



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: September 29, 2020

SUBJECT: Petition of Jeff Giebelhausen of 4G EP LLC for the rezoning of properties from B-3 Business Service District to R-4 Multiple-family dwelling district located at 2480 Washington Rd.

BACKGROUND:

The petition here is to rezone this property from B-3 to R-4 to facilitate multi-family development here. Although not consistent with the City's Comprehensive Plan (which shows commercial for this location), staff believes the proposed rezoning will be complementary to the area and provide some much-needed affordable residences. The property qualifies for rezoning as it has in excess of 200 feet of frontage along a public street.

At their meeting, the ZBA voted 4-1 to recommend approval of the rezoning.

RECOMMENDATION: Approval, as presented.

ORDINANCE NO. 4520

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN REAL PROPERTY LOCATED AT 2480 WASHINGTON ROAD
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, the hereinafter described real property (the "Property") located in the City of East Peoria, Tazewell County, Illinois, is currently classified under the East Peoria Zoning Code as "B-3, Business Service District"; and

WHEREAS, Jeff Giebelhausen (4G EP LLC), owner of the property located at 2480 Washington Road in East Peoria (with a Washington, Illinois mailing address), identified as PIN 02-02-19-300-042 and depicted in Exhibit A, attached hereto and incorporated by reference (the "Property"), has proposed an amendment to the zoning map of the City of East Peoria for the purpose of changing the zoning classification of the Property to "R-4, Multiple-Family Dwelling (Residential) District"; and

WHEREAS, after hearing pursuant to duly published notice, the East Peoria Zoning Board of Appeals has recommended approval of the proposed rezoning;

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

Section 1. The foregoing recitals are hereby adopted and found to be correct.

Section 2. The zoning classification of the Property as shown and described at Exhibit A is hereby changed from "B-3, Business Service District" to " R-4, Multiple-Family Dwelling (Residential) District ".

Section 3. Upon the effective date of this Ordinance, the change in zoning classification hereby adopted shall be marked on the official zoning map of the City of East Peoria.

Section 4. This Ordinance is hereby ordered to be published in pamphlet form by the East Peoria City Clerk who is ordered to keep at least three (3) copies hereof available for public inspection in the manner provided by law.

Section 5. 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 6. 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 Zoning Change / Case No. 20-R-27 (2480 Washington Road)

Case 20-R-27
2480 Washington Rd.
Jeff Giebelhausen of 4G EP LLC

Exhibit "A"

Legal Description: P.I.N.:02-02-19-300-042

