



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: June 13, 2023

SUBJECT: Petition of Diane Ginther to rezone property from B-3 to R-2 located at 2487 Washington Road, 02-02-30-100-001.

BACKGROUND:

The petition is to rezone this property to single family residential as it currently contains an existing home and detached garage. The property is eligible as it's greater than 25,000sf and adjacent to other similarly zoned (R-2) parcels. The request here is driven by the desire to sell the property to a buyer that wishes to utilize the property as a residence. Changing the zoning to single family addresses any non-conformance issues should the property be significantly damaged at some point in the future.

At their meeting, the ZBA voted 6-0 to recommend approval of this rezoning (map amendment).

RECOMMENDATION: Approval, as presented.

ORDINANCE NO. 4736

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN REAL PROPERTY LOCATED AT 2487 WASHINGTON ROAD
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, the hereinafter described real property (the "Property") located in the City of East Peoria, Tazewell County, Illinois, is currently classified under the East Peoria Zoning Code as "B-3, Business Service District"; and

WHEREAS, Diane Ginther, owner of the property located at 2487 Washington Road in East Peoria (with a Washington, Illinois mailing address), identified as PIN 02-02-30-100-001 and depicted in Exhibit A, attached hereto and incorporated by reference (the "Property"), has proposed an amendment to the zoning map of the City of East Peoria for the purpose of changing the zoning classification of the Property to "R-2, One-Family Dwelling (Residential) District"; and

WHEREAS, after hearing pursuant to duly published notice, the East Peoria Zoning Board of Appeals has recommended approval of the proposed rezoning;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are hereby adopted and found to be correct.

Section 2. The zoning classification of the Property as shown and described at Exhibit A is hereby changed from "B-3, Business Service District" to "R-2, One-Family Dwelling (Residential) District".

Section 3. Upon the effective date of this Ordinance, the change in zoning classification hereby adopted shall be marked on the official zoning map of the City of East Peoria.

Section 4. This Ordinance is hereby ordered to be published in pamphlet form by the East Peoria City Clerk who is ordered to keep at least three (3) copies hereof available for public inspection in the manner provided by law.

Section 5. 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 6. 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

