

ORDINANCE 17,503

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR A CONVENT FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 18-04-481-001, WITH AN ADDRESS OF 600 NE MONROE AVENUE, PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class CN (Neighborhood Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Convent under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on September 13, 2017, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

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

Section 1. That a Special Use for a Convent is hereby approved for the following described property:

Part of Lots 2 & 4 of Block 35 of John C. Flanagan's Addition to Peoria. Being in the Southeast ¼ Section of Section 4, Township 8, Range 8E of the Fourth Principal Meridian, County of Peoria, State of Illinois.

Said Ordinance is hereby approved per the submitted Site Plan documents (Attachment A), and with the following waivers:

- 1) Waiver to allow existing landscaping for satisfying landscaping requirements.
- 2) Waiver to allow existing privacy fence in place of transitional buffer yard or garden wall.
- 3) Waiver to allow existing wrought-iron fence in place of the street façade building requirement.
- 4) Waiver to allow 25 foot setback of new addition to align with existing building.
- 5) Waiver to allow less than 40% fenestration of the building façade along Monroe Street.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class CN (Neighborhood Commercial) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

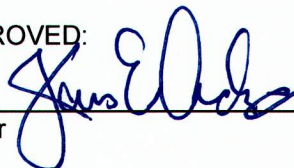
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

26th DAY September, 2017.

APPROVED:

Mayor



ATTEST:

