



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: June 16, 2021

SUBJECT: Petition of Michael Demanes for a Special Use to allow outdoor storage on property located at 250-294 Farmdale Road.

BACKGROUND:

The petition here is to permit outdoor storage at the Valley View storage location on Farmdale Road. Staff was made aware of this issue by the presence of a few trailers parked on a newly graveled area along the east side of the property. The petitioner was notified storage of trailers outside here along with them being on an unpaved surface is not permitted. The proposal here is to place the trailers near the rear of the property on a paved surface.

At their June meeting, the ZBA voted 4-0 to recommend the proposed Special Use with the following conditions.

1. All areas where trailers to be stored are to be paved.
2. Not more than 4 trailers are permitted for outdoor storage. Any additional trailers, or other items to be stored outdoors, will require an amended Special Use.
3. If trailers along the east side of the property are to remain past April 1, 2022, then some sort of permanent screen needs to be erected to screen them fully from view of Farmdale Road.

RECOMMENDATION: Approval, with conditions as presented.

ORDINANCE NO. 4578

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 250–294 FARMDALE ROAD
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, Michael Demanes, on behalf of Valley View Storage LLC (the “Petitioner”), has petitioned for a special use to allow outdoor storage on property zoned “M-1, Manufacturing District, Limited” and located at 250-294 Farmdale 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 outdoor storage on the Property is hereby approved as expressly provided herein.

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 pave all areas on the Property where trailers will be stored. The paving for the outdoor storage of trailers shall be located near the rear of the Property on the east side of the Property and shall be installed within the time frame approved by the Director of Planning and Community Development pursuant to a site plan submitted by Petitioner to the Director of Planning and Community Development prior to the paving project.
2. Not more than four (4) trailers may be parked in the designated outdoor storage area on the Property.
3. Petitioner must seek and obtain an amended Special Use in order to store more than four (4) trailers outdoors on the Property or for the outdoor storage of any other items on the Property.
4. With regard to the outdoor storage of trailers on the Property, by no later than April 1, 2022, Petitioner shall install permanent screening around the designated outdoor storage area for the trailers, and all trailers located in the outdoor area of the Property shall be parked within the screened area thereafter. The permanent screening shall only be required

if the outdoor storage of trailers on the Property remains after April 1, 2022. If permanent screening is installed as provided in this Part 4, the Petitioner shall submit a site plan showing the location of screening to the Director of Planning and Community Development prior to the installation of the screening.

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 (250-294 Farmdale Road)

Michael Demanes
250-294 Farmdale Rd
Case 21-SU-18

Exhibit "A"

Legal Description: 01-01-35-103-008

