



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: January 31, 2023

SUBJECT: Petition of Brian Patterson for a Special Use to permit outdoor storage of materials on property located at 300 Edmund Street, 01-01-32-114-023.

BACKGROUND:

The petition here is to allow for outdoor storage of materials related to the business located here. At present, these materials are stored behind the building. As such, staff recommends a solid screen – in the form of a 6' privacy fence be installed around the area where the materials are stored.

At the hearing, the ZBA voted 5-0 to recommend approval of the requested Special Use provided that screening is installed. Since the meeting, staff has been working with the petitioner to come up with a workable configuration that screens the storage from view of the next door neighbors and Monson St. The attached site plan shows a solid, 6 foot fence running from the NW corner of the building to the rear property line as well as one on the NW corner of the building, extending out 16 feet (two 8' wide fence panels).

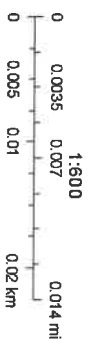
RECOMMENDATION: Approval with the condition the screening, as proposed on the site plan, be installed by May 1, 2023.

Case 23-SU-01: 300 Edmund Street



- I-155
- I-474
- I-74
- IL 29
- IL 98
- US 150
- US 24
- Streets

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ORDINANCE NO. 4705

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 300 EDMUND STREET
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, Brian Patterson (the "Petitioner") has petitioned for a special use to allow for the outdoor storage of materials for his business operations on property zoned "M-1, Manufacturing District, Limited" and located at 300 Edmund Street, 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, the Petitioner conducts a business on 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 outdoor storage of material as part of Petitioner's business operations 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. By no later than May 1, 2023, Petitioner shall construct a six-foot privacy fence to provide screening of the materials stored outside on the Property as provided on the site plan for the Property (Exhibit B), with all fencing (and gates) to be solid or include slats or mesh, as a means to screen all stored materials on the Property from view from neighboring properties and persons traveling on Monson Street.

2. Prior to beginning construction of the fencing as required herein, Petitioner shall provide to the Director of Planning and Community Development for review and approval an updated Site Plan with more detail that shows the improvements required under this Ordinance, including the fencing location and screening aspects of the fencing, and thereafter shall install and maintain the approved fencing.

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 _____, 2023.

APPROVED:

Mayor

ATTEST:

City Clerk

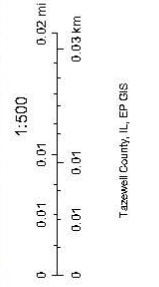
EXAMINED AND APPROVED:

Corporation Counsel

EXHIBIT A

Map of Property: 300 Edmund Street

300 Edmund - 2



- 1/13/2023, 8:24:16 AM
- Symbols**
- FromTo 100 — Trip 100
 - FromTo 400 — Trip 400
 - Hook 100 — East Peoria Parcels
 - Hook 400 — Address Points
 - <all other values> — City Limits
 - Arrows — Streets

City of East Peoria
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EXHIBIT B
Site Plan: 300 Edmund Street

