



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: June 13, 2023

SUBJECT: Petition of Keith & Donna Craig for a Special Use to permit an accessory structure inconsistent with Title 5, Chapter 6 of the East Peoria City Code on property located at 300 Walnut Drive, 05-05-01-200-033.

BACKGROUND:

The petition in this case is to allow an additional accessory structure on this property (7,000 sf). The exterior is proposed to be cedar. As this property (comprised of 2 parcels even though only one is identified for this case) is in excess of 22 acres, along with the building's placement, no negative impacts from it upon neighboring properties are anticipated.

At their meeting, the ZBA voted 6-0 to recommend approval of this Special Use.

RECOMMENDATION: Approval, as presented.

ORDINANCE NO. 4732

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

WHEREAS, Keith and Donna Craig (the “Petitioner”) have petitioned for a special use for an additional, oversized accessory building located in the front yard on their property zoned “R-1, One Family Dwelling District” and located at 300 Walnut Drive in East Peoria, as 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, after holding a 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 for placement and construction of an additional, oversized accessory structure on the Property at a location that is in the front yard of 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 may construct and then continuously maintain the additional accessory structure, being a barn, on the Property in a manner that is consistent with the provisions of this Ordinance.

2. The additional accessory structure approved by this Ordinance shall be located on the Property in accordance with a site plan (the “Site Plan”) 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 foregoing 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 Location of Special Use (300 Walnut Drive)

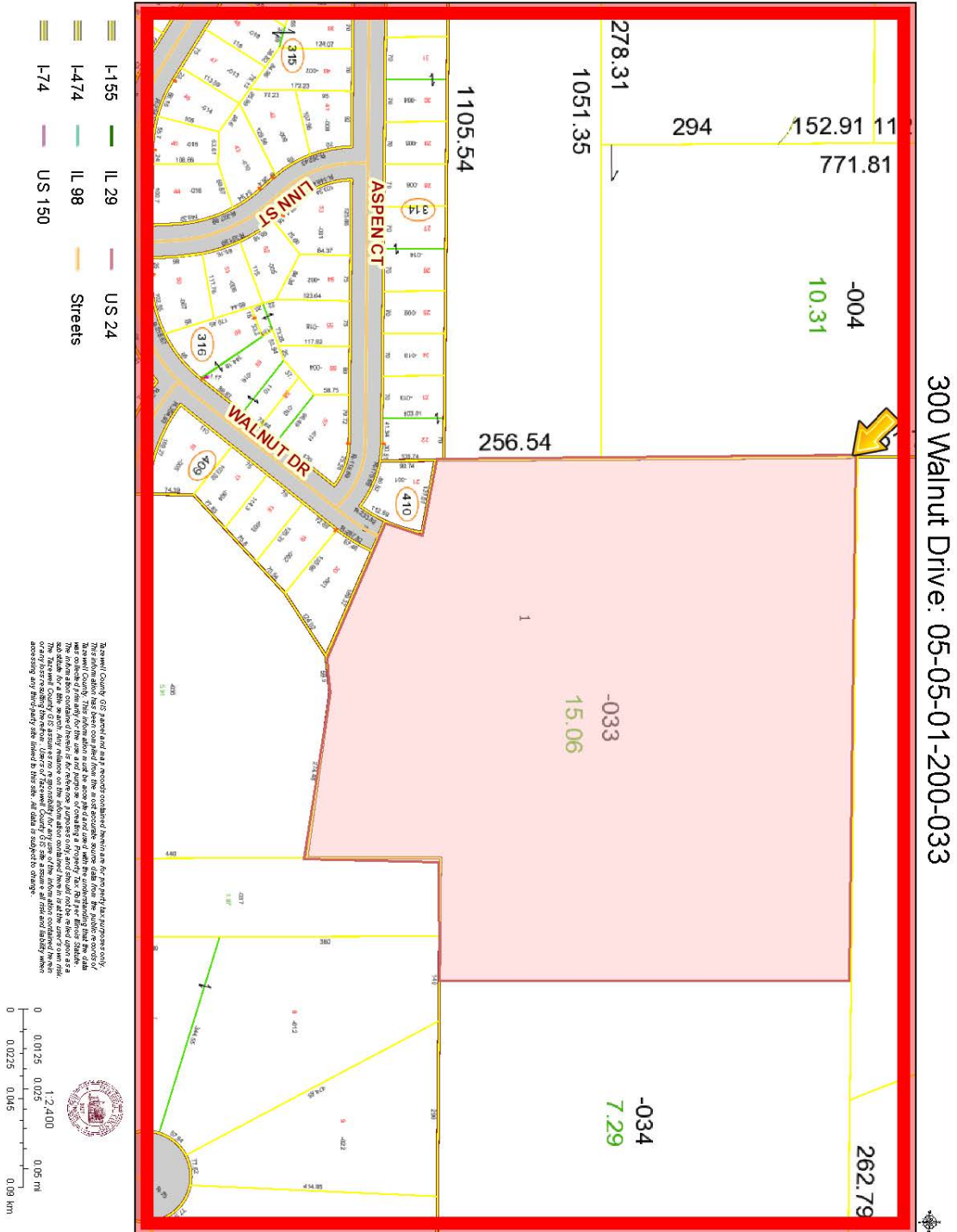
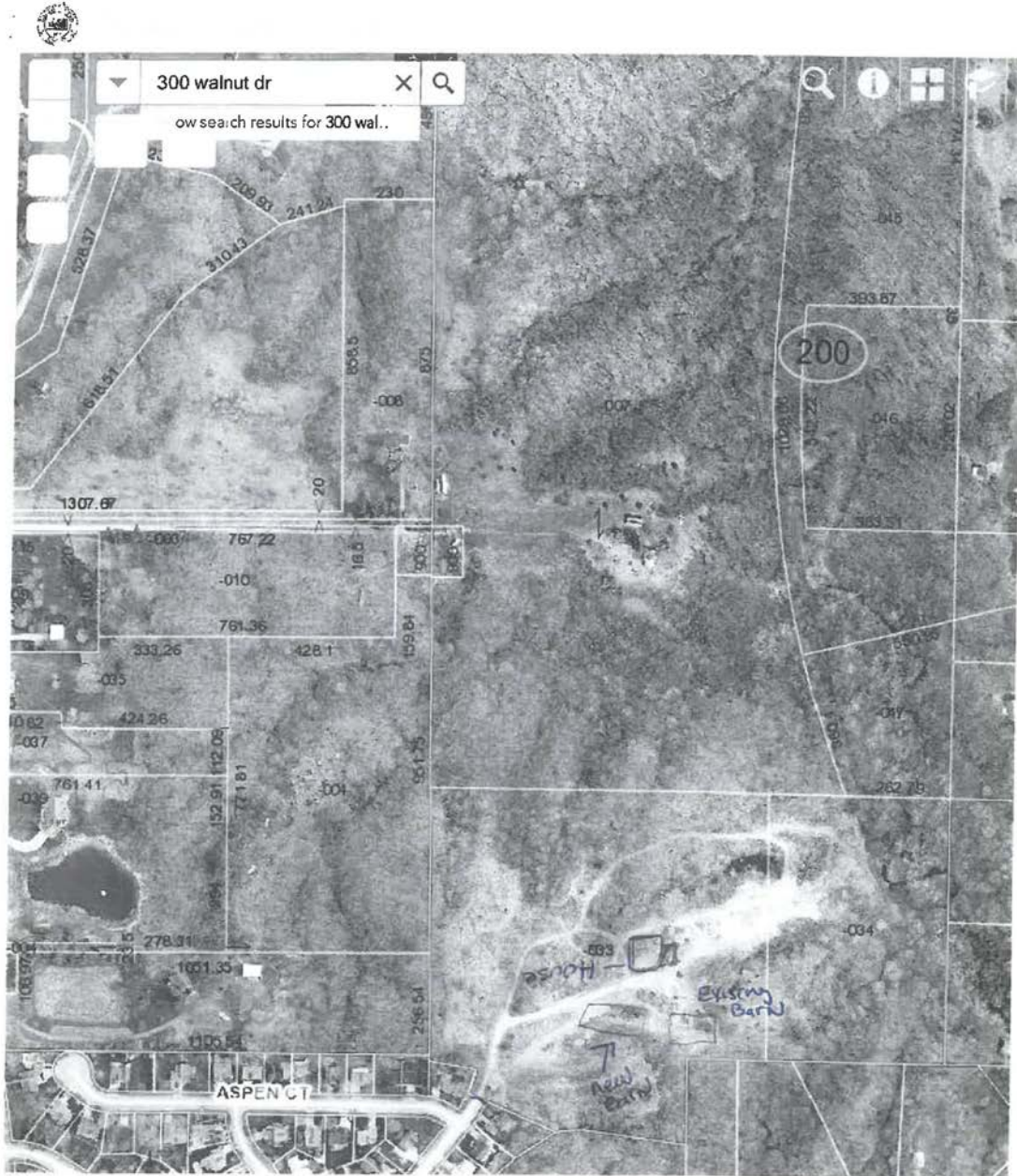


EXHIBIT B

Site Plan for 300 Walnut Drive

12/4/2019

Tazewell County GIS Viewer



<https://gis.tazewell.com/publicgisviewer/>

1/1

