



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

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

**DATE:** February 9, 2021

**SUBJECT:** Petition of Ralph Wiley for a Special Use to allow an accessory structure with alternative exterior material and in addition to two existing accessory structures on property located at 1224 Centennial Drive.

**BACKGROUND:**

The petitioner here is requesting a Special Use for an accessory structure on this property that's not consistent with the exterior of the home and is addition to two existing accessory structures on the lot. Given the 6.5-acre size of the property and how well it is screened from the road and neighboring properties, staff doesn't anticipate any negative impacts with the proposal.

At their meeting, the ZBA voted 4-0 to recommend approval of the Special Use, as presented.

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

**ORDINANCE NO. 4551**

**AN ORDINANCE AUTHORIZING A SPECIAL USE  
FOR PROPERTY LOCATED AT 1224 CENTENNIAL DRIVE  
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

**WHEREAS**, Ralph Wiley (the "Petitioner") has petitioned for a special use for an additional accessory building that has an alternate exterior material from the primary residence on his property zoned "R-1, One Family Dwelling District" and located at 1224 Centennial Drive 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 additional accessory structure on the Property with an alternate exterior material to the main residential 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. The accessory building authorized by this Ordinance will be the third accessory structure on the Property.
2. Petitioner shall construct and then continuously maintain a detached accessory structure on the Property in accordance with the site plan (the "Site Plan") prepared and submitted by the Petitioner, attached hereto as Exhibit B and incorporated by reference.

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 (1224 Centennial Drive)

Case 21-SU-06  
1224 Centennial Drive  
Ralph Wiley

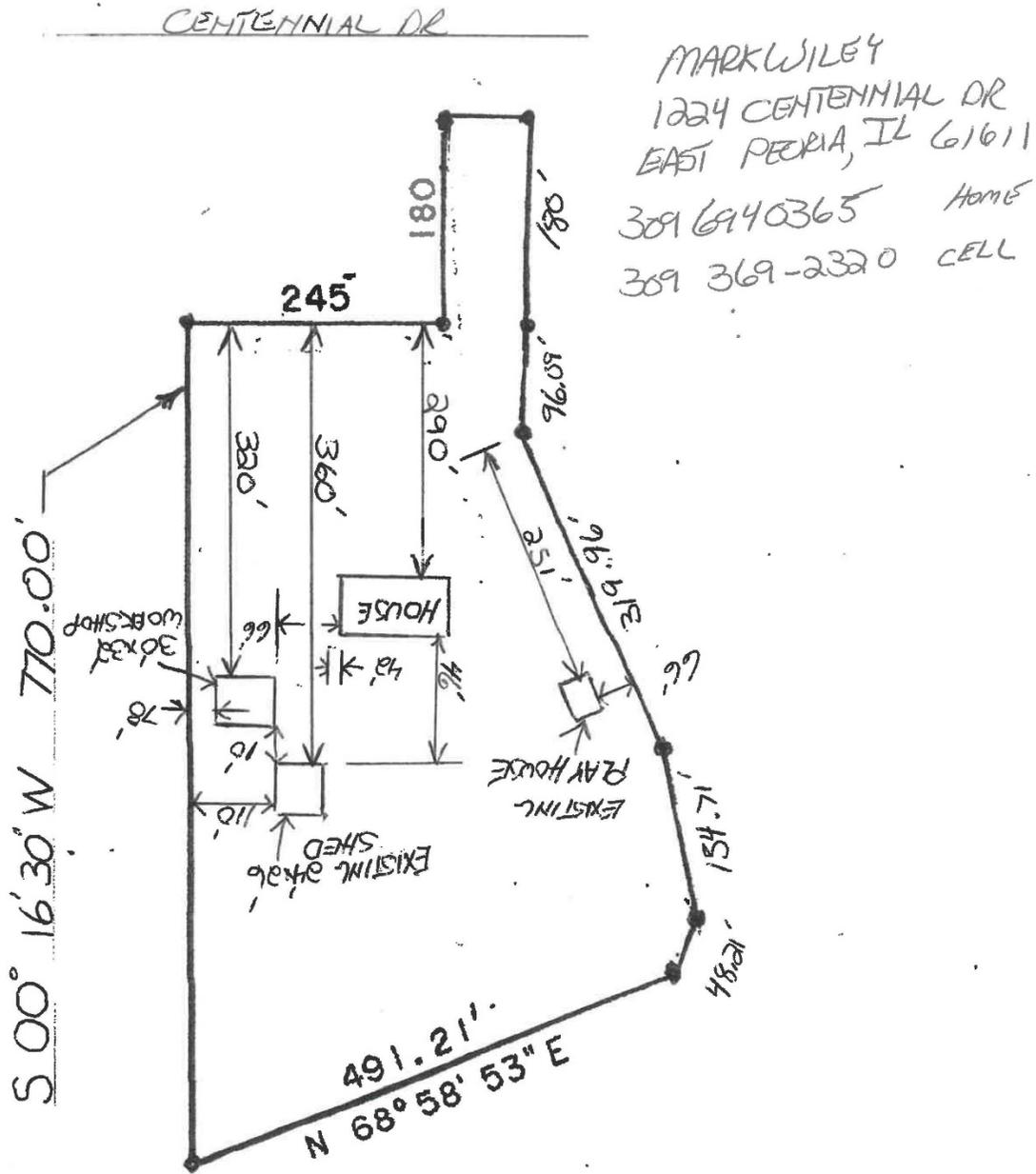
Exhibit "A"

