



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: January 27, 2021

SUBJECT: Petition of Olakunle Afolabi (Ola) dba at G-Inspired Automall LLC for a Special Use to allow outdoor auto sales and display on property located at 2354 Washington Road.

BACKGROUND:

The petition here is requesting a Special Use for used auto sales as he's outgrown his current location on South Main Street and has found a more suitable (larger) location on Washington Road. He's asking for up to 53 cars to be displayed at one time. Staff appreciates his site plan and the dimensions provided but we have concerns about the total amount and believe 40 vehicles would be more appropriate.

All of the areas shown for display of vehicles need to be paved as portions of the lot are not along the west and north sides of the building. Also, some amount of landscaping needs to be installed. Given the limited areas available along the Washington Road frontage and the west side, the petitioner has submitted an acceptable landscaping plan. He has also made adjustments to his lighting plan to address concerns from the neighbors. Lastly, the privacy fence along the north side of the property needs to be extended to the Oakdale right-of-way and then completed behind the building where the chain link fence exists today. The petitioner intends to replace all existing, non-privacy fencing with new ones. The fencing, paving and landscaping will be done as weather permits here in the coming months so the petitioner has provided the City with an assurance from his lender that funds are available to cover this work and ensure its timely completion by no later than June 1, 2021.

At their meeting in January, the ZBA voted 6-0 to recommend approval of the Special Use with conditions to address paving, landscaping, fencing and lighting (immediately) – with the first three to be completed by no later than June 1, 2021.

RECOMMENDATION: Approval of the Special Use, with conditions.

ORDINANCE NO. 4549

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 2354 WASHINGTON ROAD
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, Olakunle Afolabi, doing business as G-Inspired Automall LLC (the "Petitioner"), has petitioned for a special use to allow the siting of a used car dealership on property zoned "B-3, Business Service District" and located at 2354 Washington Road, 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 the siting of a used car dealership 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 establish the Special Use approved by this ordinance in accordance with a site plan (the "Site Plan") prepared and submitted by the Petitioner, attached hereto as Exhibit B and incorporated by reference.
2. Not more than forty (40) vehicles may be displayed for sale at any given time on the Property.
3. Petitioner shall install landscaping in accordance with the landscaping plan set forth in the Site Plan for the Property (Exhibit B) by no later than June 1, 2021.
4. Petitioner shall pave all areas of the Property upon which vehicles will be shown for display for sale in accordance with the Site Plan for the Property (Exhibit B) by no later than June 1, 2021.

5. Petitioner shall install privacy fencing along all current locations where a non-privacy fence currently exists and further extending to the Oakdale Road right-of-way along the northern boundary of the Property in accordance with the Site Plan for the Property (Exhibit B) by no later than June 1, 2021.

6. Petitioner shall install and maintain the lighting plan for the Property, as presented to the Zoning Board of Appeals during the public hearing, within the time frame approved by the Director of Planning and Community Development with any changes to such lighting plan requiring prior approval from the Director of Planning and Community Development.

7. All landscaping, fencing, paving, and other improvements authorized or required by this Ordinance shall be continuously maintained after completion in accordance with a Site Plan.

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, 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 (2354 Washington Road)

Case 20-SU-39
2354 Washington Rd
OlaKunle Afolabi of G-Inspired Automall, LLC

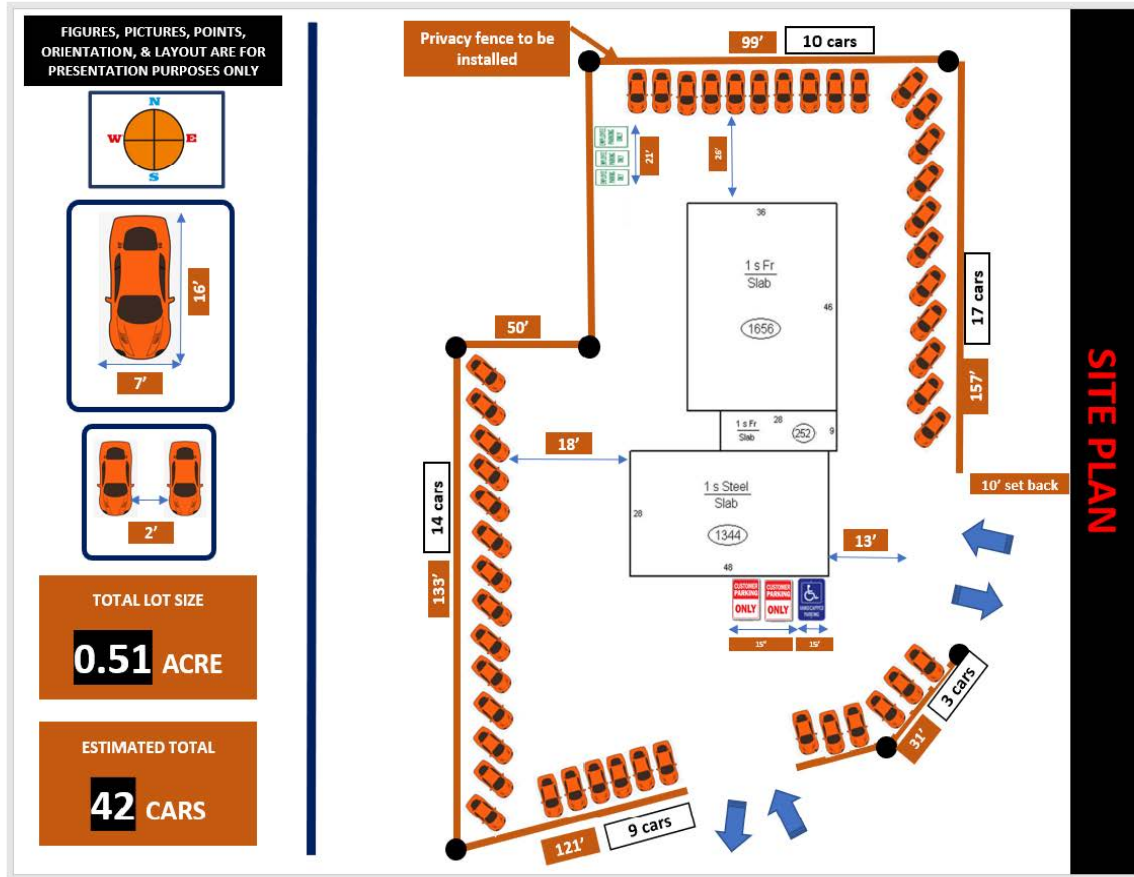
Exhibit "A"

Legal Description: P.I.N.: 02-02-19-409-010



EXHIBIT B

Site Plan for 2354 Washington Road



Landscape Plan for 2354 Washington Road

LANDSCAPING

