



TO: The Honorable Mayor and City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: February 22, 2022

SUBJECT: Petition of Ola Afolabi to amend an existing Special Use to allow for display up to 72 vehicles on property located at 2354 Washington Road. 02-02-19-409-010.

BACKGROUND: The petition here is to allow additional vehicles to be on the lot at any given time. At present, the limit set forth by Special Use is 40 vehicles. The petitioner's request is based upon activity on the lot since he opened. Staff is aware of a complaint regarding the number of vehicles on the lot submitted by a party that is not a neighbor but lives in the area and operates a similar operation in another community. For the most part, the petitioner has kept the vehicles on the paved surface but the number has varied – mostly in excess of the 40 vehicle limit. Staff is supportive of an increase in the number of vehicles permitted here but 72 makes for a very tightly packed lot. Perhaps 55-60 vehicles maximum would be acceptable.

At their meeting, the ZBA 5-0 to recommend this Special Use, with the conditions that not less than 57 vehicles be permitted to be displayed on the lot at a time and confirm the front lot lines to ensure vehicles are at least 10 feet back. These changes must be apparent in the next 90 days.

RECOMMENDATION: Approval, as presented.

ORDINANCE NO. 4632

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONDITIONS
IMPOSED ON THE SPECIAL USE PREVIOUSLY GRANTED FOR PROPERTY
LOCATED AT 2354 WASHINGTON ROAD IN THE CITY OF EAST PEORIA**

WHEREAS, on February 2, 2021, the City Council approved Ordinance No. 4549, which authorized a special use to allow Olakunle Afolabi, doing business as G-Inspired Automall LLC (the “Petitioner”), to operate a used car sales lot on certain property zoned as “B-3, Business Service District” and located at 2354 Washington Road, which property is 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, Petitioner has now petitioned for an amendment to the conditions imposed on the use of the Property established by Ordinance No. 4549 regarding the number of used vehicles parked and offered for sale on the Property; and

WHEREAS, after hearing pursuant to duly published notice, the East Peoria Zoning Board of Appeals has recommended an amendment to the conditions imposed on the operation of the special use on the Property 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. The conditions imposed on the operation of the special use approved by Ordinance No. 4549 are hereby modified as follows:

1. Not more than fifty-seven (57) vehicles may be displayed for sale at any given time on the Property.
2. No vehicles shall be parked in the required ten (10) foot setback off the front lot lines along both Washington Road and Oakwood Road.
3. Petitioner shall establish the Amended Special Use approved by this Ordinance in accordance with the amended site plan (the “Site Plan”) prepared and submitted by the Petitioner, attached hereto as Exhibit B and incorporated by reference.
4. Petitioner shall make the necessary changes to comply with this Ordinance no later than ninety (90) days after the passage of this Ordinance.

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 2. Except to the extent specifically modified by this Ordinance, the terms and conditions of Ordinance No. 4549 shall continue to apply.

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 _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

EXHIBIT A

Map of Location of Amended Special Use (2354 Washington Road)

Ola Afolabi
2354 Washington Rd
Case 22-SU-06

Exhibit "A"

Legal Description: 02-02-19-409-010

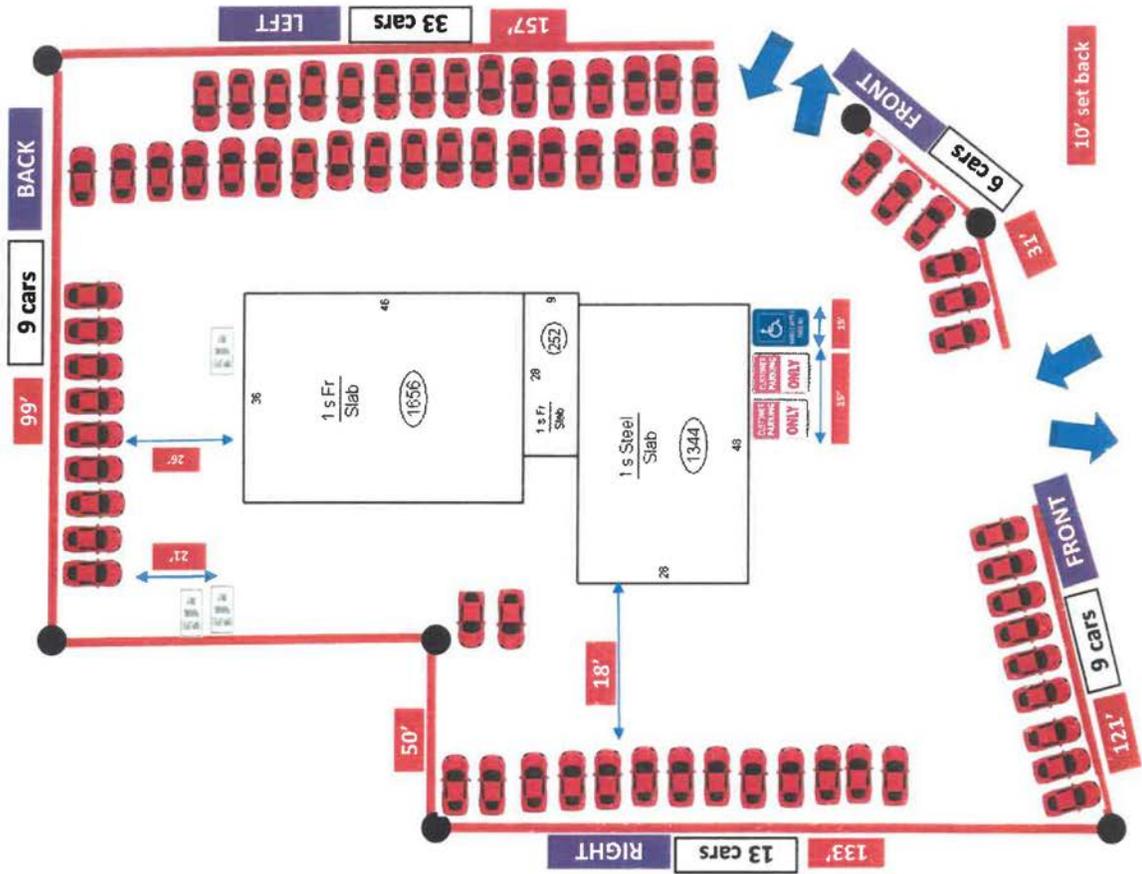


EXHIBIT B

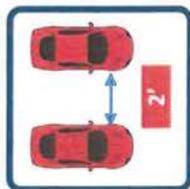
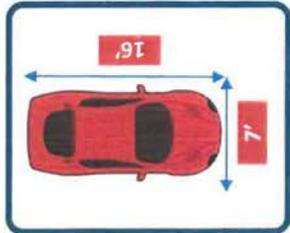
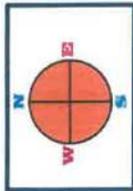
Site Plan for 2354 Washington Road (Amended Special Use)



SITE PLAN



FIGURES, PICTURES, POINTS, ORIENTATION, & LAYOUT ARE FOR PRESENTATION PURPOSES ONLY



TOTAL LOT SIZE
0.51 ACRE

ESTIMATED TOTAL
63 CARS