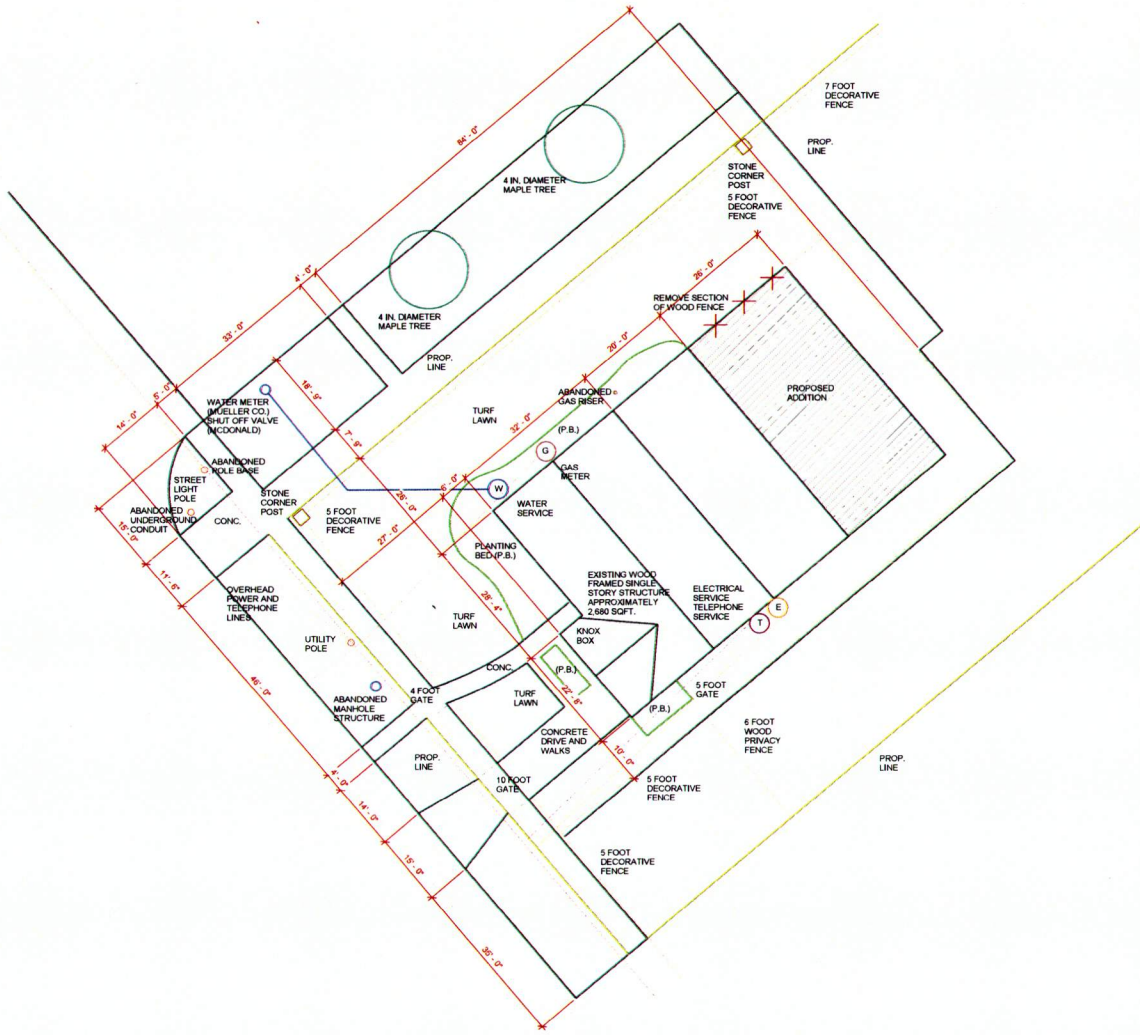
City Clerk



EXAMINED AND APPROVED:

Corporation Counsel

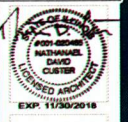




1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



8/7/2017 12:03:17 PM C:\02_Planet\17013_600 NE MONROE.rvt



No.	Description	Date

Project for:
600 NE MONROE STREET
PEORIA - ILLINOIS

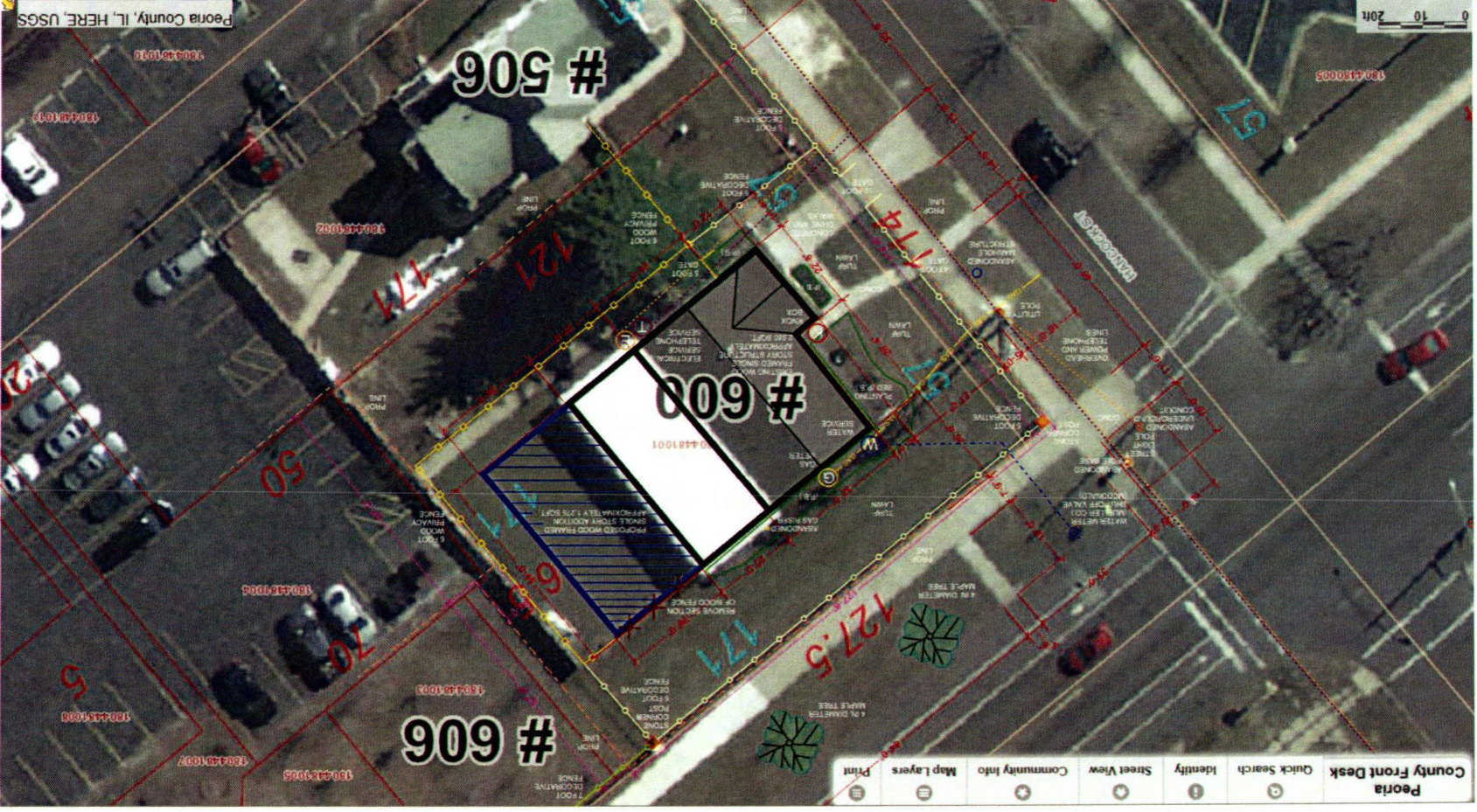
ARCHITECTURAL
SITE PLAN

PROJECT NO: 17013
DATE: 09-07-2017
DESIGN: N. CUSTER
MODELED: N. CUSTER

A1

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ARCHITECTURAL SITE PLAN
1" = 10'-0"



A1

11013
DATE: 07-11-2017
PROJECT: N. CUSTER
DRAWN: N. CUSTER
APPROVED: N. CUSTER

ARCHITECTURAL SITE PLAN

Project for:
600 NE MONROE STREET
PEORIA - ILLINOIS

No.	Description	Date



KELLEY CONSTRUCTION
CONTRACTORS INC.

CATHOLIC DIOCESE
600 MONROE
HOUSE ADDITION

REVISION TABLE

NO.	DATE	REVISION

Kelley Construction
Contractors Inc.

DRAWINGS PROVIDED BY:

DATE:
6/5/2017

SCALE:

SHEET:
P-1

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON BUILDING CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON ELECTRICAL CODE, 2017 EDITION, UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON MECHANICAL CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON PLUMBING CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON FIRE CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON SAFETY CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON ZONING ORDINANCE, 2015 EDITION, UNLESS OTHERWISE NOTED.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON DEVELOPMENT CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON ENVIRONMENTAL CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON HEALTH CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON ANIMAL CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON PUBLIC UTILITIES CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON COMMUNITY DEVELOPMENT CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON COMMUNITY DEVELOPMENT CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON COMMUNITY DEVELOPMENT CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.

PERMITS:

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON BUILDING CODE, 2015 EDITION, UNLESS OTHERWISE NOTED.

PROJECT INFORMATION:

PROJECT NO: 17-503

DATE: 6/5/2017

CONCRETE:

ALL CONCRETE SHALL BE CAST IN PLACE, WITH REINFORCING BARS (REBAR) PLACED AS SHOWN. ALL CONCRETE SHALL BE CAST IN PLACE, WITH REINFORCING BARS (REBAR) PLACED AS SHOWN. ALL CONCRETE SHALL BE CAST IN PLACE, WITH REINFORCING BARS (REBAR) PLACED AS SHOWN.

