

ORDINANCE NO. 17,968

AN ORDINANCE AMENDING SPECIAL USE ORDINANCE NO. 9,126, AS AMENDED, IN A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) FOR CHURCH FACILITIES TO REBUILD THE SANCTUARY BUILDING AND NEW BELL TOWER FOR THE PROPERTY LOCATED AT 10811 N KNOXVILLE AVE (PARCEL IDENTIFICATION NOS. 09-29-177-002 AND 09-29-326-001), PEORIA IL.

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

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the existing Special Use for Church Facilities 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 March 3, 2022, 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 an amendment to Special Use Ordinance No. 9,126 for Church Facilities to rebuild the sanctuary building and construct a new bell tower is hereby approved for the following described property:

Parcel 1

A part of the Northwest Quarter of Section 29, Township 10 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, being more particularly described as follows:

Commencing at the West Quarter corner of Section 29, Township 10 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, proceed North 89°19'03" East along the South Line of the Northwest Quarter of said Section 29, a distance of 1332.87 feet to the True Point of Beginning; thence North 00°40'30" West, 245.03 Feet; thence North 41°17'43" East, 504.11 Feet; thence North 88°19'54" East 420.00 Feet to the proposed future Westerly Right of Way of Illinois Route 40; thence South 01°40'06" East along said proposed future Westerly Right of Way, 627.10 Feet to the South Line of the Northwest Quarter of Section 29, 776.93 feet to the True Point of Beginning, encompassing 9.435 Acres, more or less.

Parcel Id No. 09-29-177-002

Parcel 2

Southwest 1/4 of Section 29, Township 10 North, Range 8 East 8.576 Acres. The Northerly 533 feet of all that part of the Northeast 1/4 of the Southwest 1/4 of Section 29 lying West of the Centerline of Route 88. (EXC WILHELM RD & MOUNT HAWLEY RD ROW AS DESC PER DOC 2001-16311).

Parcel Id No. 09-29-326-001

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and the following conditions and waivers:

- 1) Provide a landscape plan in compliance with the Unified Development Code prior to issuance of a building permit.
- 2) Construct a 5-foot wide sidewalk within the right-of-way of Wilhelm Rd, including a sidewalk ramp, pedestrian button and pedestal at Knoxville and Wilhelm intersection. The City will complete the sidewalk in front of Prayerview Church when funding becomes available.
- 3) Waiver to increase the sanctuary's maximum building height from 35 feet to 58 feet measured to include the cross at the ridge of the roof.
- 4) Waiver to increase the bell tower's maximum height from 14 feet to 73 feet measured to include the cross at the top.

Section 2. All provisions of Appendix A, the Unified Development Code 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 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


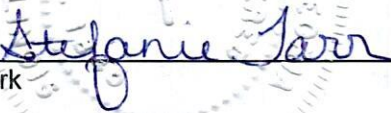
26th DAY April, 2022.

APPROVED:



Mayor

ATTEST:

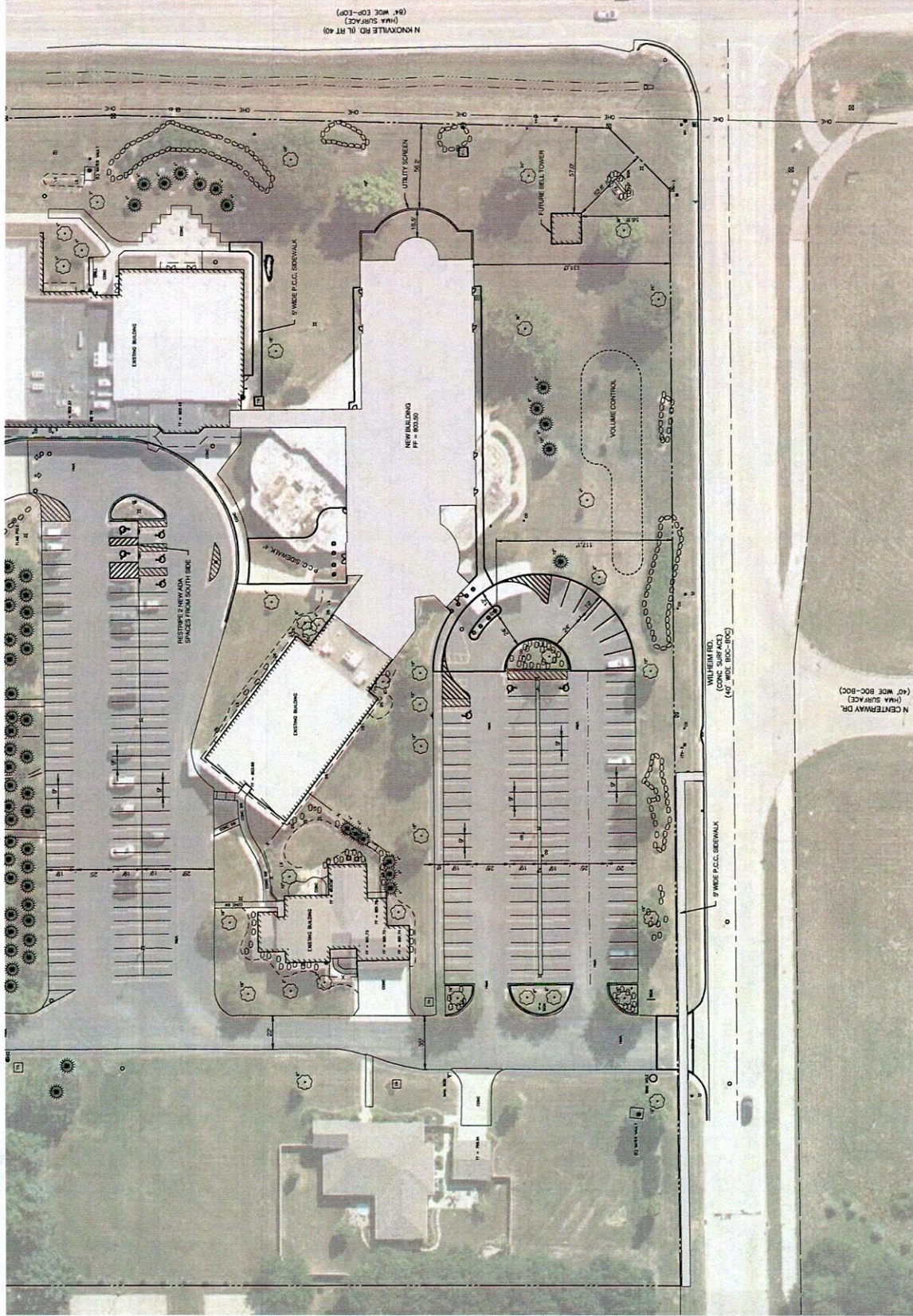
City Clerk

EXAMINED AND APPROVED:

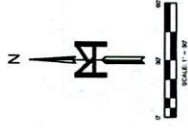


Corporation Counsel

ATTACHMENT A TO ORDINANCE



- BUILDING AREA**
NEW BUILDING ADDITION = 19,600 SF ±
- PARKING**
TOTAL EXISTING SPACES = 244 SPACES
REGULAR SPACES = 10 SPACES
ACCESSIBLE SPACES = 10 SPACES
TOTAL PROPOSED SPACES = 251 SPACES
REGULAR SPACES = 241 SPACES
ACCESSIBLE SPACES = 10 SPACES
- LIGHTING**
EXISTING LIGHTING SHALL REMAIN
NEW LIGHTING WILL NOT EXCEED 3 FOOT CABLES AT PROPERTY LINE



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PROJECT NO.
SHEET 2 OF 2
DRAWING NO.
2

SITE LAYOUT EXHIBIT

TITLE
MCCREY ARCHITECTS
ST. JUDE CATHOLIC CHURCH
PEORIA, IL 61615

SCALE 1" = 20'

DATE	DESCRIPTION
02/24/2021	ISSUE FOR PERMITS

CLIENT:

DATE	DESCRIPTION
02/24/2021	ISSUE FOR PERMITS

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
Office: (309) 692-8300
3901 N. Prospect Road, Suite 48
Peoria, IL 61615
www.mohrland.com

DATE	DESCRIPTION
02/24/2021	ISSUE FOR PERMITS

PREPARED BY: [Name]

DATE	DESCRIPTION
02/24/2021	ISSUE FOR PERMITS

CHECKED BY: [Name]

DATE	DESCRIPTION
02/24/2021	ISSUE FOR PERMITS

SCALE 1" = 20'

