



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (prepared by Leah Allison)
DATE: May 5, 2016
CASE NO: PZ 16-15

REQUEST: 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, IL. 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 Dr), with the following property to be added: 14-19-177-016 and 14-19-177-017 (5040 N Big Hollow Rd). (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to:

- 1) Rezone property from Class C-1 (General Commercial) to Class C-2 (Large Scale Commercial), and
- 2) Amend the existing Special Use to add property and redevelop parcels 2, 3, and 4, with new commercial buildings as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Parking	The proposed parking ratio for the entire shopping center is 5.7 parking spaces per 1,000 sq ft of gross leasable area. Independently, parcels 2 & 3 have a parking ratio of 6.7 and parcel 4 has a parking ratio of 7.0. There is a net increase of 35 parking spaces with the proposed developments.	Exceed 4.0 parking spaces per 1,000 GLA without penalty.	The 9,100 sq ft building proposed for parcels 2&3 yields a maximum parking of 36 spaces. 61 parking spaces are proposed. The two buildings totaling 11,450 sq ft on parcel 4 yield a maximum parking of 46 spaces. 80 parking spaces are proposed. With new construction, current parking regulations should be met. An impact fee of \$250 per parking space is required for the 35 additional parking spaces.
Mechanical & Utility Screening	New development to comply with mechanical and garbage screening requirements. No changes proposed to remainder of existing shopping center.	None	All ground, roof, and wall mounted mechanical units must be screened from view of the building street and residential properties. Garbage dumpsters must be placed in an enclosure.
Landscaping	Proposed landscaping for the new development utilizing previous tree/shrub point system. No landscape information provided for	Parcels 2&3: Replace 123 points for trees with shrubs in the front yards. Replace 21	Landscaping for existing shopping center must comply with previous approval. New front yard and parking lot landscaping should meet the current requirement for tree plantings.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
	remainder of existing shopping center. No changes proposed for remainder of shopping center landscaping as planted.	points of shade trees with shrubs in the parking lot. Parcel 4: Replace 35 points of trees with shrubs in the front yard. Replace 40 points of shade trees with shrubs in the parking lot.	
Signs	Two freestanding signs are proposed for parcels 2 and 3. A 70 sq. ft, 25-foot tall sign is located along the Big Hollow frontage and a 168 sq. ft., 35-foot tall sign is located along the War Memorial Dr frontage. An existing freestanding sign is noted for parcel 4 with a new 300 sq. ft. sign face plus existing 54 sq. ft. reader board for a total of 354 sq. ft. All other existing signage as previously approved. Banners on all light standards.	Parcel 3: Reduce the required 10-foot setback to 1.5 feet, and increase the size to 168 sq ft, and height to 35 ft for the proposed freestanding sign along War Memorial Dr. Parcel 4: Increase the size of the sign to 300 sq. ft. and 45 ft in height. Allow signs to be located less than 150 ft from the existing Glen Hollow Shopping Ctr signs. Allow banners on all light standards.	With new construction, sign size, height, setback, and separation requirements should be met. Freestanding signs are not to exceed 70 sq. ft. in size and 25 feet in height. More than 1 freestanding sign may be placed on a parcel if the 150 feet of lineal separation is provided. No objection to increase banners on light standards from 1 for every 5 light poles, to all.
Exterior Lighting	Not to exceed 3 foot candles measured at the property line verified prior to issuance of building permit.	None	Lighting plan in compliance with the Zoning Ordinance required prior to issuance of building permit.
Setbacks & Yards	Parcels 2 & 3: War Memorial setback varies from 8.9 ft to 12 ft. Big Hollow setback varies 7 ft to 30 ft. Parcel 4: Big Hollow & Glen Ave setback each 5 ft.	Reduce the required front yard setback from 20 feet along War Memorial Dr, Big Hollow Rd, and Glen Ave.	With new construction, all yard/setback requirements should be met.
Height	New buildings are approximately 1 1/2-story and will not exceed the maximum district height limitation of 45 feet.	None	In compliance.
Outside Special Event	Special events/sales located in the parking lot or private sidewalk areas.	None	No objection
Sidewalks	No additional sidewalks proposed.	Waiver from requirement to install or pay fee-in-	Staff recommends the installation of sidewalk along Big Hollow Rd for parcels 2 & 3, and along Glen Ave for

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
		lieu for sidewalks along Glen Ave and Big Hollow Rd.	parcel 4. The sidewalk may be placed in a permanent private easement. A pedestrian accessible route is also required from the public right-of-way to the buildings.