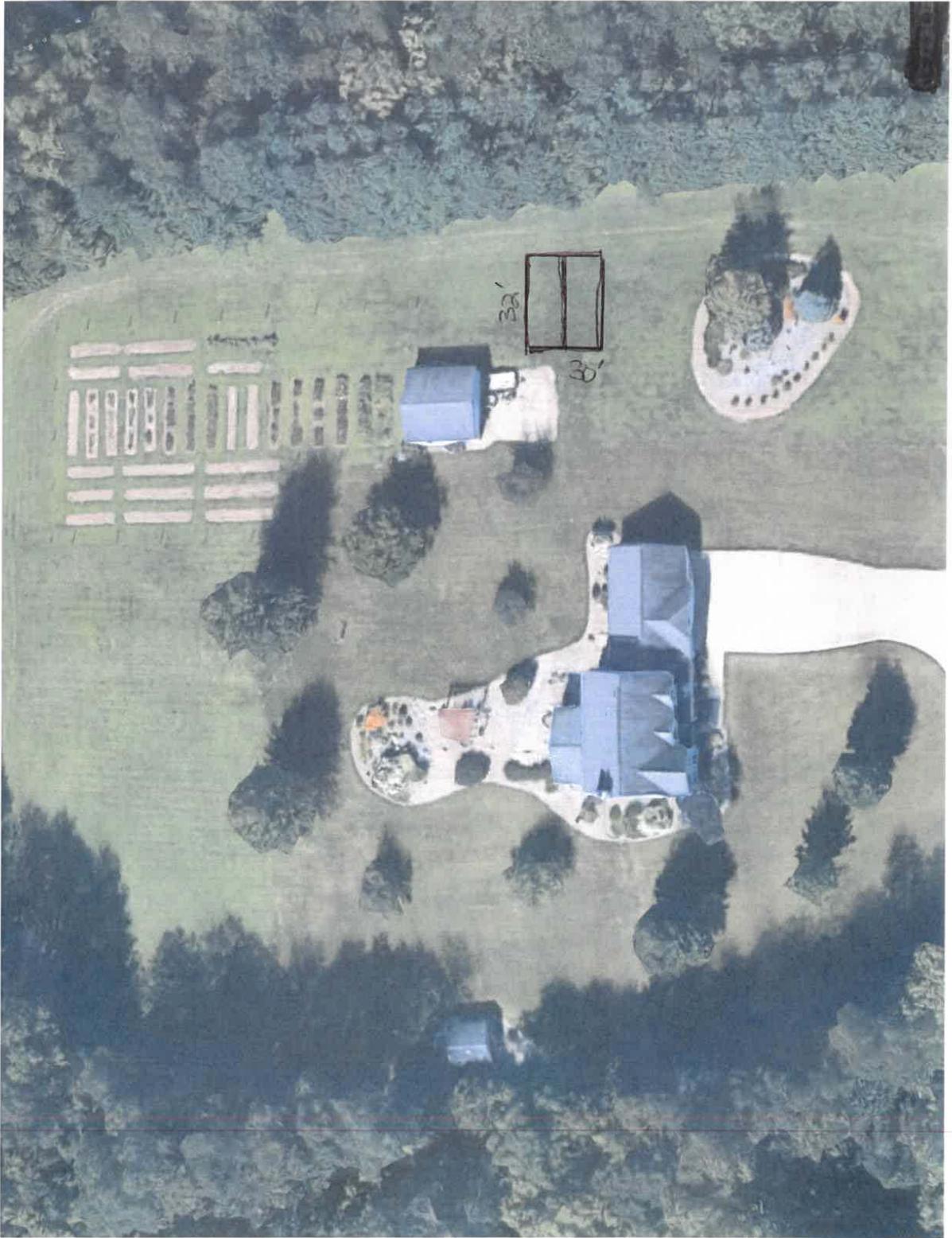
Legal Description: P.I.N.: 01-01-24-100-017



