

Commissioner Heard said the project was positive. Heard supported the project.

Chairperson Wiesehan agreed with Durand.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 6 to 0.

CASE NO. PZ 16-13

Hold a Public Hearing and forward a recommendation to the City Council on a request from Kathleen Groark of Insite Inc., Verizon Wireless, and Central States Tower III, LLC, to obtain a Special Use, to add a Wireless Communication Tower Facility in a Class W-M (West Main Street Form) District, for the property commonly known as Peoria Next Innovation Center and located at 801 W Main Street, and 1013- 1017 N Douglas Street (Parcel Identification Nos. 18-05-430-011, -001, -007, & -008), Peoria, Illinois (Council District 2).

Staff respectfully requested the case be deferred to the June Planning and Zoning Commission meeting, as revised documents were requested on April 12th. Revised plans were provided to the City on April 27th, but not all requested items were addressed.

Motion:

Commissioner Unes made a motion to approve the request; seconded, by Commissioner Anderson.

The motion was approved viva voce vote 6 to 0.

CASE NO. PZ 16-14

Hold a Public Hearing and forward a recommendation to the City Council on a request from 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 property to the boundary of the Special Use and rezone it from C-1 (General Commercial) District to C-2 (Large Scale Commercial) District (Parcel Identification No. 14-16-452-009), and add a new building to the Shopping Center (Parcel Identification No. 14-16-452-043), for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (Parcel Identification Nos. 14-16-452-008, -009, -034, -038, -039, -040, -042, & -043), Peoria, Illinois (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-14 into the record and presented the request. Ms. Techie provided the summary of the proposal and requested waivers as outlined in the memo. Ms. Techie provided the property characteristics and history of the zoning for the property as outlined in the memo.

The Site Plan Review Board recommended APPROVAL of the request with the following waiver and conditions:

1. A waiver to allow light standard signs on every light standard.
2. All conditions of previous amendments which were established will apply to this amendment.
3. All existing and new rooftop and ground level mechanical equipment, utilities and refuse areas for existing and proposed buildings must be screened per Zoning Ordinance requirements. A revised site plan is required showing the location and screening of refuse areas, mechanical equipment, and utilities.
4. Signs require a separate building permit application and must meet all code requirements.
5. Lighting may not exceed 3 foot-candles as measured at the property line.
6. The site plan shows one-way driving lanes where it is currently two-way. This will need to be clearly delineated on site.
7. A subdivision plat is required to subdivide the lot for the proposed building location.
8. New building should be compatible with existing buildings in material and design; with some flexibility to adjust floor plans, doors, building outlines, etc. to meet the needs of tenants, subject to final approval by the Site Plan Review Board.

Commissioner Unes asked if the existing entrance on Knoxville Avenue would remain.

Steve Kerr, representing New Junction Ventures, responded to Unes and said the development obtained a permit from IDOT to alter the existing entrance to a right in/right out entrance as indicated on the revised site plan. In reference to the project, Mr. Kerr said the general use and aesthetics would be similar to the existing shopping center. Mr. Kerr said he was present to answer questions.

Chairperson Wiesehan expressed concern for the delineation of the proposed drive lane. Wiesehan expressed concern the dumpsters and mechanical units were not in compliance with the screening requirements.

Chairperson Wiesehan opened the Public Hearing at 2:14p.m.

Roger Sparks, an interested citizen, shared Wiesehan's concern for the in-compliant dumpsters and mechanical units. Mr. Sparks's main concern was pedestrian and handicap accessibility within the Junction City shopping center.

Mr. Kerr said handicap accessibility was added at the new Knoxville Avenue entrance. Kerr recognized the need for handicap and pedestrian accessibility to the different buildings within Junction City.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:17p.m.

Motion:

Commissioner Heard made a motion to approve the request; seconded, by Commissioner Anderson.

Discussion:

Commissioner Viera was in support of the project. Viera also expressed concern for pedestrian connectivity in the shopping center.

Commissioner Anderson read the Findings of Fact.

The motion was approved viva voce vote 6 to 0.

Commissioner Anderson announced her abstention from Case No. PZ 16-15 due to potential business conflict.

CASE NO. PZ 16-15

Hold a Public Hearing and forward a recommendation to City Council on the request of Christopher Oswald of Miller, Hall, & Triggs, LLC to rezone property from a Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the property identified as Parcel Identification Nos. 14-19-177-016 and 14-19-177-017 with an address of 5040 N Big Hollow Road, and to amend existing Special Use Ordinance Nos. 13,045 as amended and 13,455 as amended in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add property and new commercial buildings for the property commonly known as Glen Hollow Shopping Center with an address of 5001 Big Hollow Road, Peoria, Illinois. The Shopping Center Special Use currently includes Parcel Identification Nos. 14-19-151-067, 14-19-151-068, 14-19-151-070, 14-19-152-033, 14-19-152-038, 14-19-176-019, 14-19-176-029, 14-19-176-034, 14-19-176-035, 14-19-177-019, 14-19-177-020 (N War Memorial Drive), with the following property to be added: 14-19-177-016 and 14-19-177-017 (5040 N Big Hollow Road) (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-15 into the record and presented the request. Ms. Allison provided the summary of the proposal and requested waivers as outlined in the memo. Ms. Allison provided the zoning history of the property.

The Site Plan Review Board recommended APPROVAL of the request with the following conditions and waivers:

1. Payment of the parking impact fee for the net increase of 35 parking spaces.
2. Revise the site plans for parcels 2, 3, and 4 to provide the required 20-foot front yard setback along War Memorial Dr, Big Hollow Road, and Glen Avenue.
3. Revise the site plan for parcels 2, 3, and 4 to add a pedestrian accessible route (PAR) between the public ROW and the building.