ELECTRICAL, DATA, & AUDIO NOTES:

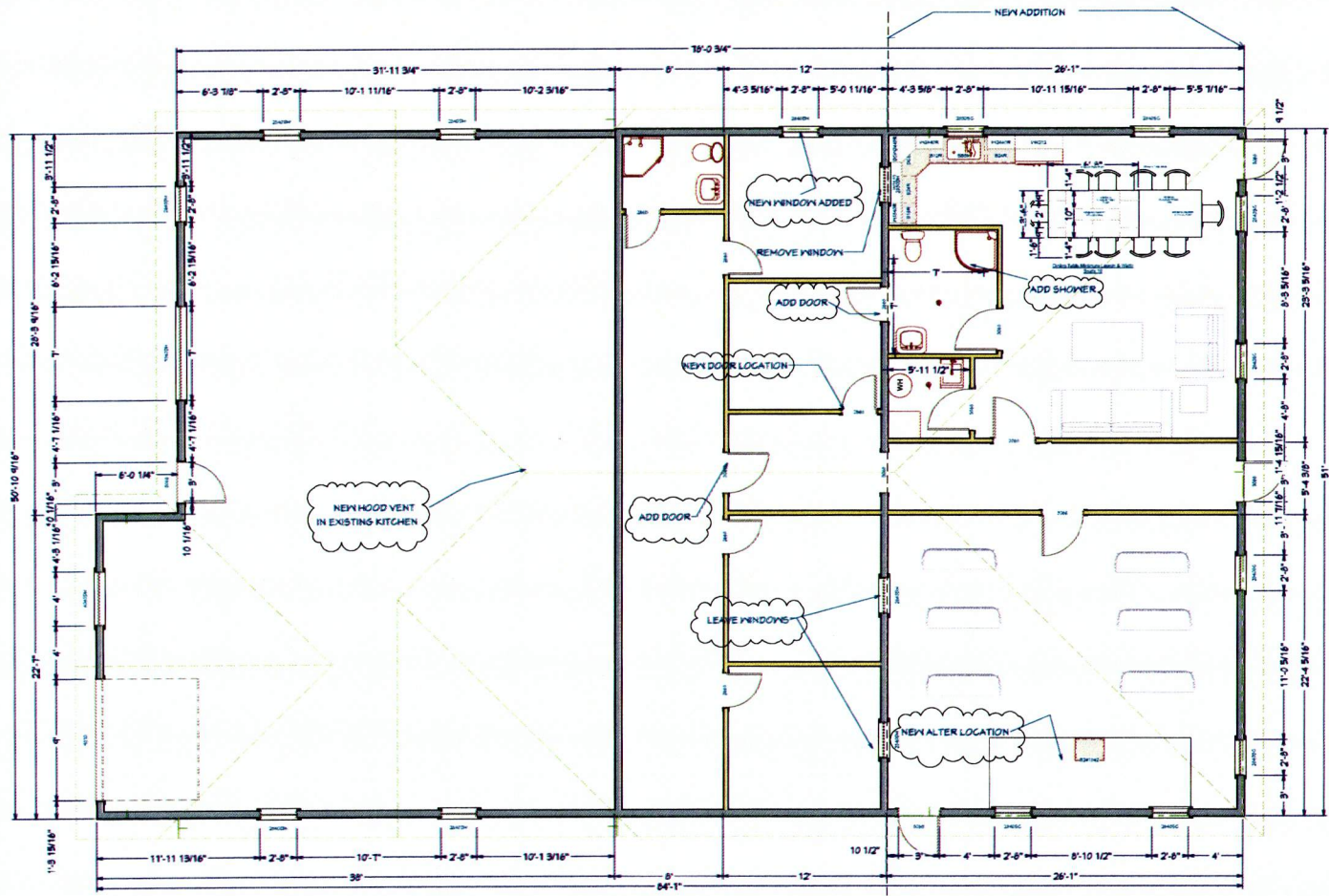
HOME OWNER SHALL COORDINATE WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

MECHANICAL NOTES:

1. ELECTRICAL INTERFACES IN ALL BATHROOMS, KITCHENS AND CLOSET RELOCATIONS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH COMMON AREA.
3. PROVIDE ONE SMOKE DETECTOR IN EACH COMMON AREA.
4. PROVIDE ONE SMOKE DETECTOR IN EACH COMMON AREA.
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14. PROVIDE ONE SMOKE DETECTOR IN EACH COMMON AREA.
15. PROVIDE ONE SMOKE DETECTOR IN EACH COMMON AREA.

DATA & CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER.



