



**TO:** The Honorable Mayor and the City Council

**FROM:** Ty Livingston, Director of Planning & Community Development

**DATE:** February 11, 2020

**SUBJECT:** Petition of Randy Marchand for a Special Use to allow an accessory structure in the front yard with non-traditional façade located at 617 Illini Dr.

**BACKGROUND:** The petitioner here is seeking a Special Use for an accessory structure that's in the front yard and has a non-traditional façade. This is an existing structure which is largely screened most times of the year due to the heavily wooded lot. However, it is located in the front yard and has a façade that's inconsistent with the home.

At the ZBA hearing, the board voted 6-1 to recommend approval of this proposal to the City Council with the condition that within 90 days the structure be fully enclosed with doors and material which is similarly colored to the existing structure.

**RECOMMENDATION:** Approval, as presented with the condition of the structure being fully enclosed.

**ORDINANCE NO. 4487**

**AN ORDINANCE AUTHORIZING A SPECIAL USE  
FOR PROPERTY LOCATED AT 617 ILLINI DRIVE  
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

**WHEREAS**, Randy Marchand (the "Petitioner") has petitioned for a special use for an accessory building on his property zoned "R-2 One-Family Dwelling District" and located at 617 Illini Drive in East Peoria, as shown and described at "Exhibit A", attached hereto and incorporated herein by reference (which property as so described hereinafter referred to as the "Property"); and

**WHEREAS**, after hearing pursuant to duly published notice, the East Peoria Zoning Board of Appeals has recommended approval of the proposed Special Use 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.** A Special Use to allow for placement of an accessory structure (storage shed) on the Property in the front yard is hereby approved.

**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. The existing accessory building (storage shed) shall remain located in the front yard of the Property as set forth in the submitted Site Plan ("Exhibit B").
2. The accessory structure (storage shed) may have a façade that is non-traditional and different than the residential structure on the Property.
3. By no later than 90 days after approval of this Ordinance, the accessory building shall be fully enclosed with a door and construction material that is similarly colored to the outside of the currently existing structure.
4. The location of the accessory building authorized by this Ordinance shall be continuously maintained in accordance with the submitted Site Plan ("Exhibit B"), and the exterior of the accessory building shall remain the same as it currently exists on the date of this Ordinance.

Upon the violation of or failure to comply with the foregoing 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

# EXHIBIT A

## Map of Location of Special Use (617 Illini Drive)

Case 20-SU-8  
617 Illini Dr.  
Randy Marchand

Exhibit "A"

Legal Description: P.I.N.: 01-01-26-300-021

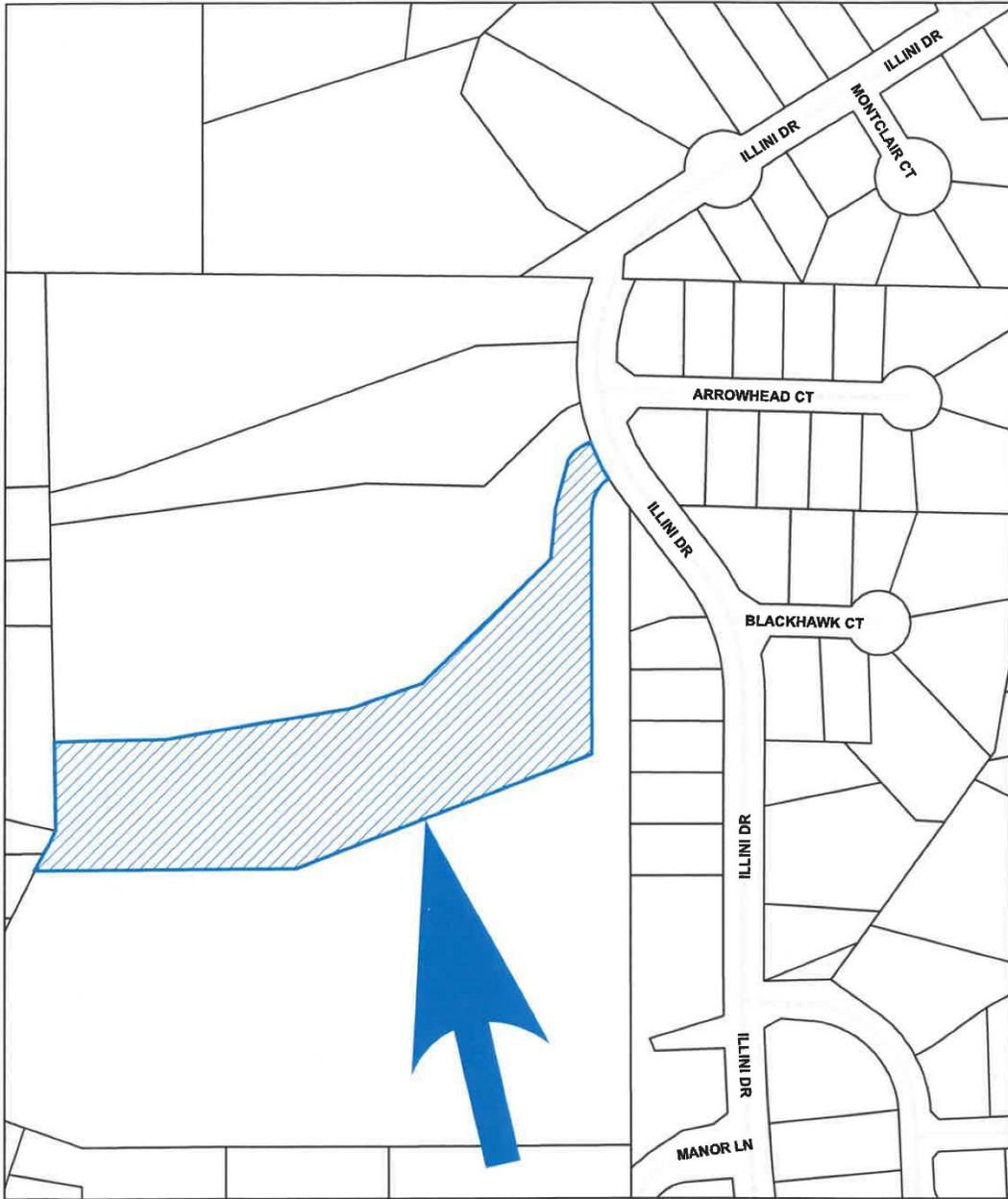


EXHIBIT B

Site Plan for Special Use (617 Illini Drive)