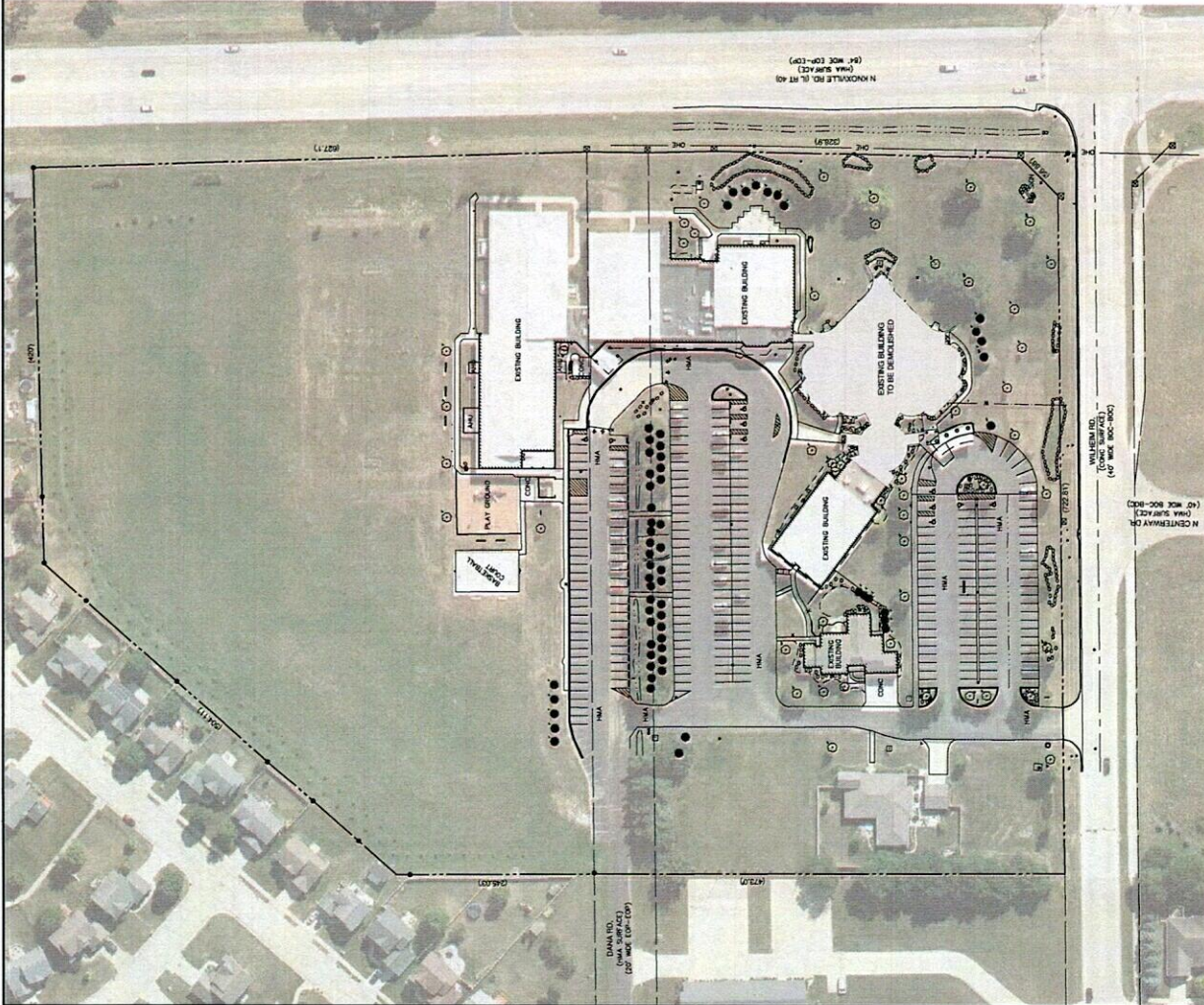
DATE	DESCRIPTION
02/24/2021	ISSUE FOR PERMITS

SCALE 1" = 20'

DATE	DESCRIPTION
02/24/2021	ISSUE FOR PERMITS

SCALE 1" = 20'

DATE	DESCRIPTION
02/24/2021	ISSUE FOR PERMITS



LEGEND

- DEED LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- BUILD SETBACK LINE
- CENTERLINE
- FLOW LINE
- RECORD DIMENSION
- EXIST. SURVEY MONUMENT
- EXIST. WATER VALVE
- EXIST. TELEPHONE PEDISTAL
- EXIST. LIGHT
- EXIST. POLE
- EXIST. SIGN
- EXIST. SIGN
- EXIST. FIRE HYDRANT
- EXIST. WATER METER
- EXIST. MANHOLE
- EXIST. INLET
- EXIST. SPRAWL
- EXIST. CONIFEROUS TREE
- EXIST. DECIDUOUS TREE
- EXISTING
- PORTLAND CEMENT CONCRETE
- CONCRETE
- HOT MIX ASPHALT
- SIDEWALK
- LANDSCAPE
- NUMBER OF PARKING SPACES

ZONING LOT ZONED R-3, SINGLE FAMILY RESIDENCE DISTRICT WITH SPECIAL USE

ADJACENT USES WESTWEST ADJACENT PROPERTIES ARE ZONED R3 AND ARE RESIDENTIAL USE

WEST ADJACENT PROPERTY IS IN THE CITY OF DUNLAP

EAST ADJACENT PROPERTIES ACROSS KNOXVILLE RD. ARE ZONED R2 AND ARE RESIDENTIAL USE

SOUTHEAST ADJACENT PROPERTY ACROSS WILHELM RD. IS ZONED C2 AND IS A VACANT LOT.

SOUTHWEST ADJACENT PROPERTY ACROSS WILHELM RD. IS ZONED O2 AND IS A VACANT LOT.

LOT AREA 17.74 ACRES ±

SETBACKS FRONT = 25' SIDES = 5' REAR = 25'

OVERALL EXISTING SITE EXHIBIT

SCALE 1" = 40'



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

<p>MOHR & KERR ENGINEERING & LAND SURVEYING, P.C. 2807 N. Prospect Road, Suite 40 Peoria, Illinois 61614 www.mohrlandkerr.com</p>	<p>DATE: 02-02-2021</p>	<p>SCALE: 1" = 40'</p>	<p>CLIENT: ST. JUDE CATHOLIC CHURCH PEDRIA, IL 61615</p>	<p>TITLE: OVERALL EXISTING SITE EXHIBIT</p>	<p>PROJECT NO.: 17-002 CLIENT NO.: DRAWING NO.: 1</p>
	<p>DATE: 02-02-2021</p>	<p>SCALE: 1" = 40'</p>	<p>CLIENT: ST. JUDE CATHOLIC CHURCH PEDRIA, IL 61615</p>	<p>TITLE: OVERALL EXISTING SITE EXHIBIT</p>	<p>PROJECT NO.: 17-002 CLIENT NO.: DRAWING NO.: 1</p>

MCCRERY
Architects

100 Morris Avenue, Newark, NJ
 07102
 Telephone: (973) 261-1444
 Fax: (973) 261-1445

STATE OF NEW JERSEY
 DEPARTMENT OF TREASURY AND REVENUE
 STATE ARCHITECT
 100 WATER STREET, 11TH FLOOR
 NEWARK, NJ 07102
 TEL: (973) 486-3000
 FAX: (973) 486-3001
 www.state.nj.us/treasury/revenue/architect

**Saint Jude
Catholic
Church**

FERDIA, ILLINOIS

10/20/21 TITLE

NORTH ELEVATION

NOT FOR CONSTRUCTION

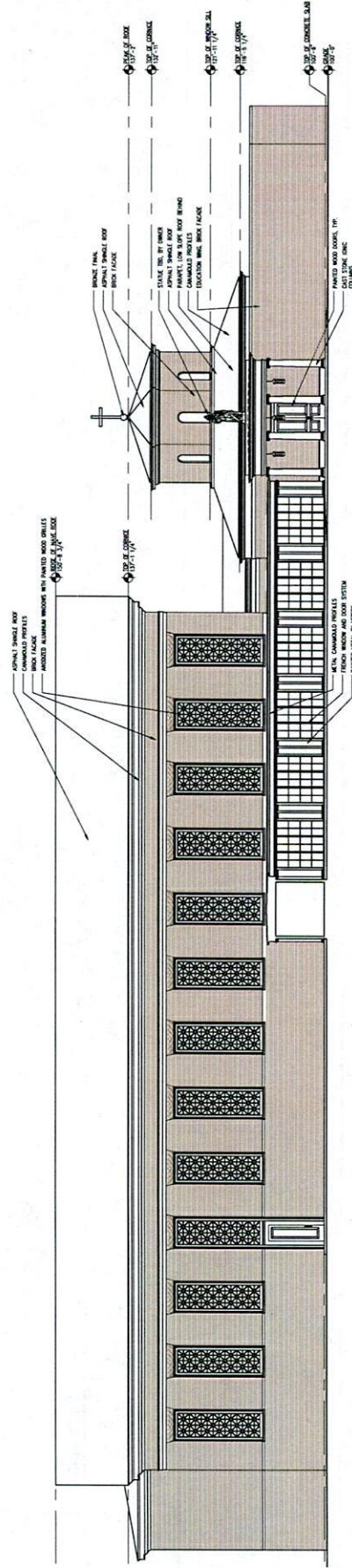
DATE: MARCH 18, 2022

SCALE: 1/8" = 1'-0"

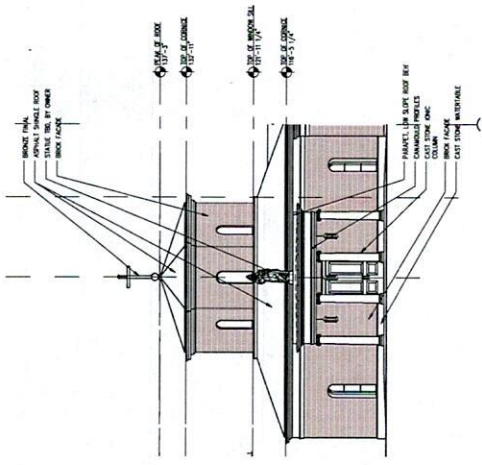
OWNER:

A3.1

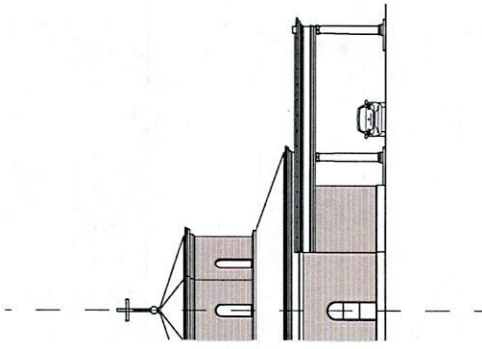
NO. 504, 150 ENCLOSURE SET
 OF 411
 03/18/22



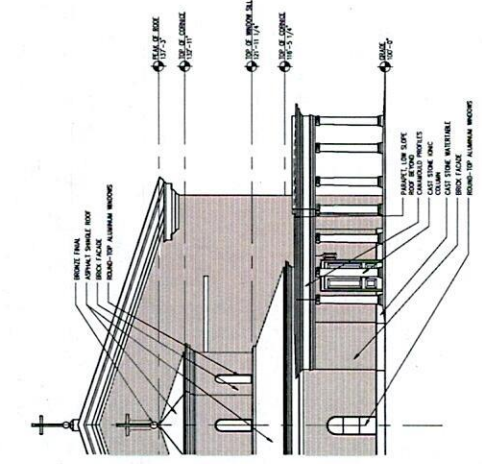
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 1/8" = 1'-0"



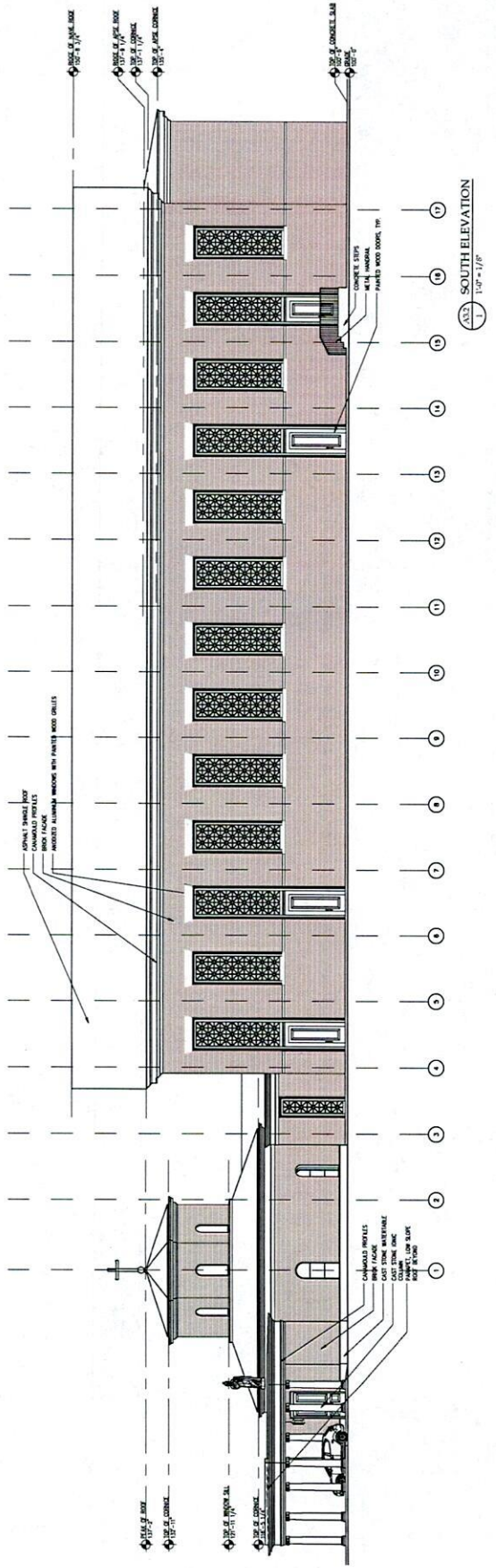
AS.2 SOUTH PORTICO TRUE ELEVATION
1/8" = 1'-0"



