



**TO:** The Honorable Mayor and the City Council

**FROM:** Ty Livingston, Director of Planning & Community Development

**DATE:** January 27, 2021

**SUBJECT:** Petition of Sameed Osman and Tara Hamm for a Special Use for an accessory structure which exceeds the code requirement on size and is of an alternate exterior material on property located at 2910 Meadow Avenue.

**BACKGROUND:**

The petition here is to allow a Special Use for a proposed accessory structure on a newly created lot with a new home being constructed on it. Given the surrounding area and the size of the property, staff doesn't believe this request will be detrimental to the area. Originally, staff had requested a new driveway be constructed to the street but IDOT has rejected a request for a new access point here and recommends using the existing drive on the adjacent parcel. An easement has been agreed upon and recorded at the county. In light of this issue, the proposed driveway for this garage needs to be paved and connected to the existing paved driveway. A bond has been received sufficient to cover this paving work to be done when the weather is more favorable.

At their meeting in January, the ZBA voted 6-0 to recommend approval the driveway be paved by no later than June 1, 2021.

**RECOMMENDATION:** Approval of the Special Use, as presented.

**ORDINANCE NO. 4547**

**AN ORDINANCE AUTHORIZING A SPECIAL USE  
FOR PROPERTY LOCATED AT 2910 MEADOW AVENUE  
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

**WHEREAS**, Sameed Osman and Tara Hamm (the "Petitioner") have petitioned for a special use for an oversized accessory building with an alternate exterior material on their property zoned "R-2, One Family Dwelling District" and located at 2910 Meadow Avenue 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 with an alternate exterior material 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. By no later than June 1, 2021, Petitioner shall construct and continuously maintain a paved driveway for the accessory structure on the Property that connects to the driveway on the neighbor's property for access to Meadow Avenue.
3. The special use granted by this Ordinance is limited to the portion of PIN 05-05-01-307-001 that is acquired by Petitioner after the subdivision of PIN 05-05-01-307-001 (with the given address of 2910 Meadow Avenue).

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 \_\_\_\_\_, 2021.**

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**EXAMINED AND APPROVED:**

\_\_\_\_\_  
Corporation Counsel

# EXHIBIT A

## Map of Location of Special Use (2910 Meadow Avenue)

Case 21-SU-02  
2910 Meadow Ave  
Sameed Osman & Tara Hamm

Exhibit "A"

Legal Description: P.I.N.: 05-05-01-307-001