LIVING AREA
4113 SQ FT
1st Floor

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2.0 LB/SQ YD. USE AN ORGANIC TOPDRESS AT NO LESS THAN 100 MESH OR PER MANUFACTURER'S RECOMMENDATION IF APPLICABLE. APPLICATION OF HYDROSEED SHALL BE AT LEAST IN VALLEYS AND AT CRESTS OF DRAINS AND OTHER AREAS WHERE SOIL CAN BE MOVED BY WIND OR WATER.
5. DISPERSED TRENCHES SHALL COVER LOW SPOTS AND UNDESIRABLE DRAINAGE. NO STEEP SLOPES BELOW TRENCHES.

CONCRETE FINISHES:

1. CONCRETE FINISH TO BE SMOOTH, USING ONE (1) DAY FINISH WITH A FINISHER, UNIVERSAL AND GROUND BY CORNER.
2. FINISH TO BE 50 PSI APPROX. OVER THE FULL SURFACE FINISHES.
3. CONCRETE TO BE COLLECTED AND PROOF RUN OFF TO BE COLLECTED FROM STRUCTURE INTO THE SILL PLAN.
4. FINISH GRAD SHALL BE 1/4" ABOVE FROM FINISHES. MIN 1/4" PER FOOT OF RUN FOR FIN.

FLOOR AND ROOF:

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 100.

PROVIDE INSULATION BATTLES AT EAVE VENTS BETWEEN RAFTERS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

THE CONTRACTOR SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT B.C.C. AND ARE APPROVED FOR THE SPECIFIC USE BY THE BUILDING OFFICIAL.

FRAMING NOTES:

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

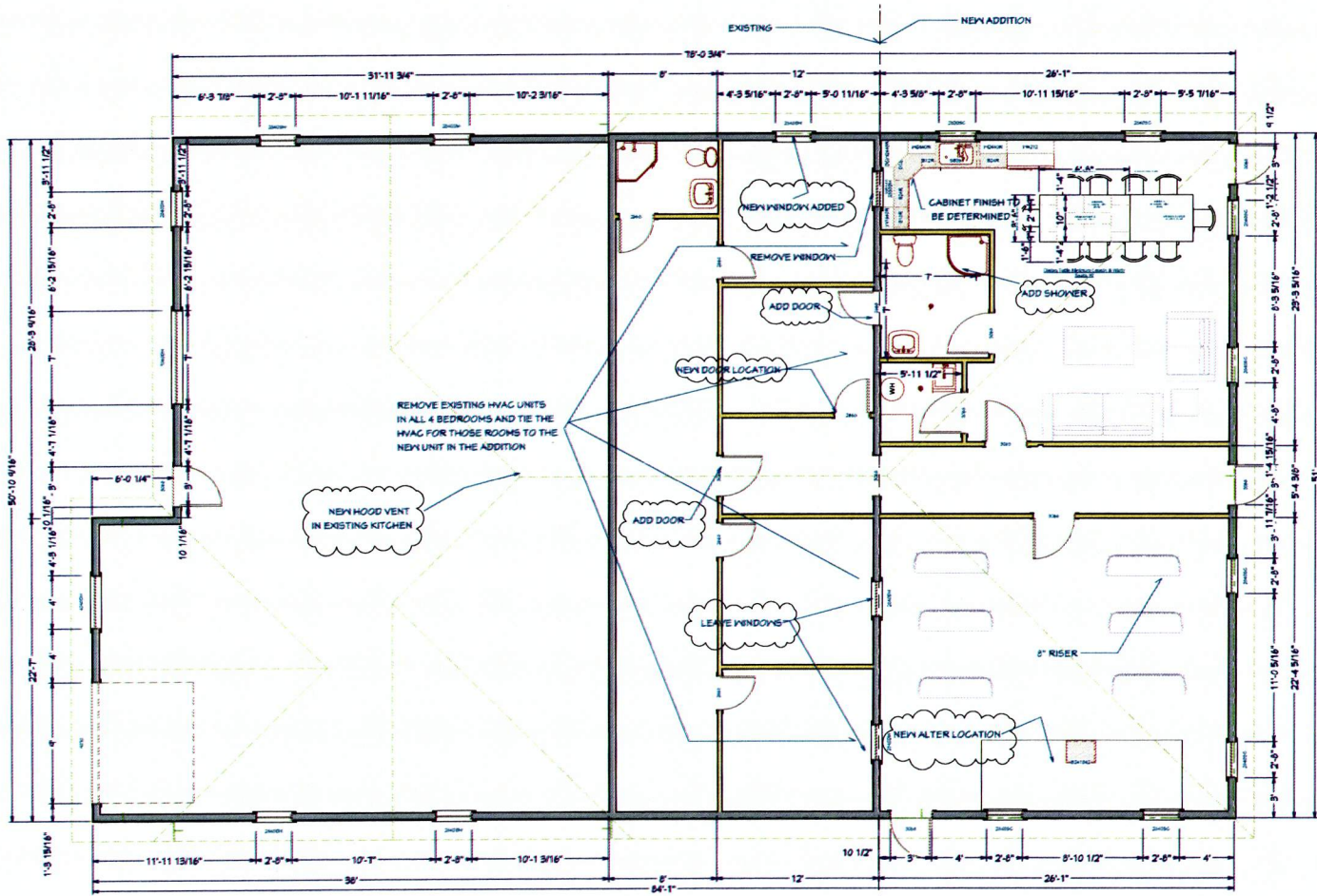
REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING PROVIDED BY:

DATE:
6/5/2017

SCALE:

SHEET:
2



LIVING AREA
4115 SQ FT

1st Floor

REVISION DATE	REVISION DESCRIPTION

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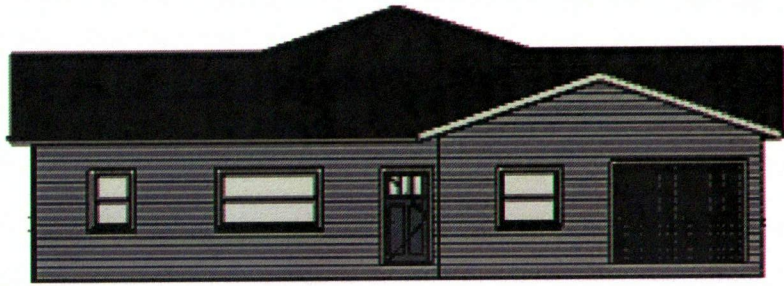
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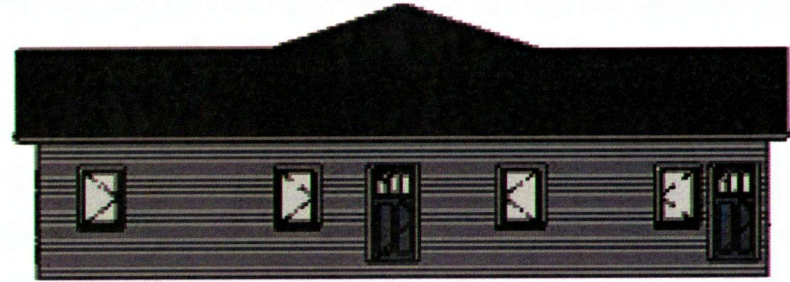
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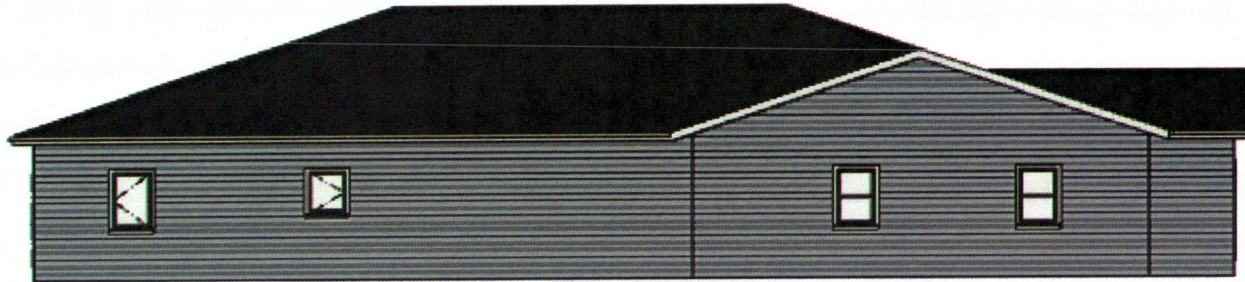
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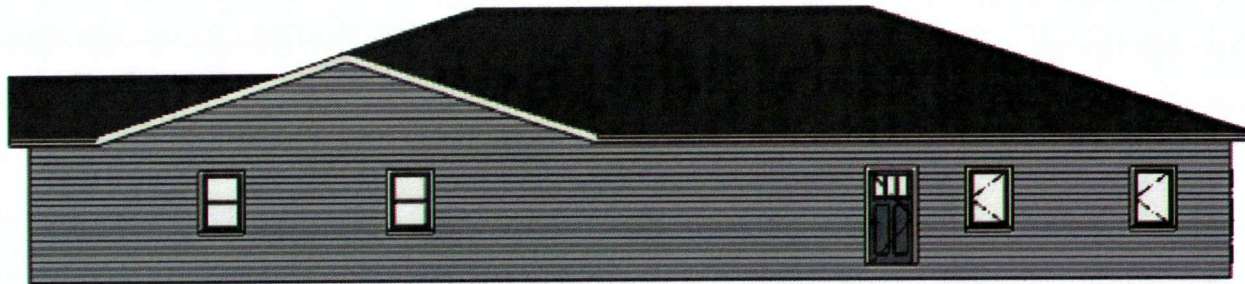
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

