



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: July 28, 2020

SUBJECT: Moratorium on approval of any additional auto-related uses to be located within the Levee District

BACKGROUND:

As staff has received recent interest in some auto-related (automotive repair, oil change, gas station, car wash, etc.), it would be prudent for the City to take a pause from allowing this type of use in the Levee District as it's inconsistent with the original vision for the area which is to "attract commercial, office and governmental facilities....but also to encourage a pedestrian friendly urban environment". This pause will allow staff some time to work with the City Attorney's Office to prepare an update to the Levee District Overlay Plan to address these uses appropriately. This update will be presented to the City Council for review and approval upon its completion.

RECOMMENDATION: Approval of the moratorium, as presented.

RESOLUTION NO. 2021-033

East Peoria, Illinois
_____, 2020

RESOLUTION BY COMMISSIONER _____

**RESOLUTION ESTABLISHING MORATORIUM ON CERTAIN
AUTOMOTIVE AND VEHICLE RELATED BUSINESS USES
IN THE LEVEE DISTRICT**

WHEREAS, the City Council has previously undertaken the implementation of an East Peoria Downtown Overlay District for the area designated as the Levee District (the “Overlay District”), as well as implementing restrictive covenants on property obtained by the City for the development of the Levee District; and

WHEREAS, the City established the Overlay District and related restrictive covenants as a means to ensure that uses of the property within or adjacent to the Levee District were consistent with the City’s plans and vision for the development of the Levee District; and

WHEREAS, the Department of Planning and Zoning is evaluating potential amendments to the East Peoria Zoning Code to address possible development and uses of properties within or adjacent to the Levee District with regard to automotive and vehicle related businesses located within or adjacent to the area defined by the City as the Levee District (as set forth in the map for the Overlay District); and

WHEREAS, it is in the best interests of the City to place a moratorium on the issuance of any special uses or building permits for automotive and vehicle related businesses seeking to locate in the Levee District (as set forth in the map for the Overlay District);

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. A moratorium is hereby declared and established on the issuance of any zoning or special use permits or building permits, or any other permits of any nature whatsoever which would allow the use or construction of an automotive and vehicle related businesses within the Levee District (as defined and set forth in the map for the East Peoria Downtown Overlay District).

Section 2. The moratorium declared by this Resolution shall expire March 1, 2021, unless earlier terminated by action of the City Council.

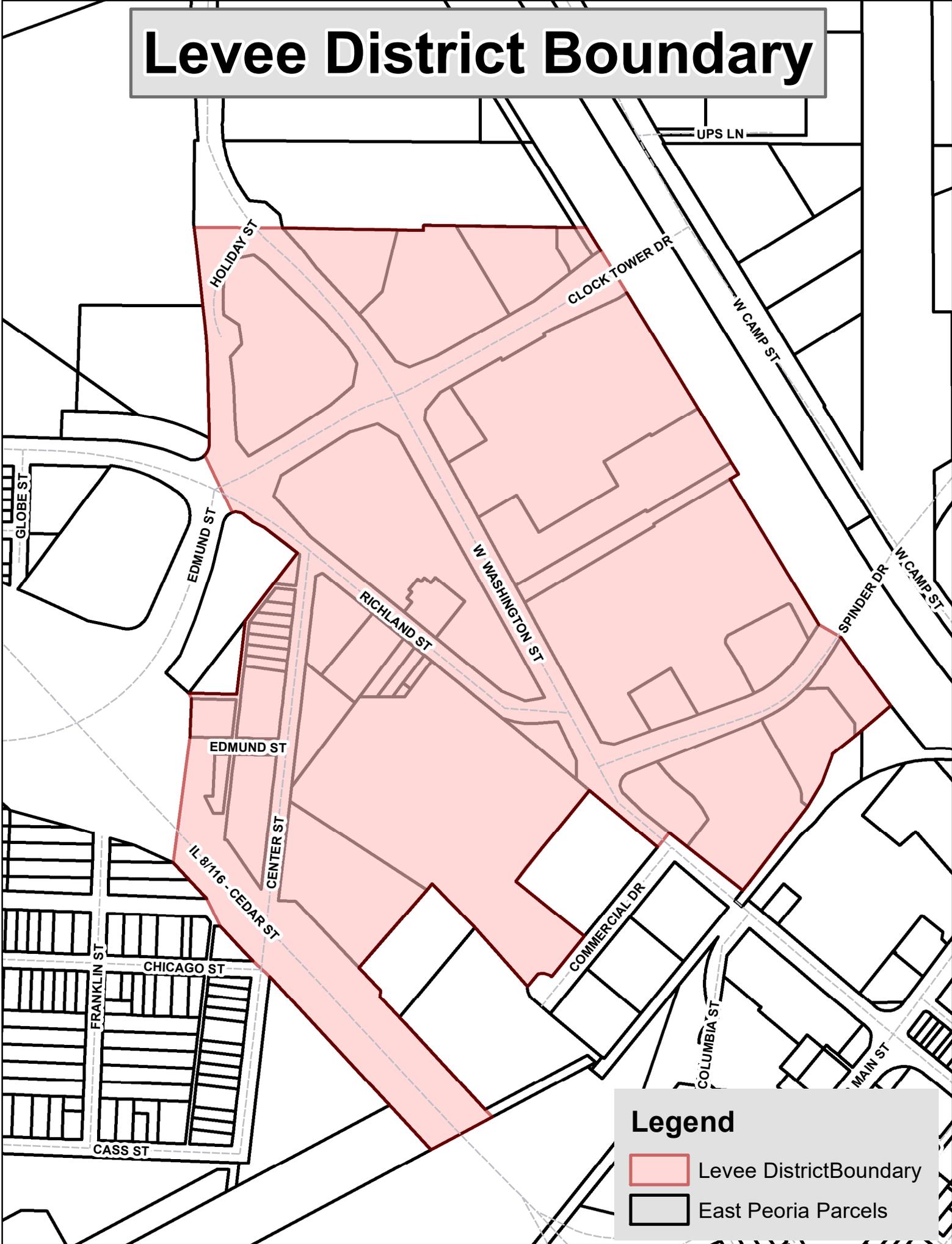
APPROVED:

Mayor

ATTEST:

City Clerk

Levee District Boundary



Legend

- Levee District Boundary
- East Peoria Parcels