

An ORDINANCE Approving a SPECIAL USE in a Class R-3 (Single Family Residential) District for a Convent located at 2311 W. Wagner Lane (Parcel Identification Number 14-30-253-024), Peoria, Illinois.

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

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

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for a Convent under the provisions of Article 2.15 of Appendix B, the Zoning Ordinance of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on April 2, 2015, with respect to said petition, which hearing was held 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 no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public 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:

Section 1. That a Special Use for a Convent is hereby granted, with conditions, for following described property:

HOLY FAMILY PARK NE ¼ SEC 30-9-8E LOT 18

Said Ordinance is hereby approved with the following conditions:

1. Vehicles must be located inside the existing two-car garage.
2. The Special Use must cease with transfer of property ownership.

Section 2. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class R-3 (Single Residential) District shall remain applicable to the above-described premises, with exception to the 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 OF _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel