



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Site Plan Review Board

**DATE:** April 7, 2016

**CASE NO:** PZ 16-08

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Brian Mooty, for Fraternite Notre Dame Inc., to obtain a Special Use in a Class R-3 (Single Family Residential) District for a Monastery Convent and Religious Chapel for the property identified as Parcel Identification No. 13-25-176-005 and with an address of 3737 N Marybelle Dr, Peoria, IL (Council District 4)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use for a Monastery Convent and Religious Chapel, as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Parking	67	None	One additional handicap parking space is required
Mechanical & Utility Screening	Existing landscaping	None	In compliance
Landscaping	Existing mature trees/shrubs to remain	None	In compliance
Signs	20 sq. ft sign located on chapel wall and two 15 sq. ft. signs located on fence at entrance.	None	Proposed signs are as previously approved.
Exterior Lighting	Existing lighting not to exceed 3 footcandles	None	Max 3 footcandles measured at property line
Setbacks, Yards, Build To	Existing building to remain	None	In compliance
Height	One story church with steeple 35+ feet	Steeple height in excess of 35 feet due to existing condition.	No objection

**BACKGROUND**

**Property Characteristics**

The subject property contains 10.83 acres of land and is developed with a former religious convent facility. The property is zoned Class R-3 (Single Family Residential) and surrounded by R-3 (Single Family Residential) zoning to the north, south, east, and west.

**History**

In 1990, a Special Use for a Monastery and Church was approved. The facility was developed with a chapel, meeting room, dining facilities, and 16 single-bedroom apartments. In 1991 the special use was amended to include elderly housing located to the east and north along Marybelle Avenue. In 1992 the special use was amended to add signage. The church facility has been vacant for approximately 18 years.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R3 (Single-Family Residential)

**SITE PLAN REVIEW BOARD ANALYSIS**

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

Standard	Standard Met per SPRB Review	SPRB 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
Conformance with Comprehensive Plan	Yes	None
If a public use/service, then a public benefit	N/A	None
Conforms to all district regulations	No – due to height of existing steeple only.	None
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	None
City Council Strategic Plan Goals	Smart Population Growth	None

**SITE PLAN REVIEW BOARD RECOMMENDATION**

The Site Plan Review Board recommends APPROVAL of the request with the following condition and waiver:

- 1) Provide three handicap accessible parking spaces.
- 2) Waiver to allow the existing steeple to exceed the maximum district height of 35 feet.

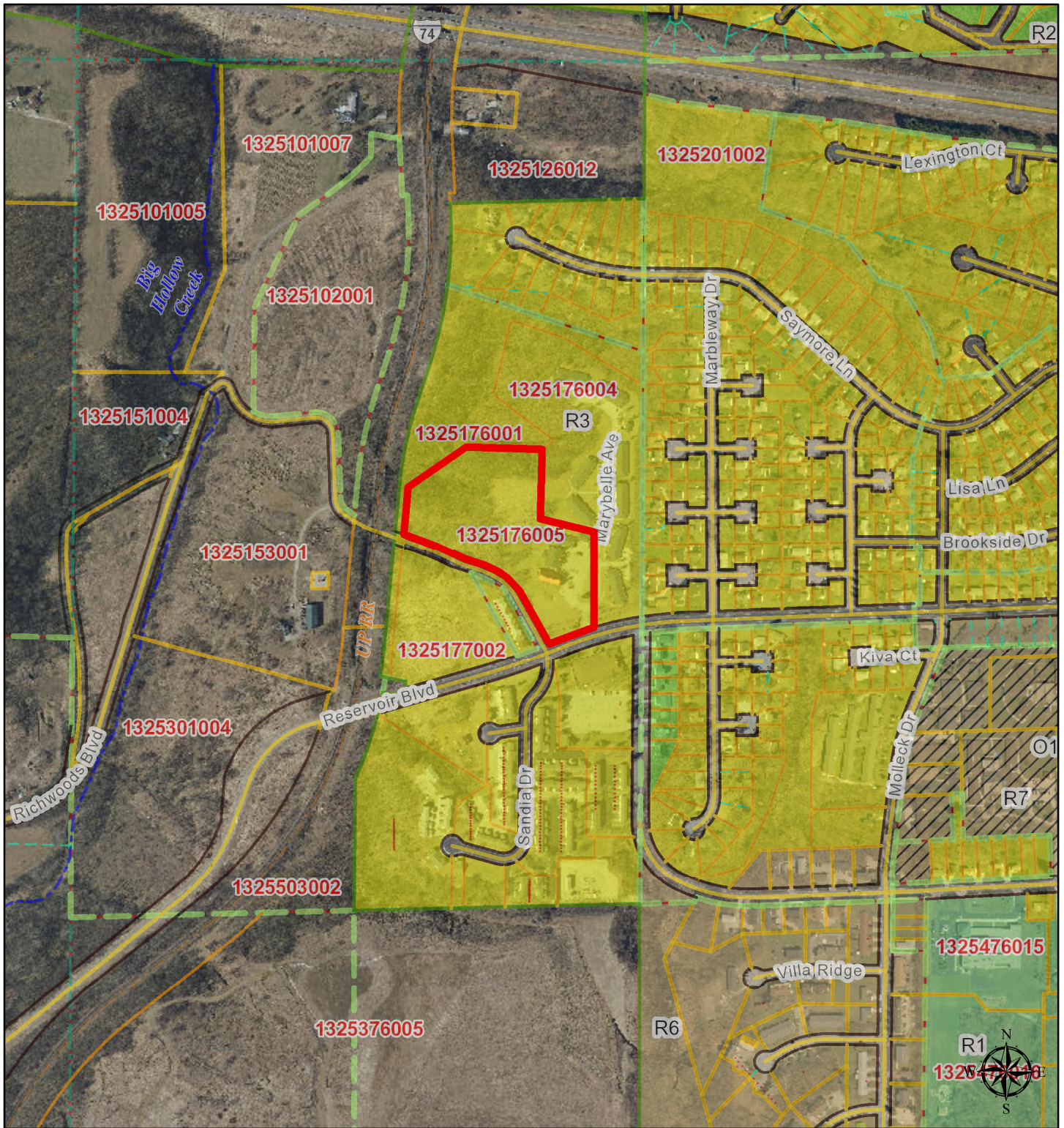
**NOTE:** If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

**ATTACHMENTS**

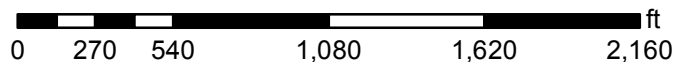
1. Surrounding Zoning
2. Aerial Photo
3. Site Plan including landscaping
4. Supplemental information from Applicant



# 3737 W Marybelle Dr



1 inch = 667 feet

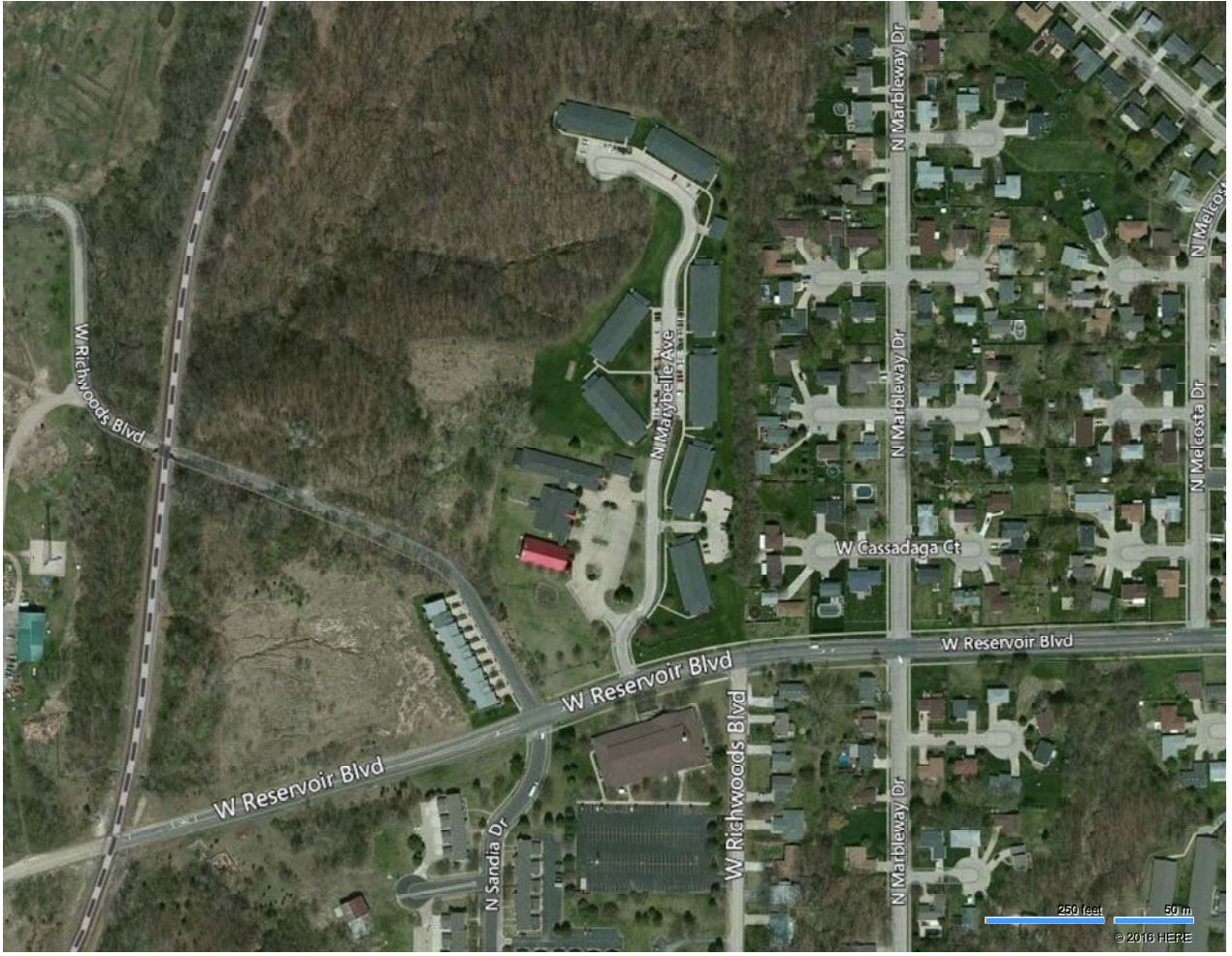


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Peoria County, IL, HERE, USGS  
 County of Peoria, IL and the Sanborn Map Company, Inc.







