

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR A HALFWAY HOUSE FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 18-17-153-009 AND 18-17-153-033, WITH AN ADDRESS OF 1010 S BLAINE STREET, 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 April 5, 2018, 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 Halfway House is hereby approved for the following described property:

Lots 20 and 21 of Matthew Griswold's Subdivision of Block 15 in Curtenuis and Griswold's Subdivision being a part of the Northwest ¼ of Section 17, Township 8 North, Range 8 East of the 4th Principal Meridian. Also the West ½ of the vacated alley lying east and adjacent thereto, also the South ½ of the vacated alley lying north and adjacent thereto, all located and situated in Peoria County, Peoria, IL.

And

Lots 4, 5, and 6 of Matthew Griswold's Subdivision of Block 15 in Curtenuis and Griswold's Subdivision being a part of the Northwest ¼ of Section 17, Township 8 North, Range 8 East of the 4th Principal Meridian (Exc tract as described per document no. 97-13621 (-035)); Also the East ½ of the vacated alley lying west and adjacent thereto, all located and situated in Peoria County, Peoria, IL.

PIN: 18-17-153-009 AND 18-17-153-033

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

- 1) Provide a landscaping plan for the front yard which includes 54 points for trees and transitional buffer yard containing 125 points along the south property line.
- 2) Repair parking area to be either asphalt, cement, brick or a porous paving system and free from potholes, ruts, channels, growth of vegetation, other similar obstructions.

- 3) If provided, a garbage dumpster must be placed in a six to seven foot tall, four-sided solid enclosure with a gate for access.
- 4) All parking spaces must be striped in accordance with regulations.
- 5) Exterior lighting must meet current zoning regulations. i.e. ½ footcandles
- 6) Repair or demolish adjacent convent building prior to issuance of a Certificate of Occupancy for the Halfway House.
- 7) Waiver to allow existing building setbacks.
- 8) Waiver to eliminate parking lot perimeter landscaping screen.
- 9) Waiver to eliminate limitation for blank walls greater than 20 feet in length and required 40% - 90 % fenestration.

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

_____ DAY _____, 2018.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel