



Legislation Details (With Text)

File #:	17-285	Version:	1	Name:	
Type:	Ordinance	Status:		Adopted	
File created:	9/13/2017	In control:		City Council	
On agenda:	9/26/2017	Final action:		9/26/2017	
Title:	Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class CN (Neighborhood Commercial) District for a Convent for the Property Located at 600 NE MONROE STREET (Parcel Identification No 18-04-481-001) Peoria, IL. (Council District 1)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD NO 17,503, 2. Ordinance for PZ 17-35, 3. Site and Construction Plans for PZ 17-35, 4. Staff Report for PZ 17-35, 5. PZ Minutes Special Meeting for PZ 17-35

Date	Ver.	Action By	Action	Result
9/26/2017	1	City Council	adopted	Pass

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class CN (Neighborhood Commercial) District for a Convent for the Property Located at 600 NE MONROE STREET (Parcel Identification No 18-04-481-001) Peoria, IL. (Council District 1)

BACKGROUND: Petitioner Andrew Hagemann, of the Catholic Diocese of Peoria, is requesting to obtain a Special Use for an existing convent. This request was preceded by a building permit application for a 1,000 sq. ft. building addition to the rear of the existing 2,800 sq. ft. convent. Upon review, it was determined that the convent required a Special Use approval.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 5 to 0 to APPROVE, including requested waivers.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information regarding the requested Special Use.

FINANCIAL IMPACT: Financials

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): None

IMPACT IF APPROVED: A Special Use will be granted for the subject property, thereby allowing a building permit application to proceed through the development review process.

IMPACT IF DENIED: A Special Use will not be granted and a building permit will not be approved to allow for a 1,000 sq. ft. building addition.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2014 - 2029 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria: Businesses, Jobs, and Population

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Reinvest in neighborhoods.

DEPARTMENT: Community Development