

Douglas Roelfs, General Manager City Link, explained how CityLink is building a new maintenance and administrative facility. Acquiring the properties and rezoning will give them room for expansion and to build parking lot for employees.

Chairperson Wiesehan, asked about the use of the new building.

Mr. Roelfs clarified the existing facility is storage and maintenance. The new building will be utilized for office space, maintenance and administratively.

Chairperson Wiesehan asked about the plans for the current administrative building.

Mr. Roelfs stated they don't have concrete plans for the old building but are exploring options, potentially a medical facility.

Chairperson Wiesehan opened the public hearing at 1:15 PM.

Karina Miranowski, 2130 NE Jefferson Ave expressed opposition to the rezoning. They have experienced increased traffic due to Komatsu and there have been an increased number of accidents there. This area is low income residential where many families are raising children.

Assistant Director Community Development Leah Allison read a public comment letter.

- ANH Goessman Enterprises, letter in opposition.

Mark Stromberg, engineer for the applicant, the parcel in question is the parking lot. The plan is to separate the bus traffic that is on site from employee and visitor parking. The idea is to make traffic safer for employees and not to mix parking with bus customers.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 1:21 PM.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Unes made a motion to approve; seconded by Commissioner Heard.

The motion was approved by roll call vote 5 to 0.  
 Yes: Wiesehan, Unes, Heard, Barry, Martin- 5  
 Nay: None



**PZ 728-2022**

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).

Assistant Director Community Development, Leah Allison, read the case into the record and summarized the request.

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.

Chairperson Wiesehan asked about previous request the applicant submitted. They requested some waivers which were granted. There were stipulations, did they follow through with those stipulations?

Assistant Director Community Development Allison explained their last special use amendment was in 2012. The approval included a condition to install sidewalks along Wilhelm road by March 27, 2015. After the approval, St. Jude approached the City about an alternative plan, and had lengthy discussion in 2015/2016 about an alternative sidewalk plan that focused on a multi use path in an easement along Knoxville. No agreement or conclusion was reached regarding sidewalk construction, and no sidewalk is at the site presently. The City hopes the commission will agree on the need for connectivity with the sidewalks. The City will install appropriate curb cuts and intersection improvements across Wilhelm Road. The Northtrail Meadows Section 4 Subdivision Plat includes a sidewalk easement to provide connectivity northward.

Commissioner Unes questioned if the path along Knoxville is a State road.

Assistant Director Community Development Allison stated that is correct, That is why the recommendation is to put the path in the easement and not in the right of way.

Commissioner Unes asked if when the apartments were being built on Knoxville and Wilhem was there an agreement to build a path to there.

Assistant Director Community Development Allison pulled up GIS map and clarified sidewalk, multi use paths in the area, showing how a connection from St Jude will complete the gap. It is a requirement for all frontages to have sidewalks.

Father Henehan, applicant, stated the current sanctuary structure was built in 1975, with flat roofs and when looking at expansion it became easier and better to do so in the existing spot. The expansion will create more spacing in the church and more growth area.

Kenneth Eathington clarified previous conversations with City. Mr. Eathington has attended St Jude Church since 1982. In 2012 the church decided to build a school at property, Mr. Eathington shared his understanding of the sidewalk requirements, stating initially there were no requirements to build a sidewalk. Mr. Eathington stated the City approached the Church during construction and asked them to install sidewalks along Wilhem Rd, later requesting a multi use path along Knoxville. The church was willing to provide an easement to the City for a multi use path with understanding that the cost will be included in the donation of land to the easement. We asked City to be responsible for funding of multi use path and maintenance going forward. There was never any agreement reached on that and nothing further happened. The church is willing to abide by the agreement to put sidewalk in the Wilhem right of way, their primary concern is safety, Wilhem and Knoxville are busy roads and adequate street crossings need to be installed.

Steve Kerr, 5703 N Woodlawn Ct. engineer, stated the sidewalk has no pedestrian crosswalks on the intersection. The City needs to install pedestrian crosswalks.

Assistant Director Community Development Allison stated the City will provide for crosswalk and curb cut leading to the sidewalk along Wilhem. Public works can better clarify what is included in the crosswalk.

Mr. Kerr stated they are willing to provide the easement prepared in 2018, but they are not interested in putting in a bike trail. The easement goes between two houses which have yards and fences, they won't expect to have 10ft sidewalk in front of their house.

Chairperson Wiesehan asked which houses this easement will impact.

Mr. Kerr clarified which two houses will be impacted by the multi use path.

Chairperson Wiesehan asked if the homeowners forgot about the easements. Additionally, expressed his disappointed that the agreements and stipulations from 10 years ago died and no one took it forward.

Mr. Eathington stated he knows staff is focused on connectivity; everyone is familiar with bike trail which is several miles to west of the property. It seems connectivity would be more of concern to the West.

Chairperson Wiesehan asked how many students walk to school.

Father Patrick stated not many students walk to school but around 20.

Commissioner Unes stated if St Jude has to put a sidewalk in, the church to the west should be required to as well.

Mr. Kerr stated this is an expensive project for continuity, roughly \$100,000 project, when there are numerous locations along Northtrail to get to the park and other trails.

Chairperson Wiesehan opened the public hearing at 2:06 PM.

Daryl Wilson, 11108 N Crestpoint Ln, stated his property has the easement, the one to the east. Mr. Wilson rides and walks in the area, the sidewalk on Mossville does connect to the other trail, far away from the busy traffic on Knoxville. Mr. Wilson was never informed of the easement and is not prepared to lose a large portion of yard or have traffic running through his yard. The path will allow anyone to have access to areas where children are playing near the school.

Chairperson Wiesehan asked when Mr. Wilson bought his house if the realtor went through plat and description of property there was no discussions of an easement recorded.

Mr. Wilson answered no they did not.

Bhaskar Kallepalli, 11106 N Crestpoint Ln., stated his builder never provided any information about an easement plan, they were taken completely by surprise. Mr. Kallepalli expressed concern for children's safety issue having the path so close to the school.

Chariperson Wiesehan asked how much traffic uses the connection point to the north going to trail.

Mr. Wilson stated 2 or 3 people come through the neighborhood and go through the park, primarily neighbors walking or biking.

Mr. Kallepalli clarified that there are multiple entrances to the park so people can enter through other spots.

Josh Naven, 1514 N Meadowview Dr., expressed support of staff recommendations for trail connections. Multiple other similar uses in the area have this implementation of a shared use path. Specifically, Northminster Presbyterian Church - 10720 N Knoxville Ave; Northwoods Community Church - 10700 N Allen Rd; Grace Presbyterian Church - 8607 N State Route 91, and Heartis Peoria - 8213 N State Route 91. In 2015 the City adopted the Peoria Master Bicycle Plan and the recent Thoroughfare Comprehensive Plan Amendment which this Commission approved unanimously. If this proposal is not put into place this could set precedent to connectivity issues in the future. This path will provide more safety and not less. The existing height variances are based on existing churches; therefore, the required path and sidewalks will have to be allowed as well. There is quite a bit of investment in this site and this proposal wouldn't be that big of an impact for the budget proposed. The annexation agreements with respect to Mr. Naven's property and construction he was certainly aware of the sidewalks which go through easements in the rear of all properties in the area. Mr. Naven can provide comparable properties in the area west of Allen Road.

Assistant Director Community Development Allison clarified the sidewalks were required in the 2012 special use amendment for this church.. The commission needs to think of more than students and neighbors in the area but City as a whole. This serves as part of the master plan and will allow everyone to use sidewalks and enjoy the area.

Chairperson Wiesehan stated the bike paths on Forrest Hill ruined the street. Are Wilhelm and Northtrail wide enough to put in bike lane that goes west?

Assistant Director Community Development Allison stated that would be a question for Public Works.

Mr. Ethington stated it is his understanding the church decided to put sidewalk around Knoxville themselves and it wasn't required. As a member of the church for over 30 years, this is a very exciting project for the church, the City and the surrounding area.

Chairperson Wiesehan stated St. Jude did not follow the conditions from the previous requirement in 2012.

Mr. Kerr stated they stopped the sidewalk short because they didn't want to continue on where there was no crosswalk at the intersection.

Chairperson Wiesehan asked why they never questioned to see if the City were coming to do that considering it was always the intent.

Commissioner Unes stated if St Jude didn't take care of the condition and the City never pushed it so its not the Commission's issue right now.

Mr. Naven stated the City requires homeowners to put in new driveways and coach stops in every review the Commission has for short term rentals which have less budget than this proposal. Mr. Naven would question that formulation for this request.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:25 PM.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Barry made a motion to approve with the City's conditions; No second was received, therefore the motion died.

Commissioner Heard moved to approve with staff recommendations 1, 3 and 4; seconded by Commissioner Unes.

Commissioner Barry stated Mr. Naven and Ms. Allison stated the Commission needs to decide if they are a pedestrian and bike friendly town or stop spending money on those things. If the Commission doesn't make connectivity where they don't have it they will continue to have sidewalks to nowhere. Other cities are becoming bike and pedestrian friendly, the City needs to follow suit.

Commissioner Unes stated there is no connectivity by the Hucks and Club Car Wash.

Chairperson Wiesehan, stated they have no control over what was done by other commissions. The Commission must take a look at the master plan of the City and strive to follow it and have connectivity. The communication between City and parishioners died, there is fault at both sides. Mr. Wiesehan cannot support this motion unless the sidewalk will connect along Wilhelm.

Commissioner Heard stated he respects the City's plan and recommendations. The Commission grants waivers, the City could have granted this waiver. Mr. Heard agrees with the petitioner to not require a multi use path.

The motion failed by roll call vote 2 to 3.

Yes: Heard & Unes - 2

Nay: Wiesehan, Barry & Martin - 3

### **PZ 730-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Branden Martin to obtain a Special Use in a Class R-1 (Single-Family Residential) District for a Short Term Rental, for the property located at 5628 N Knoxville Avenue (Parcel Identification No. 14-16-451-015), Peoria IL (Council District 3).

Commissioner Martin recused himself from this case.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request.

The Development Review Board recommends approval of the short term rental, not including the requested waiver, and subject to the following conditions:

1. The driveway shall be replaced with an all-weather, dustless surface such as asphalt or concrete. Any work in the right-of-way, including improvements to the driveway requires a permit from the Illinois Department of Transportation (IDOT).
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single family dwelling.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of ten (10) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
7. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City of Peoria.
8. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and