared and submitted by the Petitioner, and shall be completed and continuously maintained in accordance with the Site Plan or as otherwise approved by the Director of Planning and Community Development.

Except as specifically modified by this Ordinance, the conditions applicable to the Special Use approved by the PUD Ordinances shall continue to apply as therein stated. Further, upon the violation of or failure to comply with the forgoing conditions or with any provisions of the City Code applicable to the Property or its use, the City Council may, after providing reasonable notice and an opportunity for a hearing, terminate the Special Use hereby approved.

Section 3. This Ordinance is hereby ordered to be published in pamphlet form by the East Peoria City 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 4. 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 5. 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 COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS _____ DAY OF _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

Case 20-PUD-1
115 Arnold Ave.
Yvonne Kuecksl

Exhibit "A"

Legal Description: P.I.N.: 01-01-34-202-011





2125

2135

2137

113

115

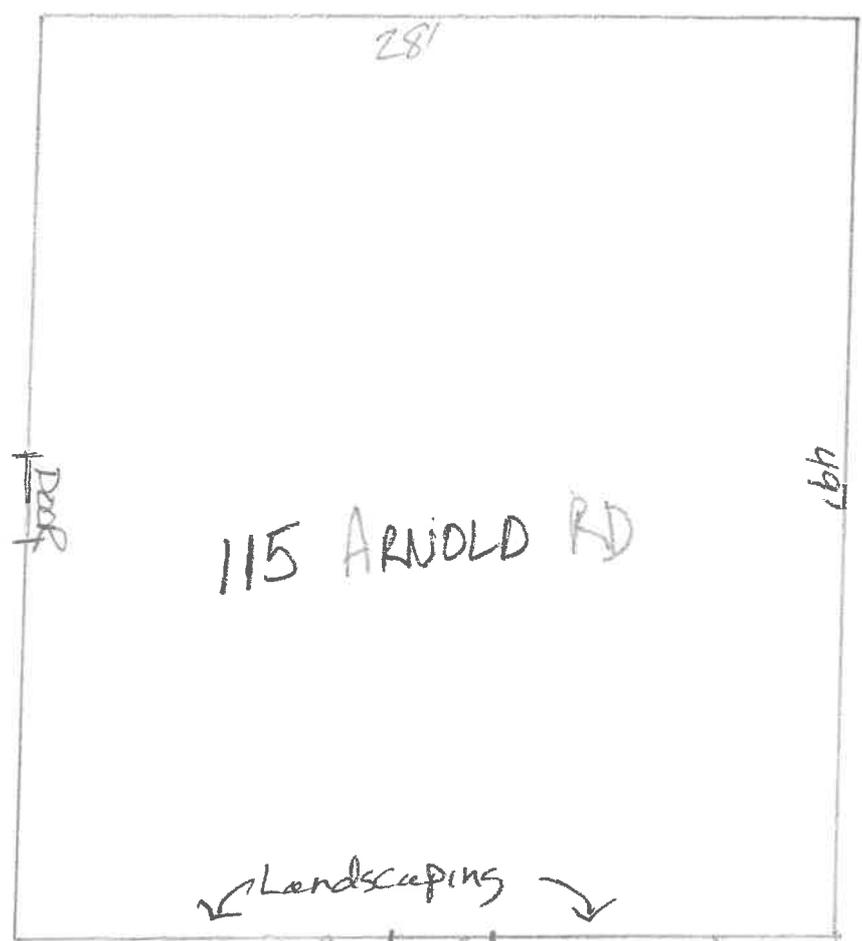
117

ARNOLD RD

2201

Handicap Parking →

Driveway

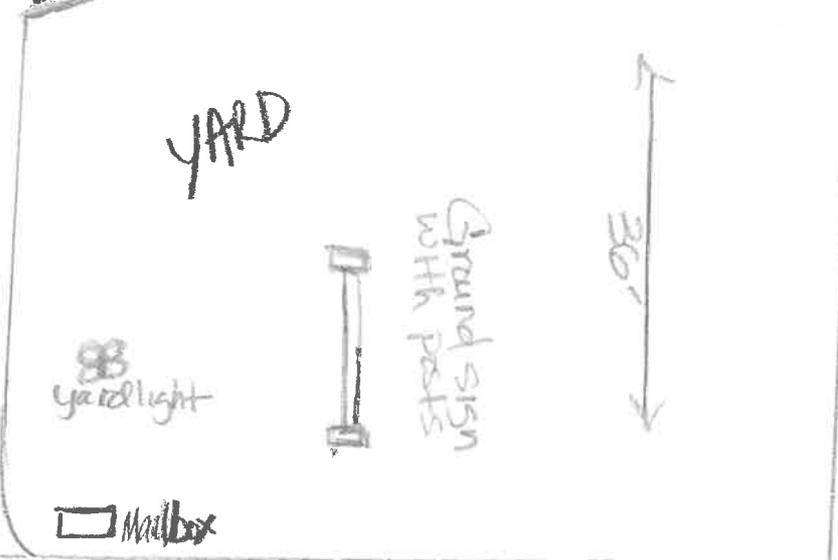


Landscaping

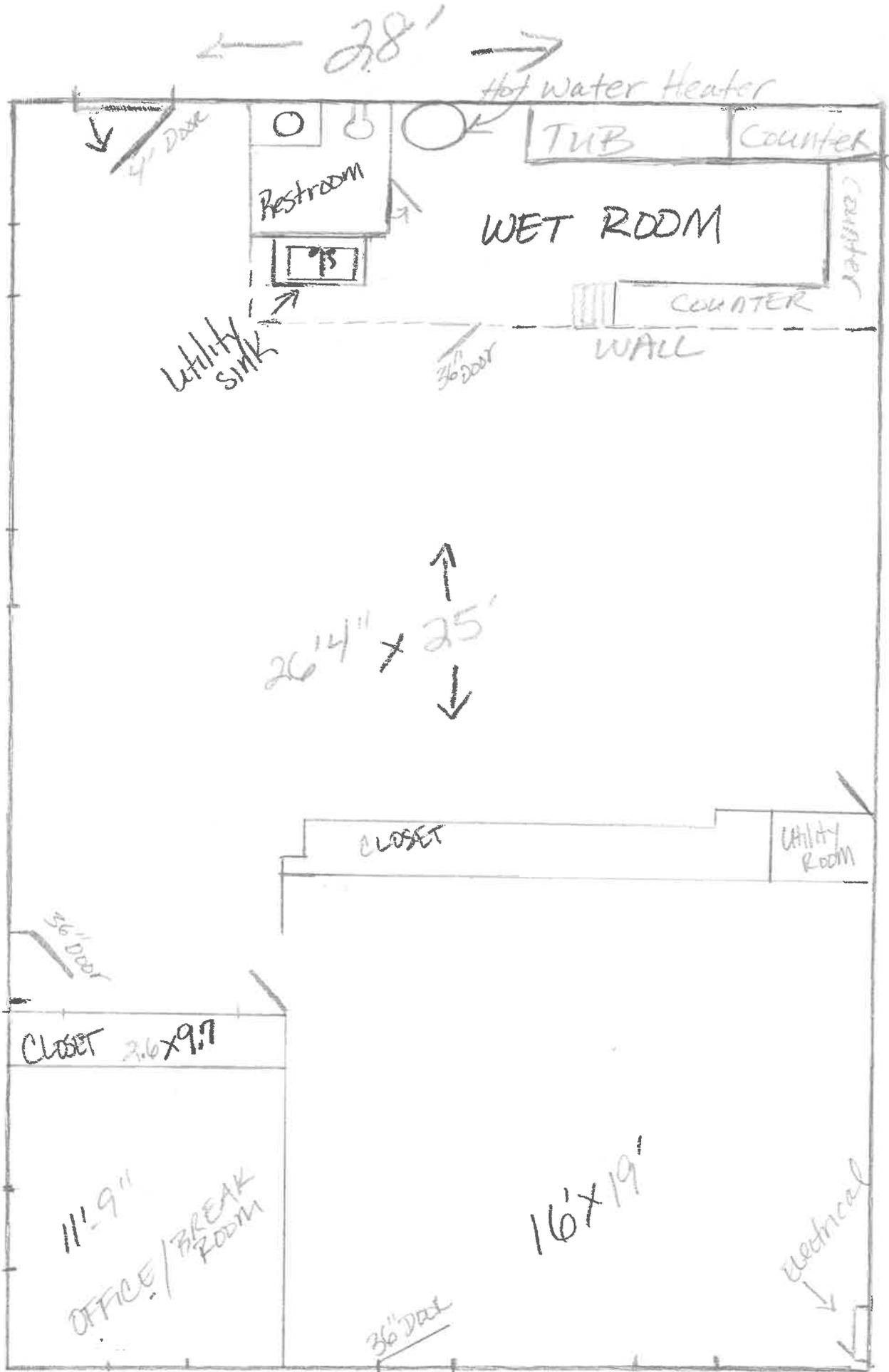


PARKING

PARKING



ARNOLD RD



FUTURE SITE PLAN

← 49' →

← 28' →

26'4" × 25'

CLOSET 2.6x9.7

11'9"
OFFICE/BREAK ROOM

16'x19'

36" Door

Electrical

CLOSET

Utility Room

Hot Water Heater

TUB

Counter

WET ROOM

Restroom

Utility sink

COUNTER

WALL

36" Door

4' Door

36" Door

36" Door