

**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

\_\_\_\_\_ DAY \_\_\_\_\_, 2022.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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