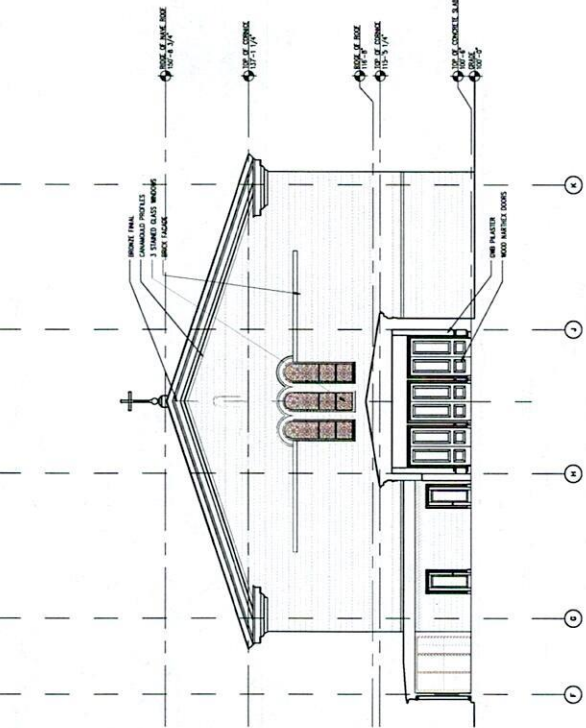
AS.3 SOUTH PORTICO TRUE SIDE ELEVATION
1/8" = 1'-0"



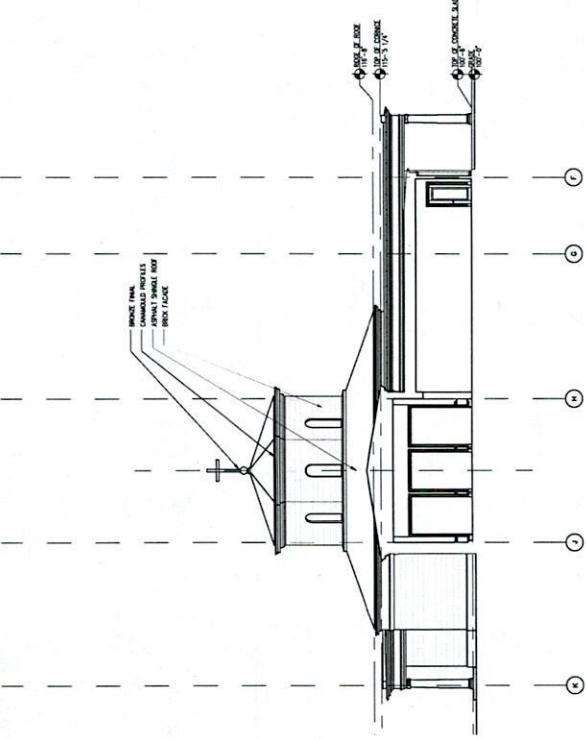
AS.4 WEST ELEVATION OF SOUTH PORTICO
1/8" = 1'-0"



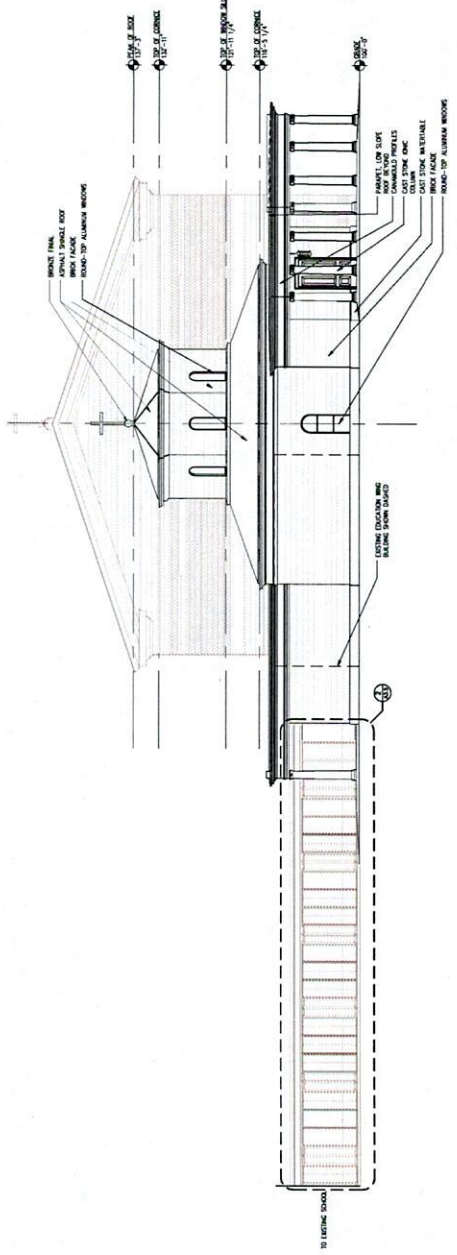
AS.5 SOUTH ELEVATION
1/8" = 1'-0"



