



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: May 2, 2019
CASE NO: PZ 19-15

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Thomas E Leiter on behalf of New Junction Ventures, LLC to amend an existing Special Use Ordinance No. 14,063, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add two commercial buildings for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (including 5726 & 5728 N Knoxville Avenue, and 5713 – 5805 N Humboldt Avenue, with Parcel Identification Nos. 14-16-452-008, 14-16-452-009, 14-16-452-034, 14-16-452-038, 14-16-452-039, 14-16-452-040, 14-16-452-042, and 14-16-452-043), Peoria, IL (Council District 3)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to add a 4,000 sq. ft. and 3,264 sq. ft. commercial buildings as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	16 additional parking spaces plus 3 handicap accessible parking spaces. A pedestrian path is proposed to connect new buildings to existing shopping center building.	None	In compliance
Mechanical & Utility Screening	Rooftop mechanical equipment will be screened by parapets. Ground mounted equipment will be screened with landscaping.	None	In compliance
Landscaping	None proposed at this time.	None	A landscape plan for the front yard, parking lot, and parking in compliance with the Unified Development Code, must be provided prior to issuance of a building permit.
Signs	None proposed at this time.	None	Separate sign permit is required prior to placement of a sign.
Exterior Lighting	Exterior lighting to comply with lighting regulations of the Land Development Code.	None	Provide exterior site lighting plan, in compliance with the Land Development Code, prior to issuance of a building permit.
Setbacks	5 feet and 6.8 feet from the front property line of Knoxville Ave and 24.4 feet from the front property line of Prospect Rd.	Reduced building front yard setback from required 20 feet to 5 feet and 6.8 feet along Knoxville Ave.	No objection
Height	Two story (25 feet) maximum	None	In compliance
Access & Circulation	Utilizing existing access from Knoxville Ave and Prospect Rd along with proposed right-in only from Prospect Rd.	None	In compliance with City. May require IDOT approval for new access.

BACKGROUND

Property Characteristics

The subject parcels contain 13.3 acres of land and are developed as the Junction City Shopping Center. The Special Use area includes the commercial/retail buildings, the townhall building, and a US Cellular switch station and cellular tower. The parcels are zoned Class C-2 (Large Scale Commercial) District and surrounded by R-2 (Single-Family Residential) zoning to the north and east, and C-1 (General Commercial) zoning to the south and west.

History

In 1996, a Special Use for a Shopping Center was granted. The Special Use was later amended as follows:

- 1996 – Amended as originally approved.
- 1998 – Amended to review certain conditions of the original approval.
- 2002 – Amended for the demolition of an existing building and the construction of a wireless communications building.
- 2007 (February) – Amended for a Shopping Center expansion.
- 2007 (November) – Amended to allow for an outdoor beer garden.
- 2008 – Amended to add property to the special use boundary, construct a new entrance off of Knoxville Avenue, and reconfigure the parking lot.
- 2009 – Amended to add a 4-story, 75 unit assisted living facility.
- 2011 – Amended to add a 25.5 square foot sign to the multi-tenant sign.
- 2012 – Amended to add a 3-story, 25 unit residential non-ground floor building.
- 2014 – Amended to add a new commercial building for Bushwhacker.
- 2015 – Amended to add a new multi-tenant commercial building along Humboldt.
- 2016 – Amended to add property, rezone, and add a new commercial building.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	C2 (Neighborhood-Commercial), C3 (General-Commercial), I2 (Heavy-Industrial)
1990 - Present	C2 (Large Scale Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Reduce the building front yard setback

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following conditions and waiver:

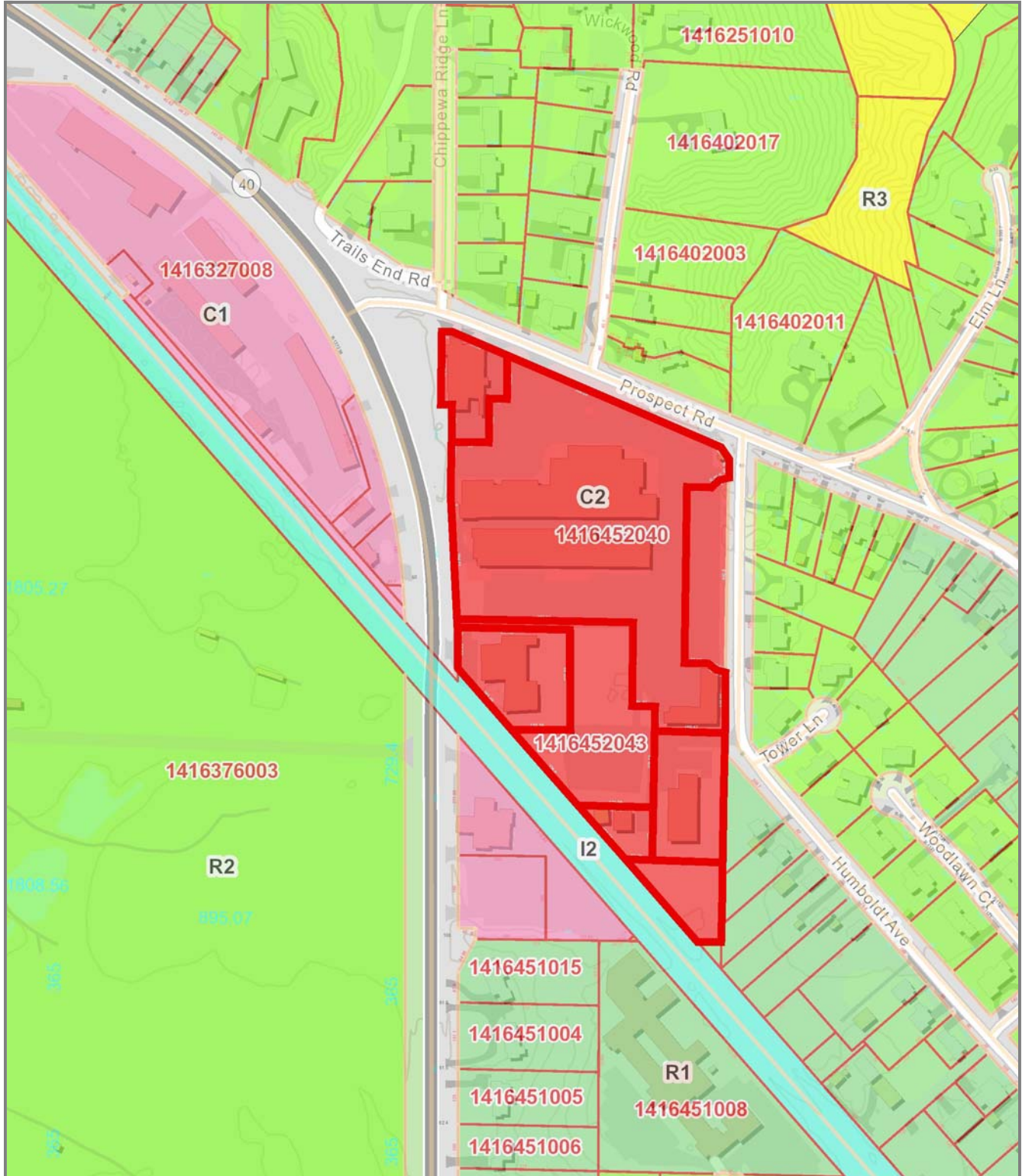
- 1) Install required signage for handicap accessible parking spaces.
- 2) Repair parking lot potholes located in the driveway from Humboldt Ave and in front of the Unity Point.
- 3) Provide a landscape plan for review prior to issuance of a building permit.
- 4) Provide an exterior lighting plan prior to issuance of a building permit.
- 5) Provide bicycle parking accommodations for at least 8 bicycles.
- 6) The new entrance on Prospect is very near the IDOT right-of-way on Knoxville. Provide one of the following:
 - a. Verify that the entrance is outside IDOT's jurisdiction.
 - OR
 - b. Provide verification that IDOT has approved the entrance.
- 7) Waiver to reduce the required building front yard setback from 20 feet to 5 feet and 6.8 feet from the property line along Knoxville Ave for the two proposed buildings as noted on the site plan.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations Drawings

5901 N Prospect Rd



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 333 feet
 3/29/2019



5901 N Prospect Rd



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Map Scale
1 inch = 200 feet
 3/29/2019