BACKGROUND

Property Characteristics

The property subject to rezoning, parcel 3, contains 1 acre of land and is developed with a commercial retail building. The property is zoned Class C-1 (General Commercial) and surrounded by Class C-1 (General Commercial) to the north and south, Class C-2 (Large Scale Commercial) to the west, and Class R-2 (Single Family Residential) to the east. Parcel 4 is 1.4 acres in size and developed with the former Bob Evans restaurant. Parcel 4 is part of the approximately 49-acre Glen Hollow Shopping Center. The shopping center is zoned Class C-2 (Large Scale Commercial) and surrounded by Class R-2 (Single Family Residential) and Class C-1 (General Commercial) zoning to the north, County-zoned R2 Medium Density Residential to the west, Class R-1 (Single Family Residential) zoning to the south, and Class C-1 (General Commercial) zoning to the east.

History

In 1990, a Use with Approval for a Shopping Center was granted by City Council. The Use with Approval was replaced with a Special use for Shopping Center and subsequently amended for expansions to the shopping center area and construction of retail buildings.

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

ANALYSIS

The Community Development Department examines each rezoning application against the standards that resulted from the case of *LaSalle National Bank of Chicago V. Cook County and Peoria's Comprehensive Plan*.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	The subject property is surrounded by C-2 (Large Scale Commercial) zoning to the north and west, and C-1 (General Commercial) zoning to the south. Existing uses of nearby property include the Glen Hollow Shopping Ctr and other retail/commercial businesses located to the north, south, and west of the subject property.
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the rezoning to C-2 (Large Scale Commercial), as the surrounding properties are also zoned commercially.
<u>LaSalle Factor #3</u> : Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	With the location along Big Hollow Road and proximity to other commercial uses, a rezoning to C-2 would not

Standard	Standard Met per Community Development Dept. Review
	negatively impact the health, safety, or general welfare of the public.
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would allow for additional commercial uses than the current C-1 zoning.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	Independently, the subject parcel is not suitable for Class C-2 zoning as it does not provide the minimum lot size of 50,000 sq. ft. When part of a shopping center, the minimum lot size is not applicable.
<u>LaSalle Factor #6</u> : Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	The property has been vacant for approximately 1 year.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Commercial.

For the special use amendment application, the SPRB examines the following standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per SPRB Review	SPRB 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	Comply with regulations
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Grow Businesses	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends APPROVAL of the request subject to the following conditions and waivers:

