

ORDINANCE B

AN ORDINANCE AMENDING 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, ILLINOIS

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Zoning Commission has been petitioned to amend an existing Special Use for a Shopping Center under the provisions of Section 2.15 of Appendix B, the Permanent Zoning Ordinance, of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on October 2, 2014, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law.

WHEREAS, said Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That an amendment to an existing Special Use for a Shopping Center to add a new commercial building is hereby approved for the following described property:

A PART OF LOTS 12, 13 AND 14 IN PLAT OF BRYANT & LINDSAY'S SUBDIVISION OF LOTS 7 & 8 IN SCHOOL SECTION NO. 16, ALSO A PART OF VACATED RIGHT OF WAY IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 19 DEGREES 11 MINUTES 55 SECONDS EAST, (BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 16, A DISTANCE OF 556.40 FEET MORE OR LESS TO A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF PROSPECT ROAD EXTENDED IN A WESTERLY DIRECTION; THENCE NORTH 70 DEGREES 48 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PROSPECT ROAD EXTENDED IN A WESTERLY DIRECTION, A DISTANCE OF 8.00 FEET TO A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF PROSPECT ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE (THE FOLLOWING THREE COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PROSPECT ROAD), NORTH 70 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 47 SECONDS

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EAST, A DISTANCE OF 664.14 FEET; THENCE SOUTH 52 DEGREES 48 MINUTES 04 SECONDS EAST, A DISTANCE OF 33.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HUMBOLDT AVENUE, (SAID LINE ALSO BEING THE EAST LINE OF LOTS 12, 13 AND 14 IN PLAT OF BRYANT & LINDSAY'S SUBDIVISION OF LOTS 7 & 8 IN SCHOOL SECTION NO. 16, TOWNSHIP 9 NORTH, RANGE 8 EAST); THENCE SOUTH 18 DEGREES 44 MINUTES 47 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF HUMBOLDT AVENUE, (SAID LINE ALSO BEING THE EAST LINE OF LOTS 12, 13 AND 14 IN PLAT OF BRYANT & LINDSAY'S SUBDIVISION OF LOTS 7 & 8 IN SCHOOL SECTION NO. 16, TOWNSHIP 9 NORTH, RANGE 8 EAST), A DISTANCE OF 914.48 FEET; THENCE SOUTH 71 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 223.39 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD; THENCE NORTH 60 DEGREES 50 MINUTES 03 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD, A DISTANCE OF 615.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF KNOXVILLE AVENUE; (THE FOLLOWING SEVEN COURSES FOLLOW ALONG THE EASTERLY RIGHT OF WAY LINE OF KNOXVILLE AVENUE) THENCE NORTH 19 DEGREES 54 MINUTES 01 SECONDS WEST, A DISTANCE OF 82.92 FEET; THENCE NORTH 22 DEGREES 44 MINUTES 16 SECONDS WEST, A DISTANCE OF 284.22 FEET; THENCE SOUTH 71 DEGREES 27 MINUTES 31 SECONDS WEST, A DISTANCE OF 0.66 FEET; THENCE NORTH 23 DEGREES 10 MINUTES 55 SECONDS WEST, A DISTANCE OF 31.32 FEET; THENCE NORTH 19 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 201.92 FEET; THENCE SOUTH 70 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 19 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 164.95 FEET TO THE POINT OF BEGINNING, CONTAINING 13.265 ACRES MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL IDENTIFICATION NUMBERS. 14-16-452-008, 14-16-452-034, 14-16-452-038, 14-16-452-039, 14-16-452-040, and 14-16-452-041.

Said Ordinance is hereby amended per the submitted Site Plan (Attachment A), Elevations (Attachment B), Landscape Plan (Attachment C) and with the following conditions and waivers:

1. A waiver is requested to allow 4 sculptures (which meet the Zoning Ordinance definition of sign) to be placed on the southern portion of the west façade, in excess of 20% of the façade area.
2. 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.
3. Lighting may not exceed 3 foot candles as measured at the property line and a photometric lighting plan must be submitted with the building permit application.
4. Water main and hydrant location information must be submitted to the Fire Department for approval.
5. 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.
6. Outdoor display must comply with the requirements Appendix B, Article 9.5.b.(11).
7. Proposed signs require a separate application/approval and must meet Zoning Ordinance requirements.
8. Four sculptures must be provided with the intent of breaking up blank lengths of building wall on the southern portion of the west elevation. A permit is required prior to the placement of such sculptures.
9. Final design elements require Site Plan Review Board approval.
10. Any landscaping which is dead or dying in the future must be replanted per Ordinance height and size requirements within 14 days. Naturalized native landscaping must be planted in the southern portion of the front yard, to be approved administratively by the site plan review board.

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11. An additional 42 inches of window width must be provided along the center portion of the west façade. Revised elevations that reflect this increase must be provided.

Section 2. All provisions of Appendix B, the Zoning Ordinance, of the City of Peoria, with respect to Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the amendment to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

_____ DAY OF _____, 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel