

## ORDINANCE 17,356

**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.

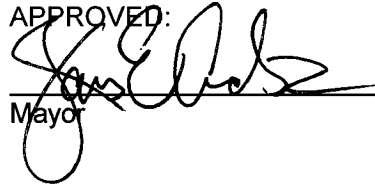
Section 2. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to amended Special Use herein permitted.

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

26th DAY April, 2016.

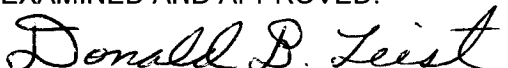
APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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

03/03/2018 11:00 AM 1 = 60' 1 1

FOR: HONNET, LLC  
 PROJECT: 3737 N. MARBELLE HILLS  
 3737 N. MARBELLE HILLS, CHICAGO, ILLINOIS 60658  
 1/4 PART OF THE N 1/2 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS  
 AUSTIN ENGINEERING, CO., INC.

SPECIAL USE PLAN

LEGAL DESCRIPTION OF 10.833 ACRES TRACT  
 (FROM WARRANTY DEED - DOC. NO. LE 201403310)

A PART OF LOT 248 OF LENOXTON HILLS, SECTION ONE, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, BEING 171.628 ACRES IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AND THAT SAID BEING PARCELSHIPPED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 248, THENCE WESTERLY, ALONG THE SOUTHWEST LINE OF SAID LOT 248 BEING THE NORTHWEST RIGHT-OF-WAY LINE OF A ROAD BEING SURTENDED BY A CROSS HAVING A BEARING OF SOUTH 76 DEGREES 32 MINUTES 17 SECONDS WEST AND A LENGTH OF 259.96 FEET, TO THE POINT OF BEGINNING; 17 SECONDS WEST AND A LENGTH OF 171.628 FEET, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 33 MINUTES 19 SECONDS WEST (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), PARALLEL TO AND 82.00 FEET NORTHWESTLY BEARING WESTERLY FROM THE EAST LINE OF SAID LOT 248, THENCE NORTH 00 DEGREES 33 MINUTES 19 SECONDS WEST, ALONG SAID NORTHWESTLY LINE OF SAID LOT 248, 233.60 FEET; THENCE NORTH 4 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG THE LINE OF SAID LOT 248 BEING SURTENDED BY A CROSS HAVING A BEARING OF SOUTH 76 DEGREES 32 MINUTES 17 SECONDS WEST AND A LENGTH OF 259.96 FEET, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 33 MINUTES 19 SECONDS WEST (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), PARALLEL TO AND 82.00 FEET NORTHWESTLY BEARING WESTERLY FROM THE EAST LINE OF SAID LOT 248, 65.94 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 19 SECONDS WEST, ALONG SAID NORTHWESTLY LINE OF SAID LOT 248, 233.60 FEET; THENCE NORTH 4 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG SAID NORTHWESTLY LINE OF SAID LOT 248 BEING SURTENDED BY A CROSS HAVING A BEARING OF SOUTH 76 DEGREES 32 MINUTES 17 SECONDS WEST AND A LENGTH OF 259.96 FEET, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

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PROPERTY FOR SPECIAL USE  
 PIN 13-29-176-009

LEGAL DESCRIPTION OF 10.833 ACRES TRACT

GENERAL NOTES:  
 ZONED - R-3 PROPERTY MAP NUMBER - PLM, 13-29-176-009  
 PROPERTY ADDRESS - 3737 N. MARBELLE AVE., PEORIA, IL 61615  
 FEDERAL CITY COUNCIL DISTRICT - FOUR (4)  
 OWNER - HONNET, LLC, 5216 C. 2ND ST., SFC 501, LONG BEACH, CA 90803  
 AREA OF ENTIRE DEVELOPMENT BOUNDARY = 10.833 ACRES  
 APPROXIMATE AREA OF EXISTING BUILDING = 22,500 SQ. FT.  
 ALL LANDSCAPING AND TREES SHOWN ARE EXISTING AND NATURAL  
 ALL EXISTING PARKING SPACES OF WHICH 2 ARE DESIGNATED ACCESSIBLE  
 ALL PARKING SPACES SHOWN ARE TYPICAL SIZE 8.5' X 19'.  
 ALL ACCESSIBLE SPACES SHOWN ARE 18' X 19'.  
 LOCATION OF BUILDINGS AND PARKING IS BASED ON A COMPARISON OF MAY 1999 BOUNDARY SURVEY, JUNE 2012 TOPOGRAPHIC SURVEY AND CURRENT Aerial PHOTOGRAPHY.

LEGEND  
 ○ BOUNDARY OF SURVEY  
 \_\_\_\_\_ BOUNDARY NOT BASED ON AN ASSUMED DATUM  
 IRON PILE CAP (MAY 1999)

ATTACHMENT A TO ORDINANCE

