



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: September 29, 2020

SUBJECT: Petition of Elijah Parker for a Special Use to allow for the construction of an accessory structure that exceeds the total allotted square footage for accessory structures on property located at 200 Neumann Ln.

BACKGROUND:

The petition here is to allow a larger than permitted accessory structure. The existing detached structure on the property is approx. 500sf and the proposed one will be 1,344sf. Given the size of the property and the character of the neighborhood, staff believes the proposed structure will not be a detriment to the area.

At their meeting, the ZBA voted 5-0 to recommend approval with the following conditions: the siding of accessory structure complements the house in color.

RECOMMENDATION: Approval, as presented with the condition the siding of the new accessory structure complement the house in both character and color.

ORDINANCE NO. 4521

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 200 NEUMANN LANE
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, Elijah Parker (the "Petitioner") has petitioned for a special use for an oversized accessory building on his property zoned "C, Conservation and Residential Estate District" and located at 200 Neumann Lane 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 and construction of an oversized accessory structure 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. Petitioner shall construct and then continuously maintain an oversized detached accessory structure on the Property.
2. Petitioner shall construct and continuously maintain siding on the oversized accessory structure in the form and manner that is similar in color and character to the siding on the primary residential structure on the Property.

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 (200 Neumann Lane)

Case 20-SU-28
200 Neumann Ln
Elijah Parker

Exhibit "A"

Legal Description: P.I.N.:05-05-03-204-021

