



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: March 9, 2021

SUBJECT: Petition of Jeff Giebelhausen to rezone property from M-3, Manufacturing district, transitional to R-4, Multiple-Family dwelling district on property located at 105 Sanford St. 01-01-32-104-006 & 007.

BACKGROUND:

The petition here is to rezone this property from M-3 to R-4. The plan is to rehabilitate the building to be utilized for apartments. At the ZBA hearing, the petitioner mentioned 6-8 units are possible given the building's layout.

The property qualifies for rezoning as it has in excess of 200' of frontage on a public street since it's a corner lot. While not consistent with the Comprehensive Plan's future land use map – which is in need of updating - it is consistent with the goal of increasing affordable housing in the City which is a part of the recently adopted Housing Needs Assessment and Community Development plan done in partnership with the Illinois Housing Development Authority (IHDA). In addition, this would improve a long-blighted property.

At their meeting, the ZBA recommended approval 5-0 of the proposal.

RECOMMENDATION: Approval, as presented.

ORDINANCE NO. 4561

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN REAL PROPERTY LOCATED AT 105 SANFORD STREET
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 "M-3, Manufacturing District, Transitional"; and

WHEREAS, Jeff Giebelhausen, owner of the property located at 105 Sanford Street in East Peoria, identified as PINs 01-01-32-104-006 and 01-01-32-104-007 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 "M-3, Manufacturing District, Transitional" 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 _____, 2021.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

EXHIBIT A

**Map of Location of Zoning Change / Case No. 21-R-10
(105 Sanford Street)**

Case 21-R-10
105 Sanford St.
Jeff Gibelhausen

Exhibit "A"

Legal Description: P.I.N.:01-01-32-104-006 & 007

