



Legislation Text

File #: 22-105, Version: 3

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from Staff, with No Recommendation from the Planning & Zoning Commission, to ADOPT an ORDINANCE Amending Existing Special Use Ordinance No. 9,126, as amended, in a Class R-3 (Single Family Residential) District, for CHURCH FACILITIES to Rebuild the Sanctuary Building and New Bell Tower for the Property Located at 10811 N. KNOXVILLE AVENUE (Parcel Identification Nos. 09-29-177-002 and 09-29-326-001), Peoria, IL.

BACKGROUND:

April 25 Update: Councilman Cyr and the City Manager discussed the sidewalk issue with the Diocese and came to the agreement that St. Jude would put in the sidewalk on Wilhelm, the pedestrian access on the northwest corner of Wilhelm and Knoxville.

St Jude Church is seeking to amend their existing Special Use to allow for a rebuild of the sanctuary building and to construct a bell tower located in the front yard near the southeast corner of the property

Staff recommends approval of the request with 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. The City will complete the sidewalk in front of Prayerview Church when funding becomes available.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 shared-use path along Knoxville Ave. The sidewalk and shared-use path aligns 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.

A motion was made by the Planning & Zoning Commission to approve without requirement for sidewalks along Wilhelm Rd and Knoxville Ave. This motion failed with a vote of 2 to 3. As a result, no recommendation is provided from the Planning & Zoning Commission.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information.

FINANCIAL IMPACT: None

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): Two neighbors spoke in opposition to a sidewalk which may be constructed between their residences as part of the sidewalk system connecting through the St Jude church property. One neighbor spoke in support of a sidewalk along Wilhelm

Road and the shared-use path along Knoxville Ave citing the benefits of connectivity and sidewalks installed with other developments.

IMPACT IF APPROVED: The special use will be amended to allow for the sanctuary to be rebuilt with a height waiver up to 58 feet and the construction of a 73-foot tall bell tower. A sidewalk will be required in the right-of-way along Wilhelm Road and a shared-use path required in an easement along Knoxville Ave.

IMPACT IF DENIED: The special use will not be amended and the sanctuary building and bell tower cannot be constructed as proposed.

ALTERNATIVES: None

EEO CERTIFICATION NUMBER: N/A