



TO: The Honorable Mayor and City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: February 22, 2022

SUBJECT: Petition of John Bomhold for a Special Use to allow motorcycle bodywork and repair all within an enclosed building on property located at 3414 Meadow Avenue 05-05-12-213-004.

BACKGROUND:

The proposal here is for a Special Use to allow a motorcycle customization shop. The shop will feature bodywork, along with some repair. No painting on-site is anticipated at this time. All work is to be conducted inside the building. As long as there is no outdoor operation or associated storage, staff doesn't have any zoning concerns about the business. All appropriate health department and IEPA requirements for the materials used indoors will need to be followed by the petitioner.

At their meeting, the ZBA 5-0 to recommend this Special Use, as presented.

RECOMMENDATION: Approval, as presented.

ORDINANCE NO. 4638

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 3414 MEADOW AVENUE
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, John Bomhold (the "Petitioner") has petitioned for a special use to allow the siting of a motorcycle bodywork and repair shop on property zoned "B-3, Business Service District" and located at 3414 Meadow Avenue In East Peoria, 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 siting of a motorcycle bodywork and repair shop 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:

1. Petitioner shall not maintain any outdoor storage or outdoor display of motor vehicles on the Property without further approval from the City and an amendment to this special use Ordinance.
2. Petitioner shall not conduct on-site painting operations on the Property without further approval from the City and an amendment to this special use Ordinance.
3. Petitioner shall comply with all IEPA and Health Department requirements for indoor storage and indoor use of materials within the facilities on the Property.

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 _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

EXHIBIT A
Map of Location of Special Use (3414 Meadow Avenue)

John Bomhold
3414 Meadow Ave
Case 22-SU-10

Exhibit "A"

Legal Description: 05-05-12-213-004

