

**AN ORDINANCE APPROVING A SPECIAL USE ORDINANCE IN A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR A MONASTERY, CONVENT, AND RELIGIOUS CHAPEL FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO 13-25-176-005, WITH AN ADDRESS OF 3737 N MARYBELLE DRIVE, PEORIA, IL.**

WHEREAS, the properties herein described are now zoned in a Class R-3 (Single Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a Monastery, Convent, and Religious Chapel under the provisions of Section 2.15 of Appendix B, the Zoning Ordinance of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on April 7, 2016, 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 Monastery, Convent, and Religious Chapel is hereby approved for the following described property:

A part of Lot 246 of Lexington Hills, Section Five, a Subdivision of a part of the West Half of Section 25, Township 9 North, Range 7 East of the Fourth Principal Meridian (the plat of said subdivision being recorded as document no. 75-21655 in the office of Recorder of Deeds of Peoria County, Illinois, said tract being more particularly described as follows: Commencing at the Southeast corner of said Lot 246, thence Westerly, along the Southerly line of said Lot 246 (said line also being the Northerly right-of-way line of Reservoir Boulevard), on a curve to the left having a radius of 1715.83 feet, an arc length of 236.15 feet (said arc being subtended by a chord having a bearing of South 76 degrees 32 minutes 17 seconds West and a length of 235.96 feet), to the Point of Beginning of the tract to be described; From the Point of Beginning, thence North 00 degrees 33 minutes 15 seconds West (bearing assumed for purpose of description only), parallel to and 230.00 feet normally distant Westerly from the East line of said Lot 246, 454.94 feet; thence North 76 degrees 18 minutes 15 seconds West, 263.17 feet; thence North 325.37 feet to a point on the Northerly line of said Lot 246; thence North 88 degrees 24 minutes 32 seconds West, along said Northerly line, 360.14 feet; thence South 53 degrees 39 minutes 29 seconds West, along a Northwesterly line of said Lot 246, 333.60 feet; thence South 4 degrees 37 minutes 30 seconds West, along the Westerly line of said Lot 246 (said Westerly line being parallel to and 40.0 feet normally distant Easterly from the Easterly right-of-way line of the C & NW RR), 238.01 feet to an intersection with the Northerly right-of-way line of Richwoods Boulevard; thence South 72 degrees 31 minutes 10 seconds East, along said Northerly right-of-way line, 165.26 feet; thence South 66 degrees 04 minutes 16 seconds East, along said Northerly right-of-way line, 414.48 feet; thence South 30 degrees 05 minutes 48 seconds East, along the Easterly right-of-way line of Richwoods Boulevard, 322.72 feet, to an intersection with the Northerly right-of-way line of Reservoir Boulevard; thence North 67 degrees 39 minutes 12 seconds East, along said Northerly right-of-way line, 76.22 feet; thence Northeasterly, along said Northerly right-of-way line, on a curve to the right, having a radius of 1715.83 feet for an arc distance of

148.05 feet (said arc being subtended by a chord having a bearing of North 70 degrees 07 minutes 31 seconds East and a length of 148.00 feet), to the Point of Beginning; situated in the County of Peoria and State of Illinois.

Parcel No. 13-25-176-005

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and with the following condition and waiver:

- 1) Provide three handicap accessible parking spaces.
- 2) Waiver to allow the existing steeple to exceed the maximum district height of 35 feet.

Section 2. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to amended 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

\_\_\_\_\_ DAY \_\_\_\_\_, 2016.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel