



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: March 3, 2022
CASE NO: PZ 728-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Father Patrick Henehan of St Jude Roman Catholic Congregation of Peoria to amend existing 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 (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

Father Henehan of St Jude Church is seeking to amend to the existing Special Use to allow for a rebuild of the sanctuary building and to construct a bell tower. Site details are further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	617 regular spaces plus 16 handicap accessible spaces.	None	None
Mechanical & Utility Screening	No changes to existing screening	None	None
Landscaping	Compliant landscaping plan to be provided with building permit application.	None	None
Signs	None proposed	None	None
Exterior Lighting	No changes to existing lighting	None	None
Building	Demolish the existing 20,290 sq. ft. sanctuary building and replace with a 19,600 sq. ft. new building.	None	None
Building Setback	56 feet from the property line along Knoxville Ave and 131 feet from the property line along Wilhelm Rd.	None	In compliance
Building Height	Sanctuary building height of 50 feet measured to the roof line plus 8 feet measured to the cross at the ridge of the roof.	Waiver to increase the maximum building height from 35 feet to 58 feet measured to include the cross at the ridge of the roof.	Staff does not object due to Northwoods Community Church on Wilhelm Rd and Northminster Presbyterian Church on Knoxville Ave having similar building heights.
Accessory Structure	A 65 foot tall bell tower with an 8 foot tall cross on top. The base of the tower dimensions are 20 ft x 20 ft.	Waiver to increase the maximum height of an accessory structure from 14 feet to 73 feet measured to include the cross at the top.	Staff does not object due to the Northminster Presbyterian Church steeple height of approximately 80 feet.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Sidewalk/Shared Use Path Connectivity	5-foot wide sidewalk along portion of Wilhelm Rd	Waiver to eliminate sidewalks along Knoxville Ave and remainder of Wilhelm Rd	5-ft wide sidewalk is required along Wilhelm Rd and 10-ft wide shared-use path is required along Knoxville Ave.
Access & Circulation	No changes to existing access from Wilhelm Rd or Dana Rd.	None	None

BACKGROUND

Property Characteristics

The subject property contains 18 acres of land and is currently developed with a church building and school. The property is zoned Class R-3 (Single Family Residential) and surrounded by Class R-3 (Single Family Residential) zoning to the north and west, O-2 (Exclusive Office Park) and C-2 (Large Scale Commercial) to the south, and R-2 (Single Family Residential) zoning to the east.

History

In 1972, this property was granted a Special Use permit to establish the church facility. Since then, several amendments to the special use have been approved to allow for building additions, signage, and adding property along with additional school buildings, parking lot expansion, and recreational fields.

Date	Zoning
1931 - 1958	Not within the City Limits
1958 - 1963	Not within the City Limits
1963 - 1990	Not within the City Limits
1990 - Present	R3 (Single-Family Residential)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Waivers requested to exceed the maximum building height and eliminate sidewalks
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request subject to the following conditions and waiver:

- 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 and a 10-foot wide shared-use path placed within an easement along Knoxville Ave.
- 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.

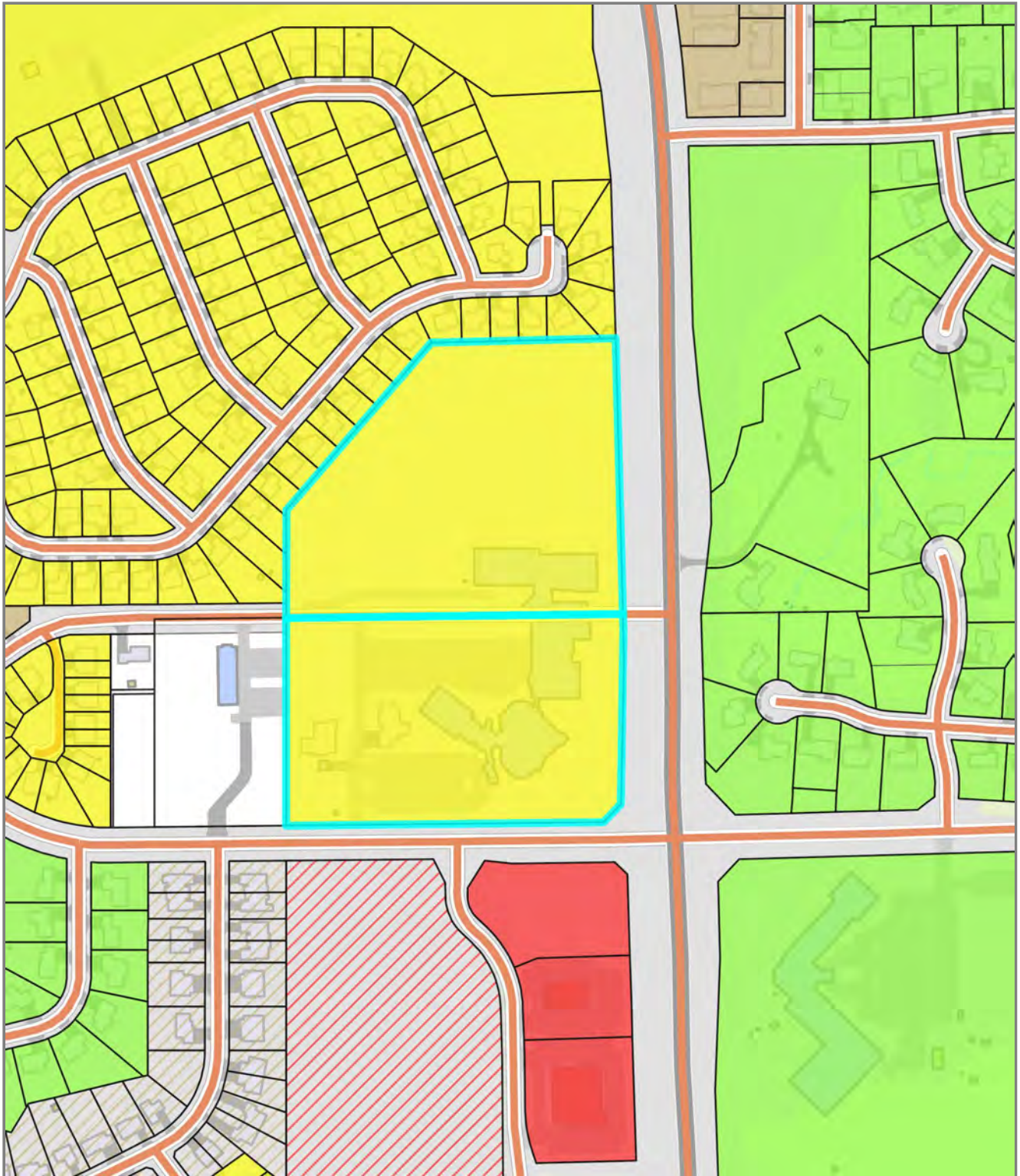
Staff's recommendation does not include a waiver for the sidewalk along Wilhelm or the multi-use path along Knoxville Ave. The sidewalk and multi-use path align with the City's Complete Streets Policy and implements the Master Bicycle Plan (adopted 2015) and Thoroughfare Plan (adopted 2020). Constructing these pedestrian paths eliminates a gap in connectivity and provides a more complete bike/walk path from the riverfront northward through the city and beyond.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan Documents
4. Master Bicycle Plan Map
5. Photos

10811 N Knoxville Ave

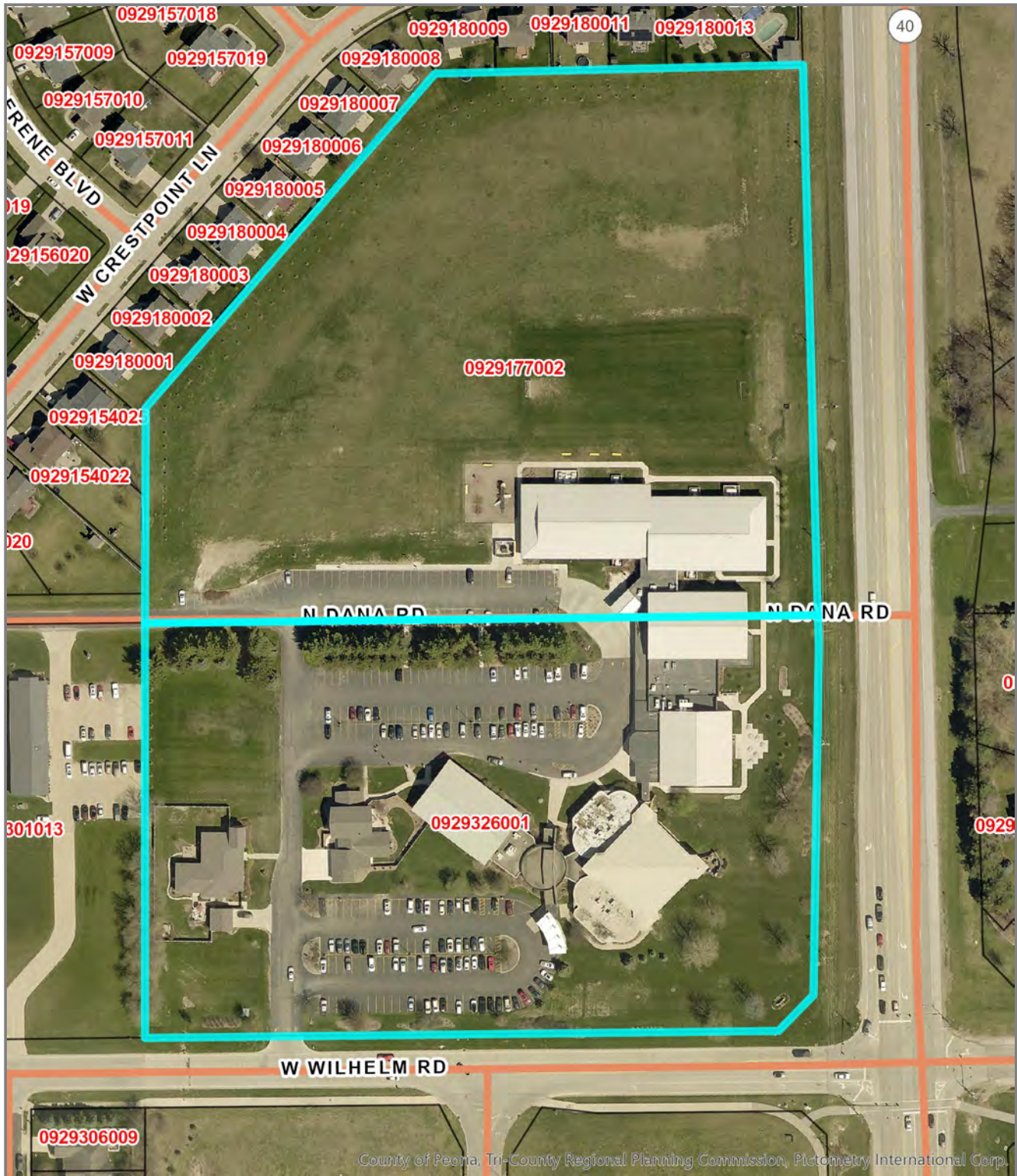


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Map Scale
1 inch = 333 feet
2/10/2022

10811 N Knoxville Ave



County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp.

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Map Scale
1 inch = 167 feet
2/10/2022

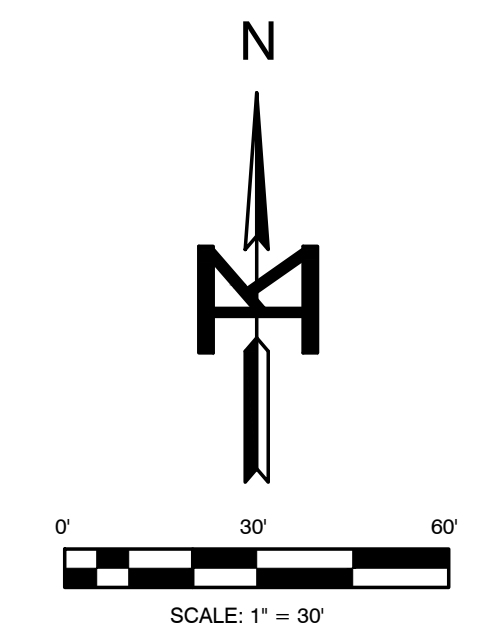


BUILDING AREA
 NEW BUILDING ADDITION = 19,600 SF ±

PARKING
 TOTAL EXISTING SPACES = 254 SPACES
 REGULAR SPACES = 244 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 CANDLES AT PROPERTY LINE

N KNOXVILLE RD. (I.L. RT 40)
 (HMA SURFACE)
 (84' WIDE EOP-EOP)



SITE LAYOUT EXHIBIT
 SCALE: 1" = 30'

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

REV	DATE	NATURE OF REVISION	CHECKED

SURVEYED	WLC
DRAWN	JMM
CHECKED	SDK
SCALE	1" = 30'
DATE	02-24-2021

CLIENT:

TITLE:



ZONING

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

ADJACENT USES

NORTH AND NORTHWEST 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

LOT 17.74 ACRES±

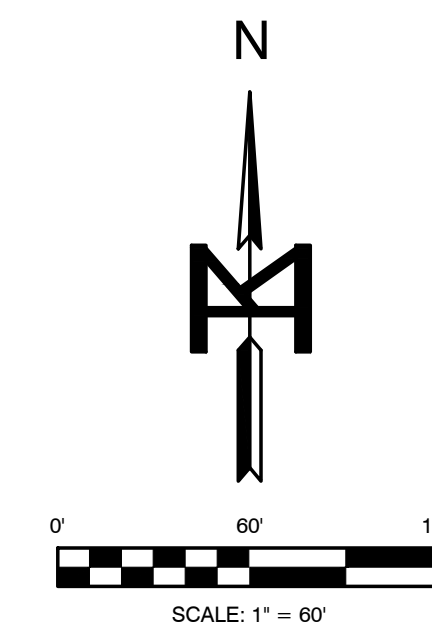
SETBACKS

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

LEGEND

- DEED LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- BUILD SETBACK LINE
- CENTER LINE
- FLOW LINE
- OHE --- EXIST. OVERHEAD UTILITY LINE
- (627.1) --- RECORD DIMENSION
- --- EXIST. SURVEY MONUMENT
- ⊗ --- EXIST. WATER VALVE
- ⊠ --- EXIST. TELEPHONE PEDESTAL
- ⊙ --- EXIST. LIGHT
- ⊕ --- EXIST. UTILITY POLE
- ⊖ --- EXIST. GUY WIRE
- ⊗ --- EXIST. HAND HOLE
- ⊘ --- EXIST. SIGN
- ⊙ --- EXIST. FIRE HYDRANT
- ⊚ --- EXIST. WATER METER
- ⊛ --- EXIST. MANHOLE
- ⊜ --- EXIST. INLET
- ⊝ --- EXIST. SHRUB/BUSH
- ⊞ --- EXIST. CONIFEROUS TREE
- ⊟ --- EXIST. DECIDUOUS TREE
- (E) --- EXISTING
- P.C.C. --- PORTLAND CEMENT CONCRETE
- CONC --- CONCRETE
- HMA --- HOT MIX ASPHALT
- SW --- SIDEWALK
- LS --- LANDSCAPE
- ⊘ --- NUMBER OF PARKING SPACES

OVERALL EXISTING SITE EXHIBIT
 SCALE: 1" = 60'



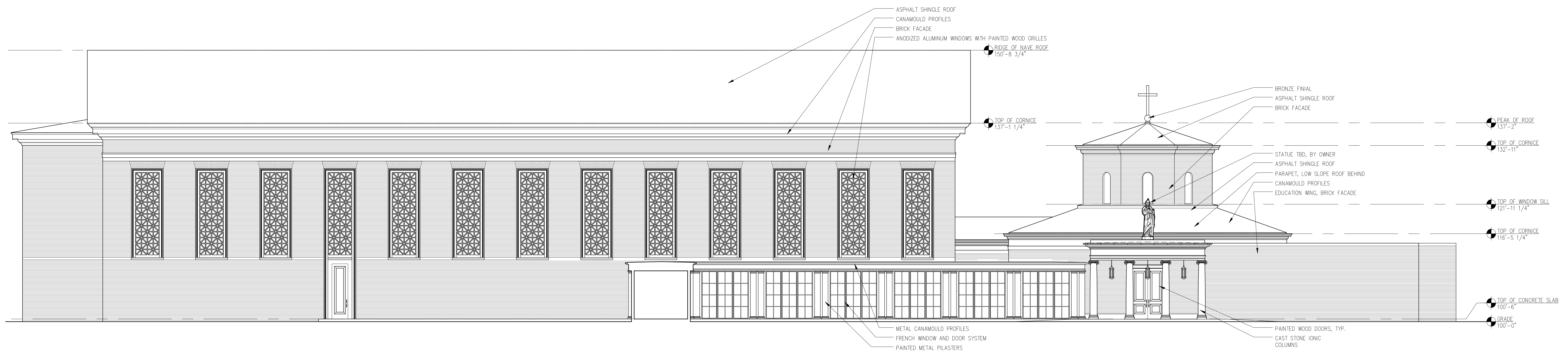
PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

REV	DATE	NATURE OF REVISION	CHECKED

SURVEYED	WLC
DRAWN	JMM
CHECKED	SDK
SCALE	1" = 60'
DATE	02-03-2021

CLIENT:

TITLE:



Saint Jude
Catholic
Church

PEORIA, ILLINOIS

DRAWING TITLE:

NORTH ELEVATION

NOT FOR CONSTRUCTION

DATE: MARCH 18, 2022

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

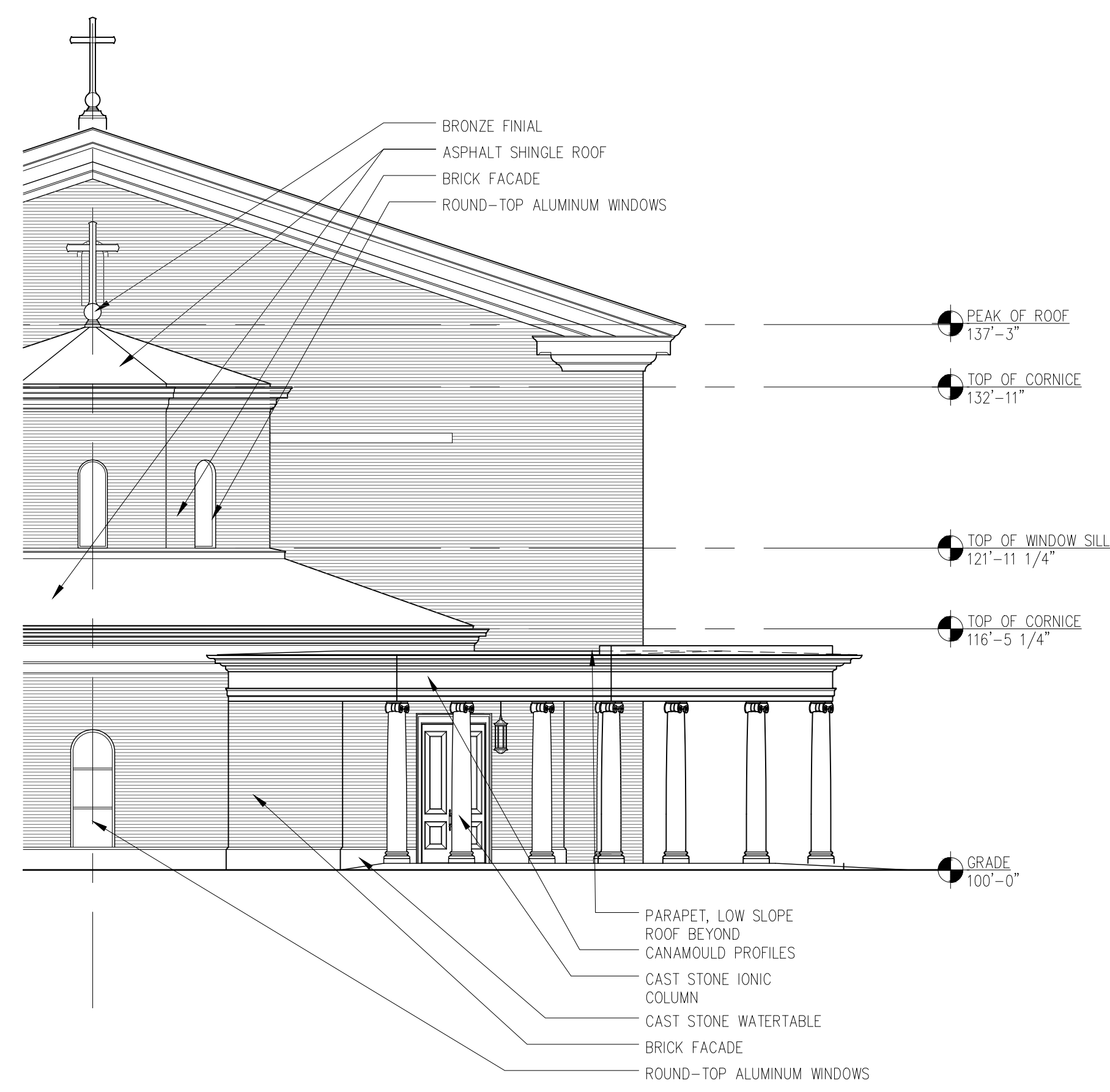
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A3.1

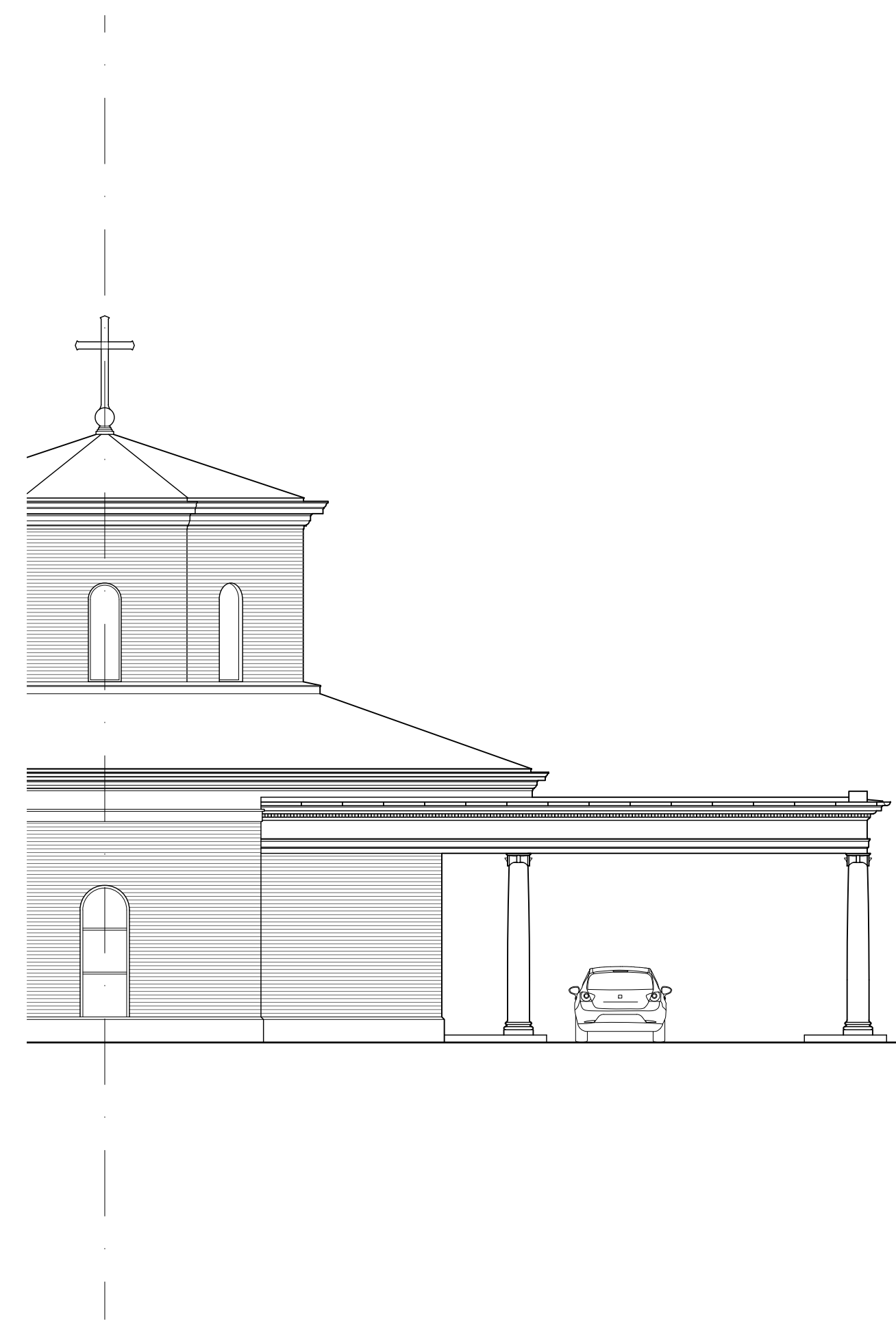
ISSUE:
50% DD PROGRESS SET

FILE:
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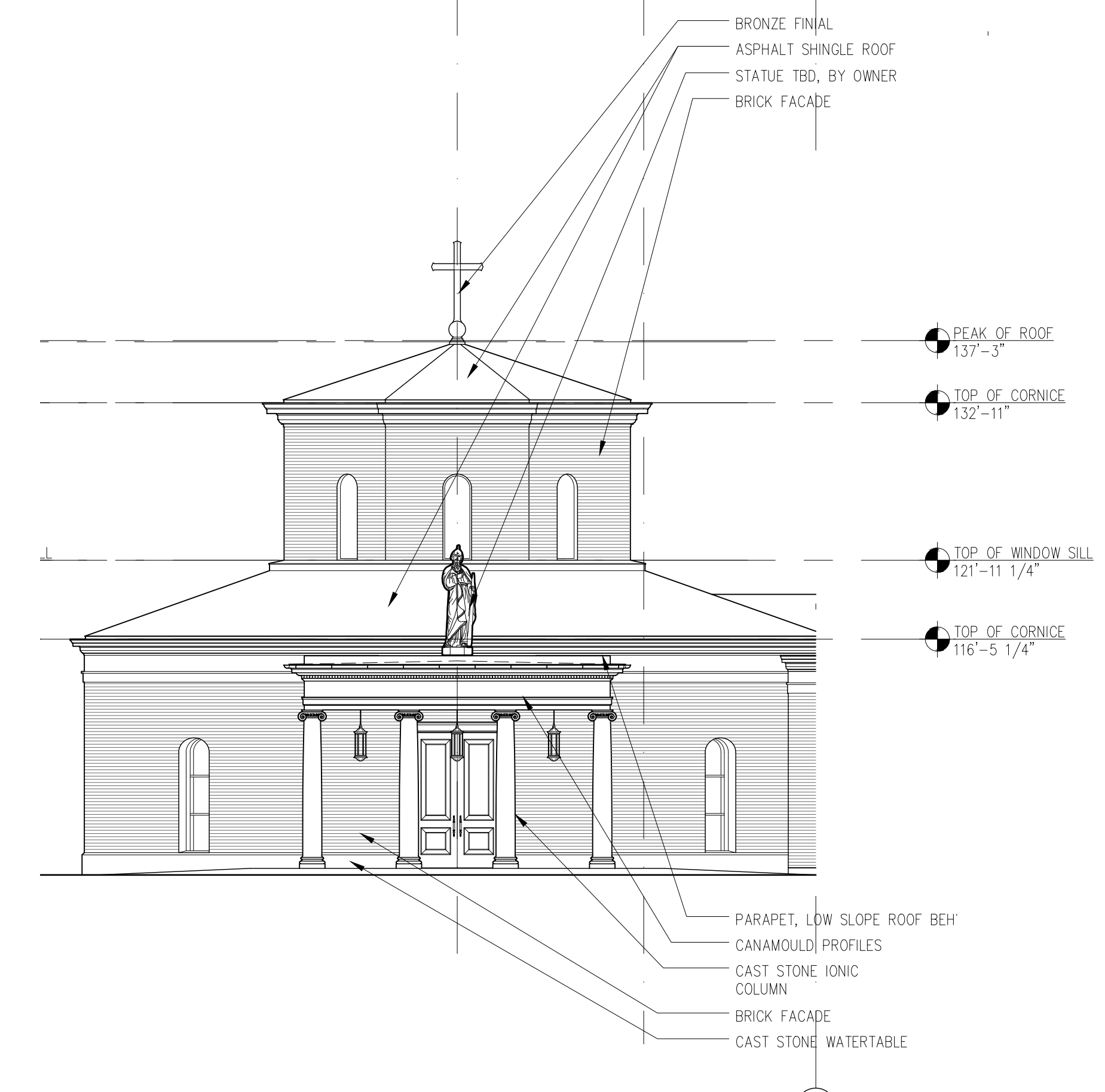
A3.1 NORTH ELEVATION
1 1'-0" = 1/8"



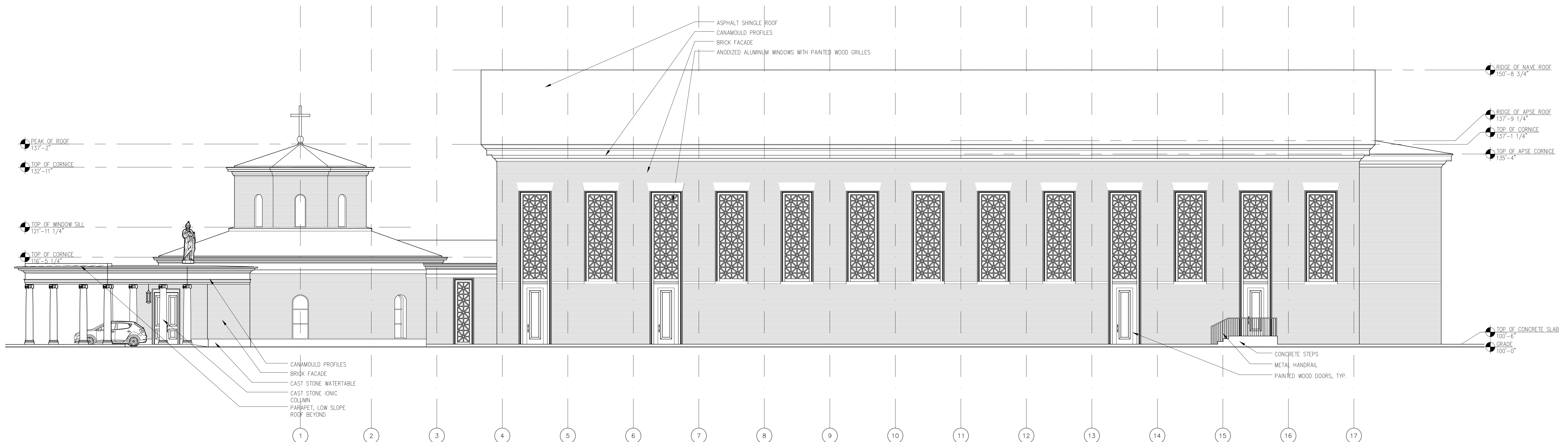
A3.2
4 WEST ELEVATION OF SOUTH PORTICO
1'-0" = 1/8"



A3.2
3 SOUTH PORTICO TRUE SIDE ELEVATION
1'-0" = 1/8"



A3.2
2 SOUTH PORTICO TRUE ELEVATION
1'-0" = 1/8"



A3.2
1 SOUTH ELEVATION
1'-0" = 1/8"

**Saint Jude
Catholic
Church**

PEORIA, ILLINOIS

DRAWING TITLE:

SOUTH ELEVATION

NOT FOR CONSTRUCTION

DATE: MARCH 18, 2022

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

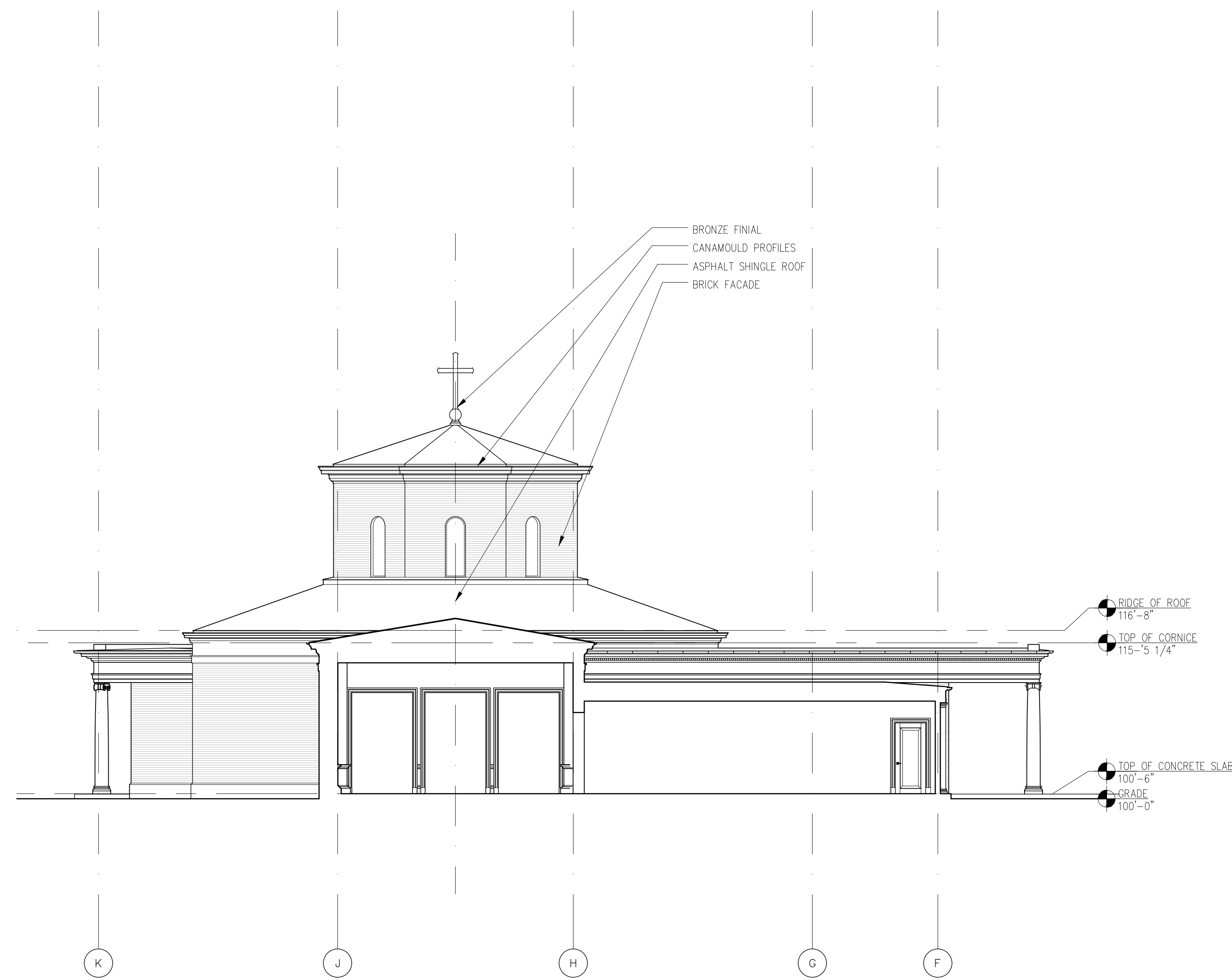
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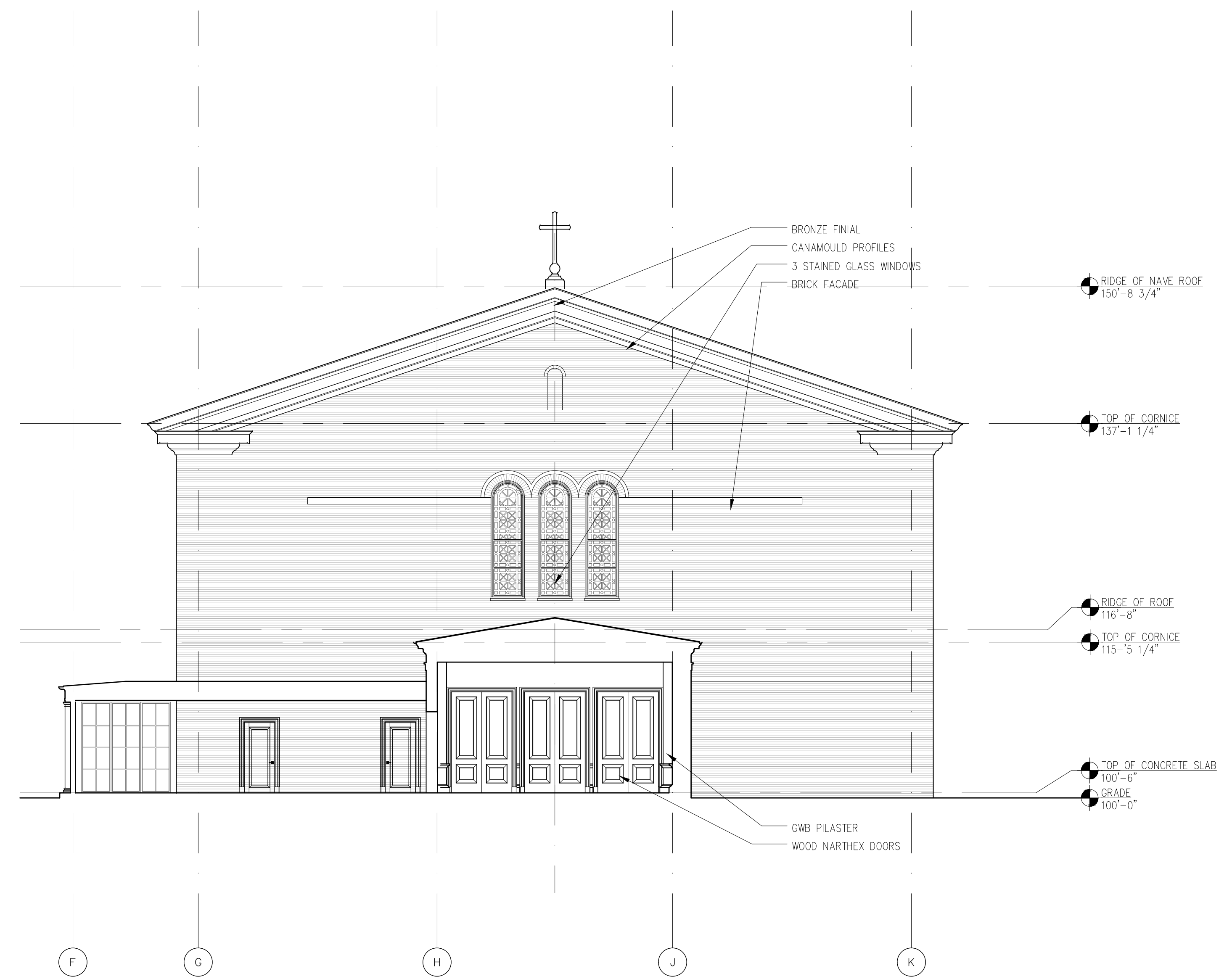
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50% DD PROGRESS SET

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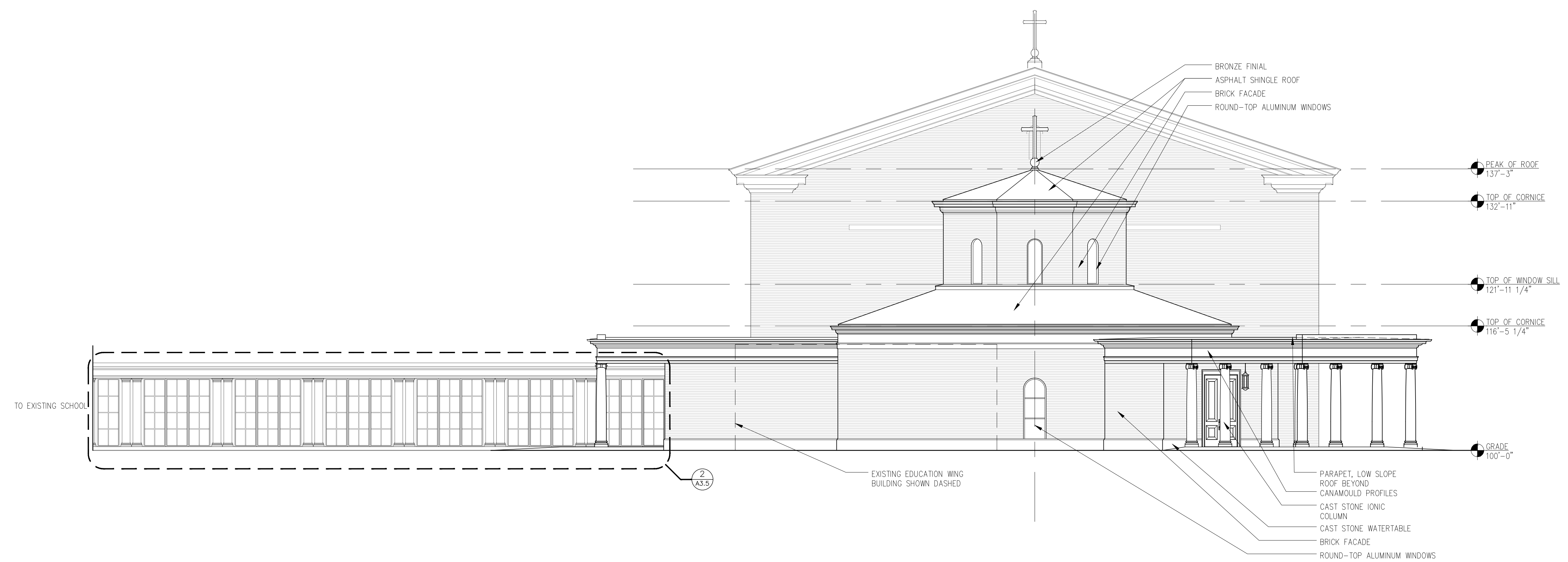
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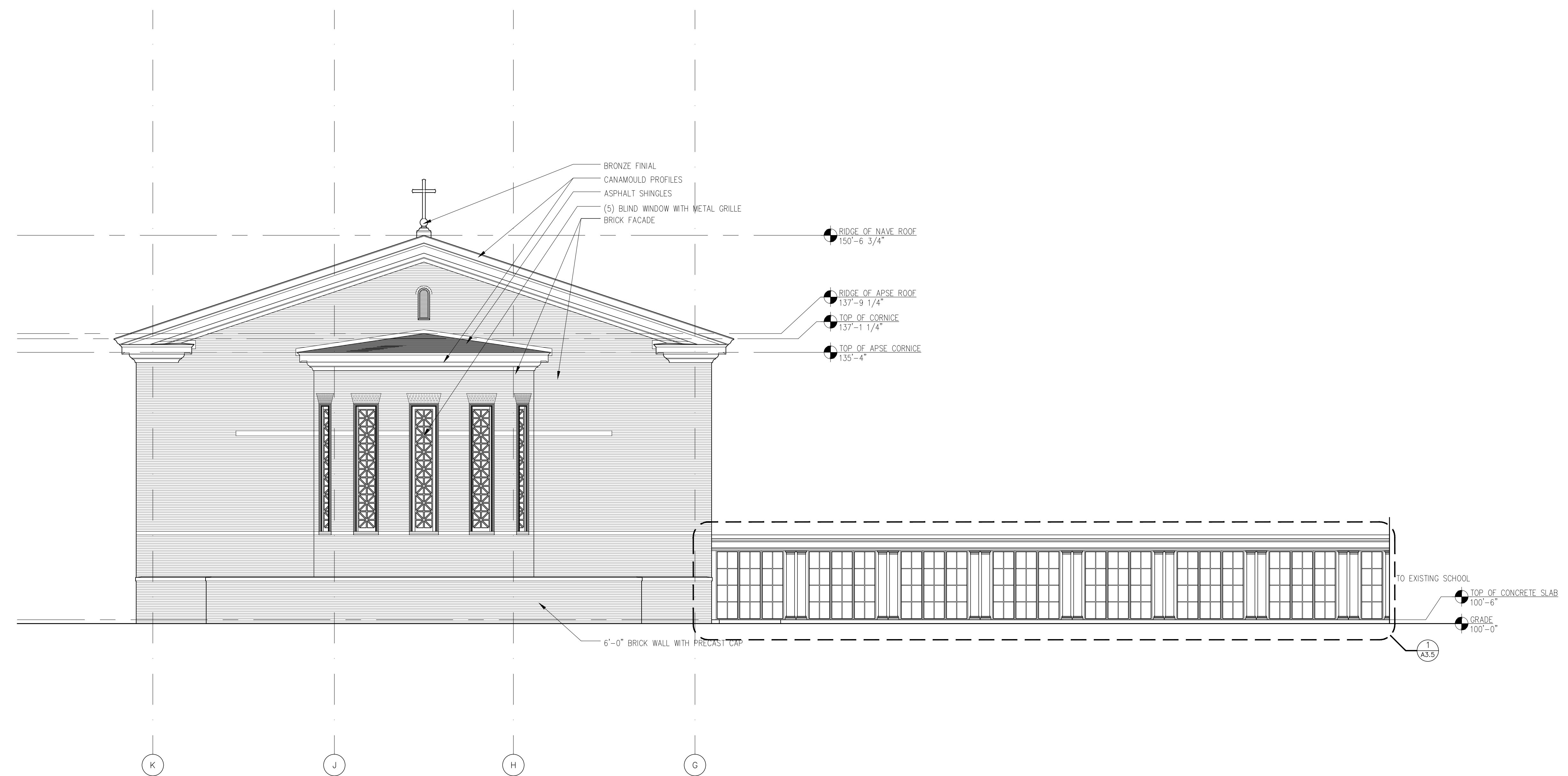
A3.3
2 EAST ELEVATION OF ROTUNDA THROUGH NARTHEX
1'-0" = 1/8"



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



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



A3.4 EAST ELEVATION
1 1'-0" = 1/8"

Saint Jude
Catholic
Church

PEORIA, ILLINOIS

DRAWING TITLE:

EAST ELEVATION

NOT FOR CONSTRUCTION

DATE: MARCH 18, 2022

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

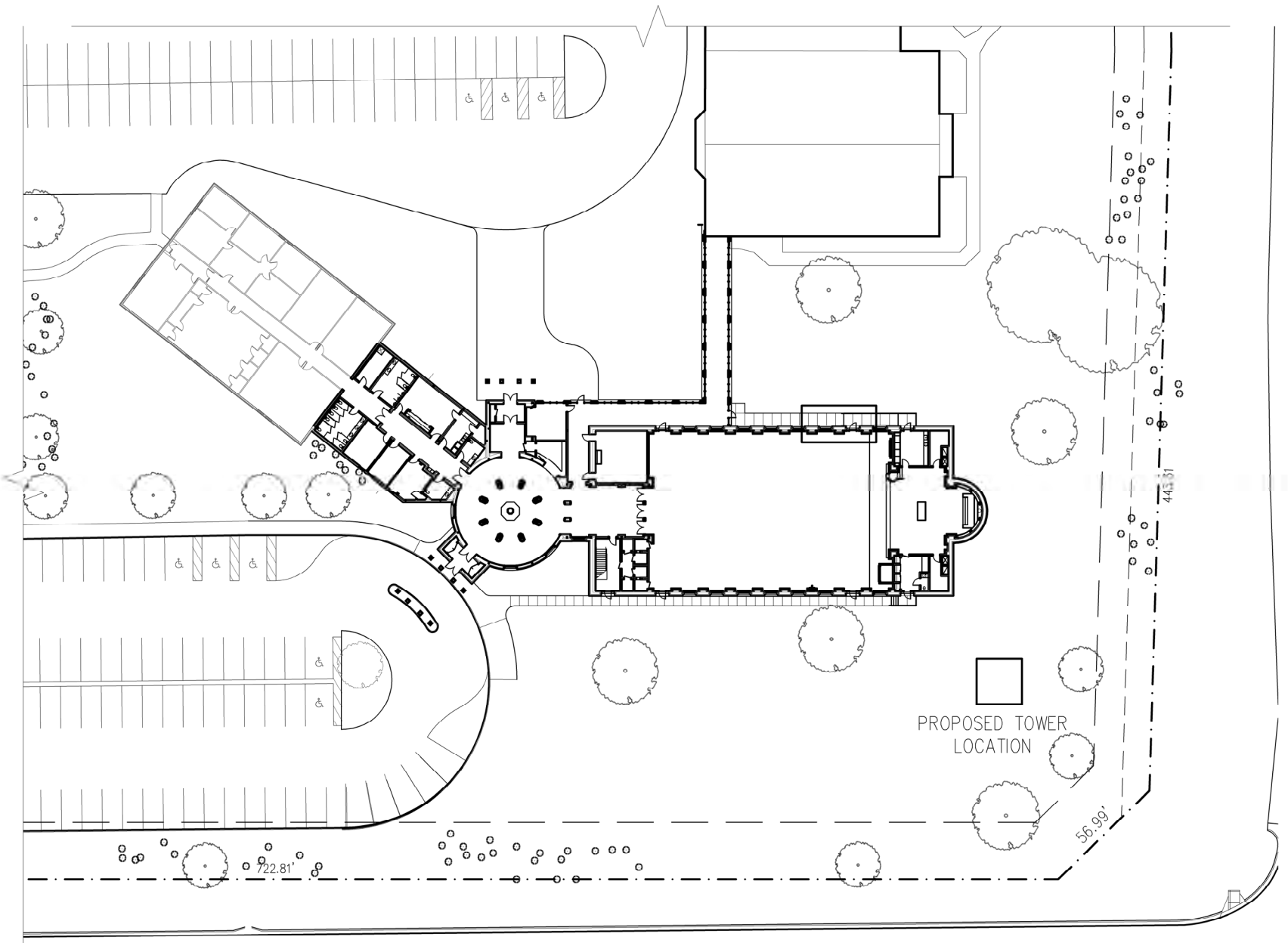
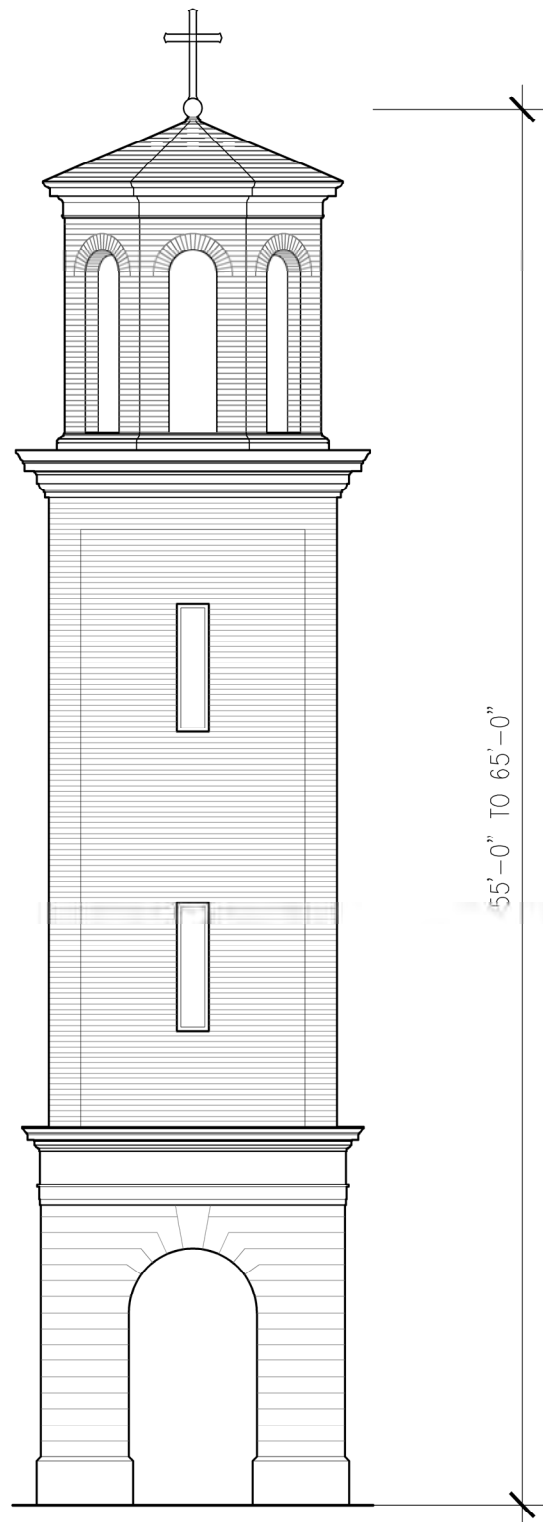
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A3.4

ISSUE:
50% DD PROGRESS SET

FILE:

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 NEW CHURCH BUILDING**

PEORIA, ILLINOIS

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drawing name:
PROPOSED TOWER

scale:
 1/8" = 1'-0"
date issued:

1 FEBRUARY 2022

Map of Recommendations

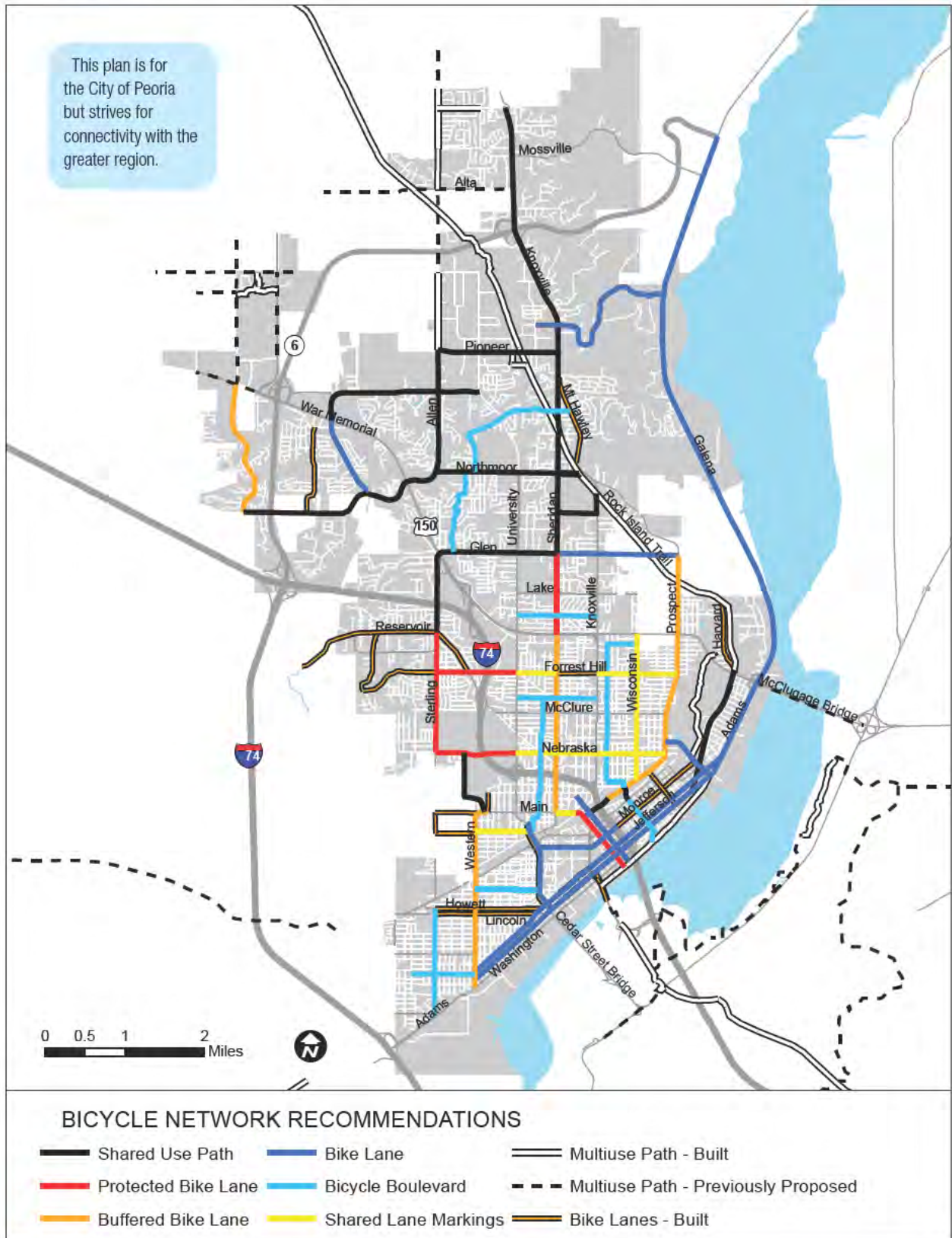


Figure 25.