REVISION TABLE

NO. DESCRIPTION

NO.	DESCRIPTION

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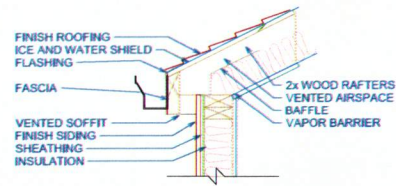
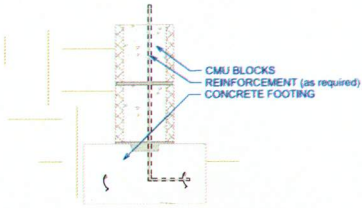
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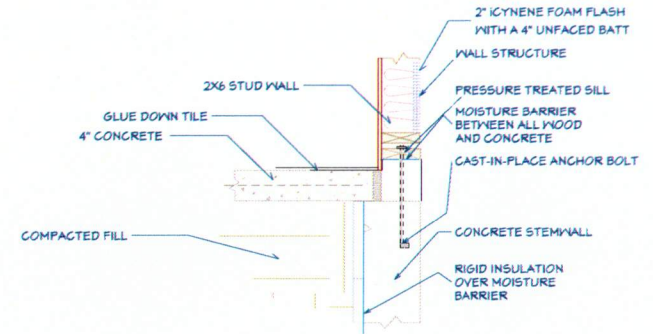
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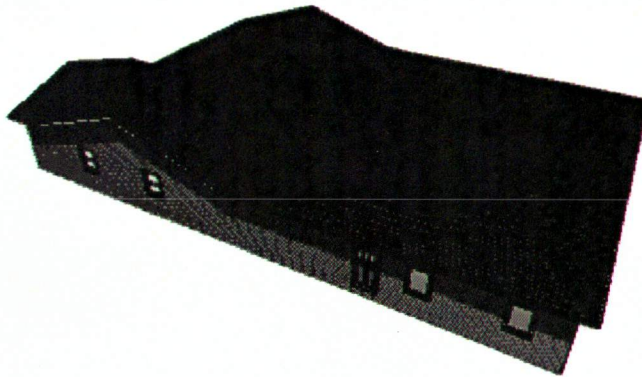
4



Abbreviated Eave
(print at 1"=1')



Floor at Foundation
(print at 1"=1')



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REVISION	DATE	DESCRIPTION

DRAWINGS PROVIDED BY:

DATE:

6/5/2017

SCALE:

SHEET:

5