

Commissioner Anderson left at 4:35

→ **CASE NO. PZ 14-36**

PUBLIC HEARING on the request of Chuck Hollis of New Junction Ventures, LLC to amend an existing Special Use, Ordinance Number 14,063, as amended, for a Shopping Center in a Class C-2 (Large Scale Commercial) District to add a new building, for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (Parcel Identification Numbers 14-16-452-038, -039, -040, -041, -034, & -008), Peoria, IL. (Council District 3).

Senior Planner Shannon Techie read the details of the case into the record. The Site Plan Review Board recommends APPROVAL with the following waivers and conditions.

*Waivers*

A waiver is requested to allow 4 sculptures (which meet the Zoning Ordinance definition of sign) to be placed in the front yard along Knoxville, which would be in addition to the existing freestanding sign.

*Conditions*

1. All rooftop mechanical equipment on existing and proposed buildings and all ground level mechanical equipment, utilities, and refuse areas must be screened per Zoning Ordinance requirements as part of this approval.
2. Lighting may not exceed 3 footcandles as measured at the property line and a photometric lighting plan must be submitted with the building permit application.
3. Water main and hydrant location information must be submitted to the Fire Department for approval.
4. An accessible route must be provided between the public ROW and the building. In this case, an accessible route is also required from the bike trail to the store front.
5. Outdoor display must comply with the requirements Appendix B, Article 9.5.b.(11).
6. Ordinance Number 16,905 is extended as part of this approval and must be established and in active use upon the expiration of the Ordinance approving this amendment.
7. Proposed signs require a separate application/approval and must meet Zoning Ordinance requirements.
8. Revised building elevations, that match the color renderings of the actual proposed construction, must be submitted before building permits are issued.
9. Proposed sculptures must meet applicable setback requirements per the Zoning Ordinance and a permit is required prior to the placement of the sculptures.
10. Final design elements must be negotiated between the City and the Developer and require Site Plan Review Board approval.

Attorney Tom Leiter introduced his team and iterated this is a time sensitive project; the lease is expiring on the proposed tenant's current space. He does not object to the first nine conditions; however does object to the 10<sup>th</sup> condition. He stated that windows would interfere with display space, there are functional and economic issues associated with windows, including increased energy costs. He directed the Commission's attention to the standards for special use approval, and disagrees that staff can add conditions related to final design.

Brett Pudik, architect for the project, added that additional elevations do contain a lot of windows, including some that are curtain wall systems. Additionally, they'd like to use the blank areas for display of kayaks. He iterated they have a tight budget and tight schedule.

## **PLANNING AND ZONING COMMISSION PROCEEDINGS OCTOBER 2, 2014**

---

Chuck Hollis of Junction City, further explained proposed design of the building to the Commission.

Commissioner Durand questioned what staff wanted to accomplish with additional windows.

Staff Member Techie answered that the motivation was to encourage better quality design, and an orientation of building front, with openness, toward the public street. She noted that staff wasn't requesting more windows but rather a reconfiguration of the proposed windows to locate additional windows on the front façade, as the rear elevation shows a lot of windows oriented to the parking lot, which could potentially be reconfigured to allocate some to the front façade. She further stated that Staff's intent was to encourage a design that breaks up blank lengths of wall along the front façade of the building. She stated this could also be accomplished by with a mural, sculptures, living wall, or displays.

Commissioner Veira stated that his biggest concern is scale. The building should be walkable, and the proposed building seems hostile.

Commissioner Durand stated this building is different in form, and he finds it important to move towards the City's vision for cohesiveness about the City's look.

Commissioner Misselhorn noted that renderings can be deceptive.

Commission Veira asked if the building would be LEED certified.

Brett Pudik noted they are incorporating LEED concepts, but not seeking the certification.

**Motion:**

Commissioner Durand motioned to APPROVE as presented, without the 10<sup>th</sup> condition; seconded by Commissioner Viera.

The motion was approved unanimously by viva voce vote 4 to 0.

**CASE NO. PZ 14-K**

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code relating to various text amendments.

Staff requested this case be continued to the next regular meeting.

**Motion:**

Durand, seconded by Heard. Passed viva voce 4-0.

**CITIZENS' OPPORTUNITY TO ADDRESS THE PLANNING AND ZONING COMMISSION**

There were no citizens who wished to address the Planning and Zoning Commission.

**ADJOURNMENT**

**Motion:**

Commissioner Meiseelhorn moved to adjourn the Planning and Zoning Commission Meeting; seconded by Commissioner Durand.