W Richwoods Blvd

W Reservoir Blvd

W Reservoir Blvd

N Marybelle Ave

W Richwoods Blvd

N Marbleway Dr

N Marbleway Dr

N Marbleway Dr

N Melcosta Dr

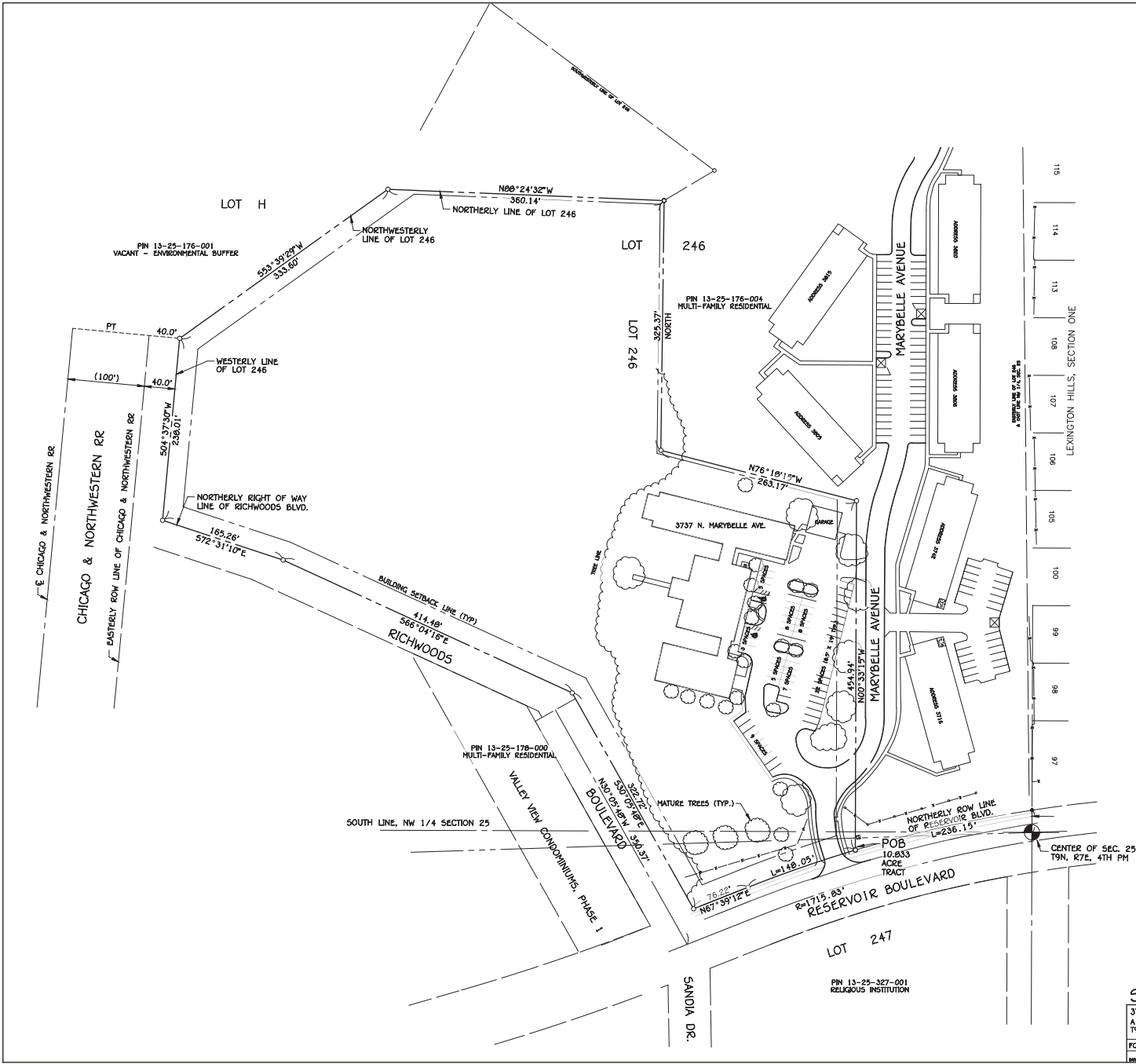
N Melcosta Dr

W Cassadaga Ct

W Reservoir Blvd

250 feet 50 m

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**LEGEND**

— BOUNDARY OF SURVEY

○ IRON PIPE SET (MAY 1999)

BEARINGS ARE BASED ON AN ASSUMED DATUM

**GENERAL NOTES:**

ZONED = R-3 PROPERTY PARCEL NUMBER - P.I.N. 13-25-176-005

PROPERTY ADDRESS = 3737 N. MARYBELLE AVE., PEORIA, IL. 61615

PEORIA CITY COUNCIL DISTRICT = FOUR (4)

OWNER = MONPT, LLC, 5318 E. 2ND ST., STE 501, LONG BEACH, CA 90803

AREA OF ENTIRE DEVELOPMENT BOUNDARY = 10.833 ACRES

APPROXIMATE AREA OF EXISTING BUILDING = 22,500 SF +/-

ALL LANDSCAPING AND TREES SHOWN ARE EXISTING AND MATURE.

67 EXISTING PARKING SPACES OF WHICH 2 ARE DESIGNATED ACCESSIBLE.

ALL PARKING SPACES SHOWN ARE TYPICAL SIZE 8.5' X 19'.

ALL ACCESSIBLE SPACES SHOWN ARE 16' X 19'

LOCATION OF BUILDINGS AND PARKING IS PROVIDED FROM A COMBINATION OF MAY 1999 BOUNDARY SURVEY, JUNE 2012 TOPOGRAPHIC SURVEY AND CURRENT AERIAL PHOTOGRAPHY.

PROPERTY FOR SPECIAL USE  
PIN 13-25-176-005

**LEGAL DESCRIPTION OF 10.833 ACRE TRACT**

(FROM WARRANTY DEED - DOC. NO. LR 2014003310)

A PART OF LOT 246 OF LEXINGTON HILLS, SECTION FIVE, A SUBDIVISION OF A PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN (THE PLAT OF SAID SUBDIVISION BEING RECORDED AS DOCUMENT NO. 75-21695 IN THE OFFICE OF RECORDER OF DEEDS OF PEORIA COUNTY, ILLINOIS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 246, THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 246 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF RESERVOIR BOULEVARD), ON A CURVE TO THE LEFT HAVING A RADIUS OF 1715.83 FEET, AN ARC LENGTH OF 236.15 FEET (SAID ARC BEING SUBSTENDED BY A CHORD HAVING A BEARING OF SOUTH 78 DEGREES 32 MINUTES 17 SECONDS WEST AND A LENGTH OF 235.95 FEET), TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 33 MINUTES 15 SECONDS WEST (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), PARALLEL TO AND 230.00 FEET NORTHERLY DISTANT WESTERLY FROM THE EAST LINE OF SAID LOT 246, 454.94 FEET; THENCE NORTH 78 DEGREES 18 MINUTES 15 SECONDS WEST, 263.17 FEET; THENCE NORTH 325.37 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 246; THENCE NORTH 80 DEGREES 24 MINUTES 32 SECONDS WEST, ALONG SAID NORTHERLY LINE, 360.14 FEET; THENCE SOUTH 53 DEGREES 39 MINUTES 29 SECONDS WEST, ALONG SAID NORTHERLY LINE OF SAID LOT 246, 333.60 FEET; THENCE SOUTH 4 DEGREES 37 MINUTES 30 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 246 (SAID WESTERLY LINE BEING PARALLEL TO AND 40.0 FEET NORTHERLY DISTANT EASTERLY FROM THE EASTERLY RIGHT-OF-WAY LINE OF THE C. & N.W. RR), 238.01 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RICHWOODS BOULEVARD; THENCE SOUTH 72 DEGREES 31 MINUTES 10 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 165.26 FEET; THENCE SOUTH 66 DEGREES 04 MINUTES 16 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 414.48 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RICHWOODS BOULEVARD, 322.72 FEET, TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RESERVOIR BOULEVARD; THENCE NORTH 67 DEGREES 39 MINUTES 12 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 76.22 FEET; THENCE NORTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1715.83 FEET FOR AN ARC DISTANCE OF 148.05 FEET (SAID ARC BEING SUBSTENDED BY A CHORD HAVING A BEARING OF NORTH 70 DEGREES 07 MINUTES 31 SECONDS EAST AND A LENGTH OF 148.00 FEET), TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

**SPECIAL USE PLAN**

3737 N. MARYBELLE AVENUE, PEORIA, ILLINOIS  
A PART OF THE W 1/2 OF SECTION 5  
19N, R7E, OF THE 4TH PRINCIPAL MERIDIAN.

**AE** ALUSTIN ENGINEERS CO., INC.  
Consulting Engineers / Surveyors  
311 5th Street, Suite 215  
Peoria, Illinois 61602  
License No. 154-001142

FOR: MONPT, LLC  
DATE: 03/03/2016 SCALE: 1" = 60'

DATE: 03/03/2016 SCALE: 1" = 60'

**City of Peoria**  
**PLANNING AND ZONING COMMISSION**

Fraternite Notre Dame Inc. Application for Special Use for 3737 North Marybelle 13-25-176-005	
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**ATTACHMENT TO PLANNING AND ZONING COMMISSION APPLICATION**

1. The Fraternite Notre Dame Inc. has entered into a contract to purchase the property commonly known as 3737 North Marybelle.
2. The Fraternite Notre Dame is a traditional Catholic religious order made up of Bishops, priests, deacons, religious friars, missionary and contemplative nuns. None of these receive a salary.
3. The property is zoned R-3 residential. The property size is 10.83 acres. The property was originally developed in 1990 as a monastery with the same buildings that exist on the property today. There currently exists on the property a chapel, meeting, living room and dining facilities, and 16 single-bedroom apartments.
4. A special use permit (Ordinance No. 13, 124) was obtained in 1990 (Case No. 90-53b) that allowed the use of the property and buildings for a monastery and church. Subsequent amendments to the special use ordinance were obtained for signage.
5. The use of the property as a monastery ceased in 1997 or 1998. The property has not occupied our used since about that time.

6. This special use application seeks to renew the special use for a monastery and convent and religious order granted in 1990 and the signage permits subsequently granted for the property.

7. Approval of the Special Use will allow the property, which is specifically designed as a monastery for a religious order, to be occupied and returned to its original use. The granting of the special use will be a positive and beneficial use of the property. And the Special Use permit will not have any negative impact on the surrounding properties.

8. The petitioner proposes no changes to the configuration of the property or the improvements that require approval through a special use permit.

9. Special Uses in an R-3 zoning district are provided for in the Zoning Code under Section 7.6.c.(5) for convents, monasteries, and seminaries; and under 7.6.c.(4) churches, temples, and synagogues.