

**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  $\frac{1}{4}$  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

\_\_\_\_\_ DAY \_\_\_\_\_, 2017.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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