



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: May 12, 2020

SUBJECT: Petition of Roy Sorce of Sorce Enterprises for a Special Use to allow for the limited processing and freezing of fish within an enclosed building on property located at 3201 N. Main St.

BACKGROUND:

The petitioner here is seeking a Special Use to process fish at this location. As presented, the processing here will be within a fully enclosed building and limited to flash-freezing, cutting into chunks and packaged to be shipped to locations outside of the area. To begin with, the product here will be used as bait for the lobster and crab industries on the east coast, as well as Louisiana, but more opportunities are possible. Staff is excited to see this first substantive development in the management of the Asian carp population and will be working closely with the property owner and the IDNR to ensure the project has every opportunity to be successful and a model for future efforts.

At their meeting, the ZBA voted 7-0 to recommend approval of this Special Use.

RECOMMENDATION: Approval, as presented.

ORDINANCE NO. 4501

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 3201 N. MAIN STREET
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, Sorce Enterprises (the "Petitioner") has petitioned for a 0 zoned "M-1, Manufacturing District Limited" and located at 3201 N. Main Street, 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, the Petitioner seeks to establish an Asian carp processing business within the building currently existing on the Property, which is located adjacent to the Illinois River; 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 fish processing and freezing as part of Petitioner's business operations on the Property 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. All processing and freezing of fish shall be conducted inside the completely enclosed portions of the structures on the Property.
2. All processing and freezing fish operations shall be conducted in such manner that no noxious or offensive odors are emitted from such operations outside of the completely enclosed portions of the structures on the Property.

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

EXHIBIT A (Site Map)

Case 20-SU-11
3201 N. Main St.
Roy Sorce of Sorce Enterprises

Exhibit "A"

Legal Description: P.I.N.: 01-01-23-100-018



**EXHIBIT B
(Aerial Map)**

