

ORDINANCE NO. 4553

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 2020 COLE STREET FOR A BOUTIQUE HOTEL
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, Pete Hutchinson (the “Petitioner”), has petitioned for a special use to allow a boutique hotel on property zoned “R-2, One-Family Dwelling District” and located at 2020 Cole Street, as shown and described at "Exhibit A" attached hereto and incorporated herein by reference (which property as so described is 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 a boutique hotel, as defined under the City's Zoning Code, on the Property is hereby approved.

Section 2. The Property covered under this Special Use shall include and is limited to the following parcels: PINs 05-05-08-208-009, 05-05-08-208-016, 05-05-08-208-027 and 05-05-08-208-028 (or any new PIN or PINs assigned to any of these parcels after the approval of this Ordinance) (with the given addresses of 2020 and 2024 Cole Street and 106 Vicic Avenue).

Section 3. 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. Petitioner shall complete all Building Code and life-safety improvements to the boutique hotel structure on the Property prior to beginning business operations of the boutique hotel on the Property, with such life-safety improvements to include (but not limited to) the installation of egress windows and sprinkler and fire alarm systems.

3. Petitioner shall install landscaping in accordance with the Zoning Code and the landscaping plan set forth in the Site Plan for the Property (Exhibit B), and as approved by the Director of Planning and Community Development, by no later than June 1, 2021.

4. Petitioner shall install privacy fencing along the entire northern-most property boundary line for the Property up to the tree line, and as approved by the Director of Planning and Community Development, by no later than June 1, 2021.

5. Petitioner shall have all parking and driveway areas on the Property paved by no later than June 1, 2021.

6. Petitioner shall provide a copy of the house rules for guests staying at and visiting the boutique hotel on the Property to the Director of Planning and Community Development prior to beginning business operations of the boutique hotel on the Property. The house rules for guests staying at and visiting the boutique hotel on the Property shall prohibit outside activities on the Property between 9:00 p.m. and 7:00 a.m.

7. All life-safety improvements, landscaping, fencing, paving, and other improvements authorized or required by this Ordinance shall be continuously maintained after completion in accordance with the 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 4. 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 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 _____, 2021.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

EXHIBIT A

Map of Location of Special Use (2020 Cole Street)

Case 20-SU-35
2020 Cole St.
Pete Hutchinson

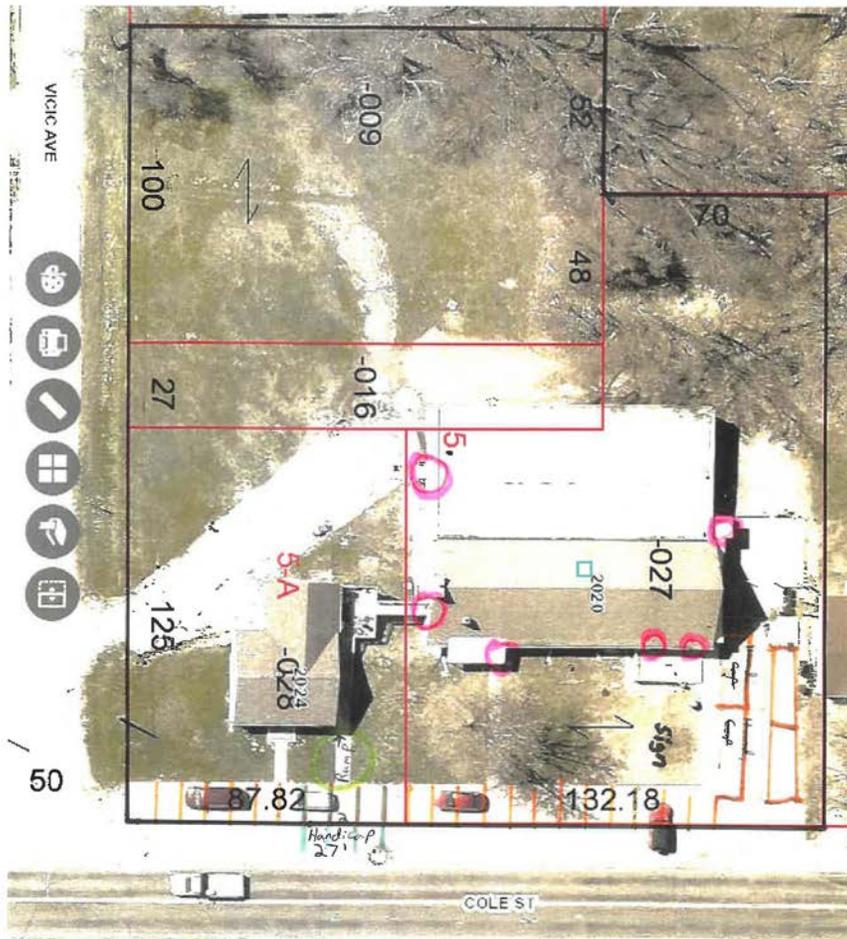
Exhibit "A"

Legal Description: P.I.N.s:05-05-08-208-027, -028, -016 & -009



EXHIBIT B

Site Plan for 2020 Cole Street



Site to be named Medley Manor
 Orange - Standard 9' parking spaces
 Blue - 13' Handicap parking spaces
 Pink circles - points of ingress and egress. Ramp circled in Green
 Lighting at all points of ingress and egress (see pix) Landscaping is also lit.
 Landscaping lines most of the front of the building (see pix)
 All adjacent parcels are zoned R2
 Ramp that can be used for house or building
 Black line is property perimeter

Prepared by Pete Hutchinson 10-20-2020





Attachment to Application for Zoning Board of Appeals

2. Property Information

Address	Parcel Pin Number	Size Acre
2020 Cole Street	05-05-08-208-027	.49
2024 Cole Street	05-05-08-208-028	.25
106 Vicic Ave.	05-05-08-208-009	.09
106 Vicic Ave.	05-05-08-208-016	.34
		1.26

4. Development Information

4(a) The proposed use is for a special use for Boutique Lodging according to the proposed Ordinance for a special use for Boutique Lodging that is being submitted for approval. The subject property is applying for the first special use for Boutique Lodging subject to the City Council's approval of the Boutique Lodging special use.

4 (e) Description of the proposed special use.

The subject property is a former church and rectory. The proposal requests a special use as a boutique lodging facility. The facility contains bedrooms, bathrooms, and common areas suitable for individuals, families, or groups.

Reservations will be made through B&B online reservations.

Substantial renovations have already been made to the property to convert the abandoned property into a unique boutique lodging facility. The site plan indicates that it has substantial open space and setbacks from most residential property. Landscaping requirements will be met or exceeded including maintaining existing mature trees and landscaping.

There is adequate parking along Cole Street above the number of rooms at the facility.

The proposed use will meet or exceed all requirements outlined in the new Boutique Lodging special use ordinance including life-safety requirements and restrictions for use only by registered guests.

A hotel license will be obtained and hotel-motel taxes will be collected and paid to the City.

Please see the accompanying site plan and documents.