



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 Special Use to allow residential living quarters above a business on property located at 808 Meadow Avenue.

BACKGROUND: This is a follow-up case to the rezoning item for this same property. Should the City Council support the rezoning of the property to B-3, the property will be in full zoning compliance with a Special Use proposed here. The best staff can tell, this use has been a part of this property as long as the building has been here. There are a couple of apartments on the second floor which the fire department has inspected for compliance.

At its meeting, the ZBA voted 5-0 to recommend the approval of this Special Use.

RECOMMENDATION: Approval, as presented.

ORDINANCE NO. 4588

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 808 MEADOW AVENUE
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, Ron Edwards, on behalf of RCD Properties LLC (the "Petitioner"), has petitioned for a special use to allow the residential use on the second floor of the commercial building on property zoned "B-3, Business Service District" and located at 808 Meadow Avenue, 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 the residential use on the second floor of the commercial building 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:

Petitioner shall establish and maintain the Special Use approved by this Ordinance in accordance with the second floor layout 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 forgoing condition 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 for 808 Meadow Avenue

Ron Edwards
808 Meadow Ave
Case 21-SU-23

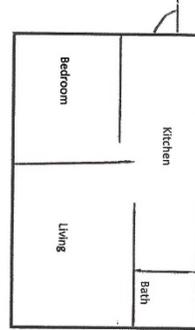
Exhibit "A"

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



EXHIBIT B

Second Floor Layout / 808 Meadow Avenue



808 Meadow Avenue Apartment Locations