(A3.3) 2 WEST ELEVATION OF NAVE THROUGH NARTHEX
1/8" = 1'-0"



(A3.3) 2 EAST ELEVATION OF ROTUNDA THROUGH NARTHEX
1/8" = 1'-0"



(A3.3) 1 WEST ELEVATION
1/8" = 1'-0"

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Marietta, Georgia 30066
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Fax: 770.427.2277

STATE OF GEORGIA
REGISTERED PROFESSIONAL ARCHITECT
ARCHITECT NO. 10880
EXPIRES 12/31/2022
100 Westwood Avenue, N.E.
Marietta, Georgia 30066
Phone: 770.427.1111
Fax: 770.427.2277
MCCRERY ARCHITECTS, P.C.

Saint Jude
Catholic
Church

FERDIA, ILLINOIS

DRAWING TITLE

EAST ELEVATION

NOT FOR CONSTRUCTION

DATE: MARCH 18, 2022

SCALE: 1/8" = 1'-0"

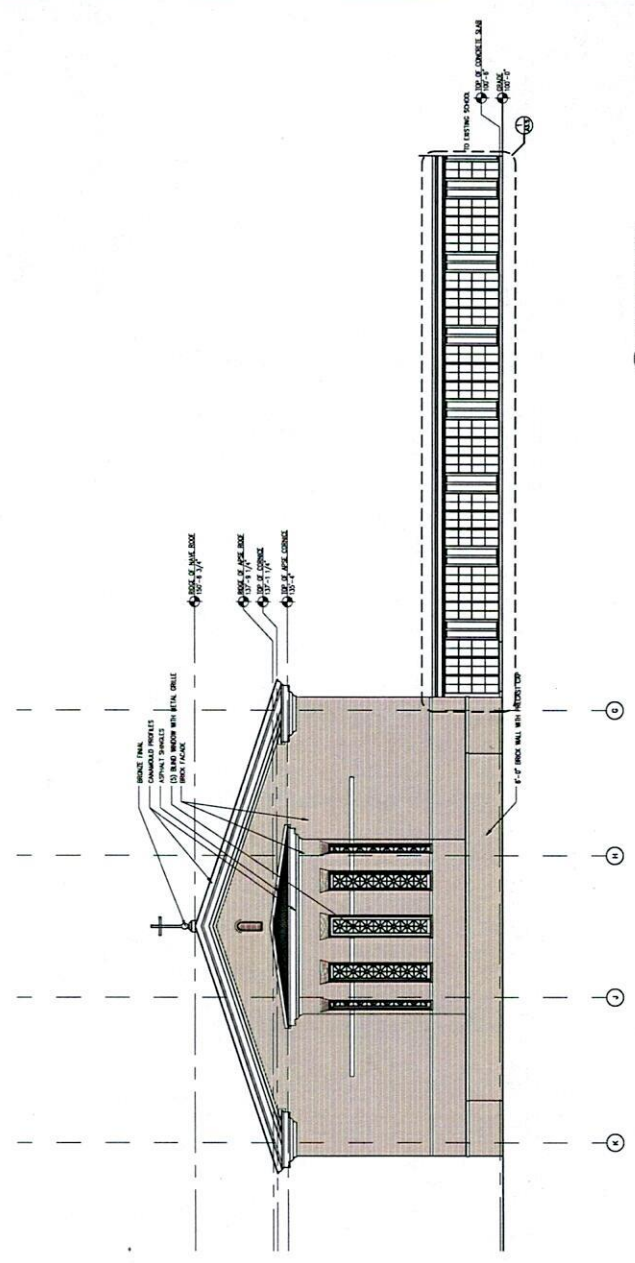
PROJECT:

