



TO: The Honorable Mayor and City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: August 10, 2021

SUBJECT: Petition of Ron Edwards for a map amendment to rezone property from R-2, One-family dwelling district, to B-3, Business Service district, located at 808 Meadow Avenue.

BACKGROUND: The petition here is to update the zoning to better reflect the use of the property and is largely a “house-keeping” issue. As best staff can tell, this has been a commercial property for several decades and was overlooked when the City adopted its official zoning map in 2008. This change, along with the proposed Special Use, will bring the property into compliance.

At its meeting, the ZBA voted 5-0 to recommend the approval of the rezoning.

RECOMMENDATION: Approval, as presented.

ORDINANCE NO. 4587

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN REAL PROPERTY LOCATED AT 808 MEADOW AVENUE
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 "R-2, One-Family Dwelling (Residential) District"; and

WHEREAS, Ron Edwards, on behalf of RCD Properties LLC, owner of the property located at 808 Meadow Avenue in East Peoria, identified as PIN 01-01-34-410-018 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 "B-3, Business Service District"; and

WHEREAS, while the Property is zoned as "R-2, One-Family Dwelling (Residential) District", the Property has been grandfathered as a commercial use for many years; and

WHEREAS, the owner's request to change the zoning classification for the Property to "B-3, Business Service District" will bring the zoning classification for the Property more in line with the actual primary use of the Property for these many years; 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 "R-2, One-Family Dwelling (Residential) District" to "B-3, Business Service 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-24
(808 Meadow Avenue)**

Ron Edwards
808 Meadow Ave
Case 21-SU-23

Exhibit "A"

Legal Description: 01-01-34-410-018

