



Legislation Text

File #: 15-132, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from Staff and the Planning and Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-3 (Single Family Residential) District for a Convent for the property located at 2311 W. WAGNER LANE (Parcel Identification Number 14-30-253-024), Peoria, Illinois.

BACKGROUND:

PROPERTY CHARACTERISTICS

The property is zoned R-3 (Single Family Residential) District, and is surrounded by the R-3 (Single Family Residential) District. The property is currently developed with a single family structure.

From 1990 - 2012, the properties were zoned R-3 (Single Family Residential) District. From 1963 - 1990, the properties were zoned R-1 (Low Density Residential) District; and not yet annexed to the City prior to 1963.

PROPOSED USE

The petitioner is requesting to establish a Special Use in the R-3 (Single Family) District for a Convent with six nuns. The nuns will live together as a family unit, with a common kitchen; and included within the home will be a chapel for use by the residents only.

In 1987, in Ordinance 11,622, a special exception was granted for a Convent in the then R-1 Residential District with the conditions that there be no exterior storage, and no more than ten sisters may reside at the house. For the past three years, the property was used as a single family residence; the special exception from 1987 is no longer valid.

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends approval of the request, with the condition that parking be limited to the two spaces provide in the garage.

PLANNING AND ZONING COMMISSION ACTION

The Planning and Zoning Commission voted 6 to 0, with one abstention, to approve the request, with the condition that parking be limited to the two spaces provided in the garage.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: None stated at the hearing.

IMPACT IF APPROVED: The single family house at 2311 W. Wagner, which was once used as a Convent, will again be used as a Convent.

IMPACT IF DENIED: The property will remain a single family residence.

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. Attractive Neighborhoods with Character: Safe and Livable

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

1. Reinvest in neighborhoods.

DEPARTMENT: Community Development