A3.4

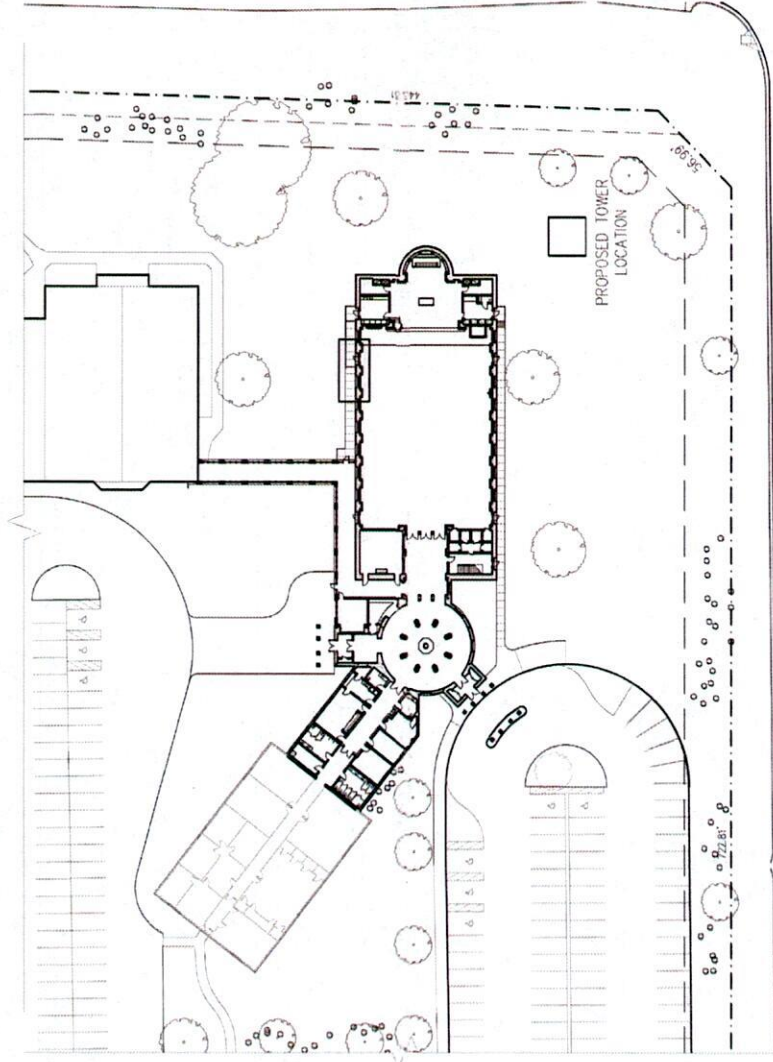
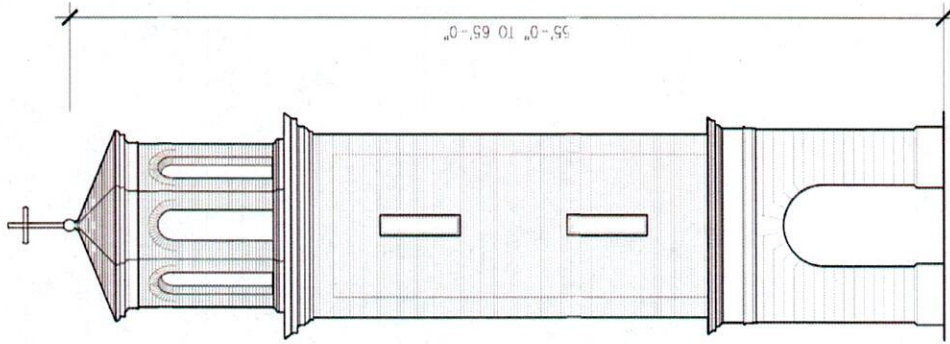
SCALE: 50% LED FLOOR-TO-CEILING SET

DATE: 03/18/22

PROJECT: SAINT JUDE CATHOLIC CHURCH



1 EAST ELEVATION
1/8" = 1'-0"



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**ST. JUDE ROMAN CATHOLIC CONGREGATION
 NEW CHURCH BUILDING**

PEORIA, ILLINOIS

drawing name:
PROPOSED TOWER
scale:
 1/8" = 1'-0"
date issued:
 1 FEBRUARY 2022

CONCEPT AND DESIGN FOR ILLUSTRATION PURPOSES. ALL INFORMATION AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CLIENT. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF MCCREY ARCHITECTS, LLC.