EXHIBIT B

Site Plan for 1224 Centennial Drive







P.O. Box 930220  
 Verona, WI 53593-0220  
 Phone: (608) 845-9700  
 Fax: (608) 845-7070

12/18/2020  
 WILEY, RALPH  
 Doc ID: 5832220201218090940

## Cleary/Owner Project Proposal - Erected

Wainscot Filler Strips: None  
 Eave Filler Strips: None  
 Treated Plank Filler Strips: None

### Ventilation

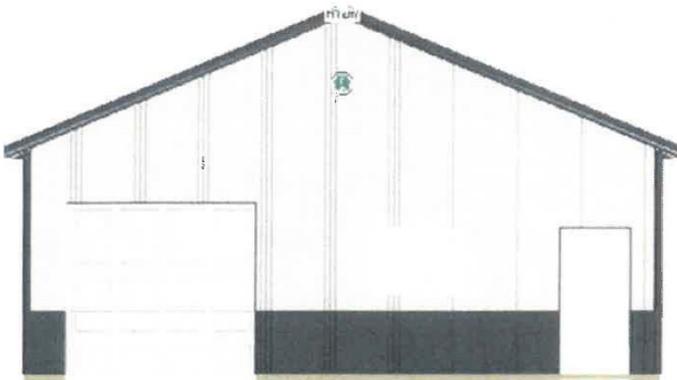
Side Wall 2 on Building 1  
 Overhang: 12" Aluminum soffit (Sidewall) with vented soffit  
 Insulation Baffle will be used with this overhang to prevent ceiling insulation from moving into the soffit area.

### Accessories

Side Wall 2 on Building 1  
 None

### Interior Finishes / Insulation

Side Wall 2 on Building 1  
 Condensation Control: None  
 Insulation: None



**East End Wall 1 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

### Exterior Finishes

End Wall 1 on Building 1  
 Siding: Grand Rib 3 Plus  
 - Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.  
 Tyvek: Included on this wall  
 Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)  
 Wainscot Filler Strips: None  
 Gable Filler Strips: Gable filler strips not included.  
 Treated Plank Filler Strips: None

### Ventilation

C-110  
 v12/10

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6 of 14