



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: August 11, 2020

SUBJECT: Petition of Tony Pham of TC Cab Services LLC for a Special Use to allow for the outdoor storage of vehicles associated with the business located at 2250 E. Washington St.

BACKGROUND:

The petitioner is requesting a Special Use to allow outdoor storage for his cab operation along with the leasing of U-Haul trucks and trailers. Our experience with these operations shows there's very few cabs on-premises but the U-Haul activity is more of the focus as it pertains to the Special Use. The petitioner is seeking approval for 30 vehicles. While this site is larger than our other recent U-Haul petitioner, 30 vehicles at one time – even if it's infrequent – seems like quite a few. Staff recommended not more than 20 but given the size of the parcel and paved lot, the ZBA felt up to 25 was acceptable.

At their meeting, the ZBA voted 4-0 to recommend approval of the Special Use with the conditions – not more than 25 U-Haul vehicles/trailers on site at a time, no large box trucks in front of the building, a new landscaping plan be submitted and installation to be completed by Oct. 1, 2020. Since the meeting, the petitioner has already installed new landscaping and cleaned-up the area around the sign.

RECOMMENDATION: Approval, as presented with the conditions that not more than 25 U-Haul vehicles/trailers be permitted on the site at one time and no box trucks be parked in front of the building.

ORDINANCE NO. 4515

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 2250 E. WASHINGTON STREET
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, Tony Pham of TC Cab Services LLC (the "Petitioner") has petitioned for a special use to allow for the outdoor parking and storage of vehicles for operation of a U-Haul rental facility as an additional business operation on property zoned "B-3, Business Service District" and located at 2250 E. Washington Street, as shown and described at "Exhibit A" attached hereto and incorporated herein by reference (which property as so described hereinafter is referred to as the "Property"); and

WHEREAS, the Petitioner currently operates a taxi cab business operation on 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 outdoor parking and storage of vehicles for U-Haul rental business operations 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. Not more than a total of twenty-five (25) vehicles (which includes trailers) shall be parked on the Property at any one time that are being offered for sale or for rental as U-Haul vehicles.

2. No box trucks may be parked on the north side of Property in front of the building on the Property between the building and E. Washington Street.

3. On or before October 1, 2020, Petitioner shall install and complete landscaping adjacent to the building and in the area along E. Washington Street that includes the business sign for the Property in accordance with the landscape plan submitted to and approved by the Director of Planning and Community Development.

4. All landscaping improvements authorized or required by this Ordinance shall be continuously maintained in a manner consistent with the

landscape plan submitted to and approved by the Director of Planning and Community Development as provided herein.

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, TAZEVELL 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 Property: 2250 E. Washington St., E.Peoria

Legal Description: P.I.N.: 01-01-34-206-006