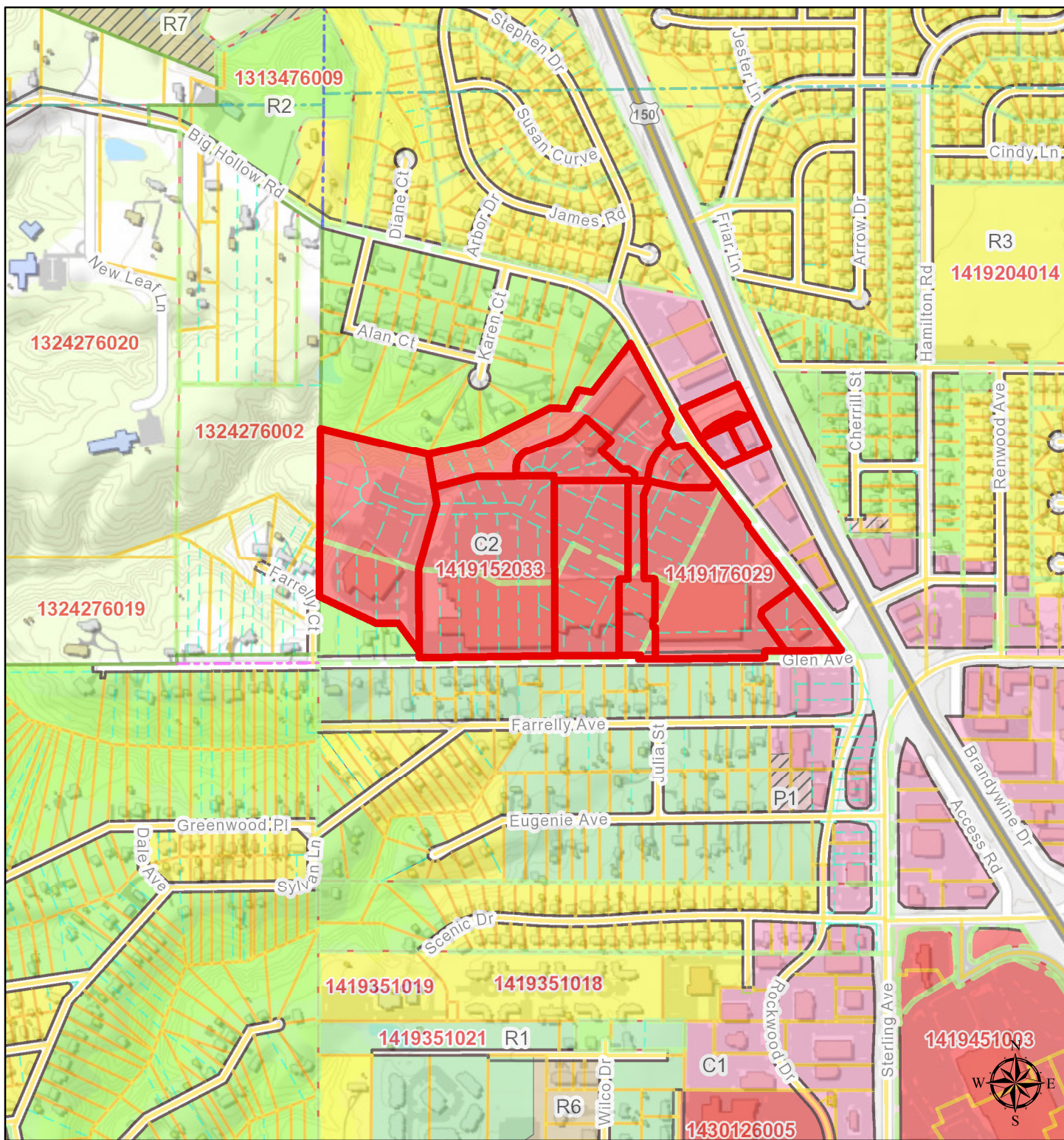
- 1) Payment of the parking impact fee for the net increase of 35 parking spaces.
- 2) Revise the site plans for parcels 2, 3, and 4 to provide the required 20-foot front yard setback along War Memorial Dr, Big Hollow Road, and Glen Avenue.
- 3) Revise the site plan for parcels 2, 3, and 4 to add a pedestrian accessible route (PAR) between the public ROW and the building.
- 4) Relocate the freestanding sign on parcel 3 to meet the required setback of 10 feet from the property line.
- 5) Revise the landscape plan for parcels 2, 3, and 4 in compliance with the Zoning Ordinance, which provides trees plantings for new landscaping material in the front yards and parking lot.
- 6) Install a sidewalk along the frontage of Big Hollow Road of parcels 2 and 3, and Glen Avenue of parcel 4.
- 7) Revise the size and placement of proposed freestanding signs, in compliance with the Zoning Ordinance, to 70 sq. ft. in size and 25 feet in height with a minimum of 150 feet of lineal separation for signs located on the same lot.
- 8) Special event and/or sales located in the parking lot or private building sidewalk may occur provided that any tents or other temporary covered structures and any temporary signage shall comply with all Codes of the City of Peoria.
- 9) Waiver to allow banners on all light standards in the parking lot. Size of banners must comply with current zoning regulations.

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.

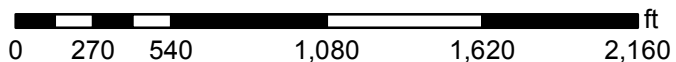
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Landscaping Plan
5. Elevations and/or Renderings
6. Photos
7. Statements
 - a. Economic Statement
 - b. Environmental Statement
 - c. Public Services Statement
 - d. Other (traffic studies, etc.)

Glen Hollow Shopping Center

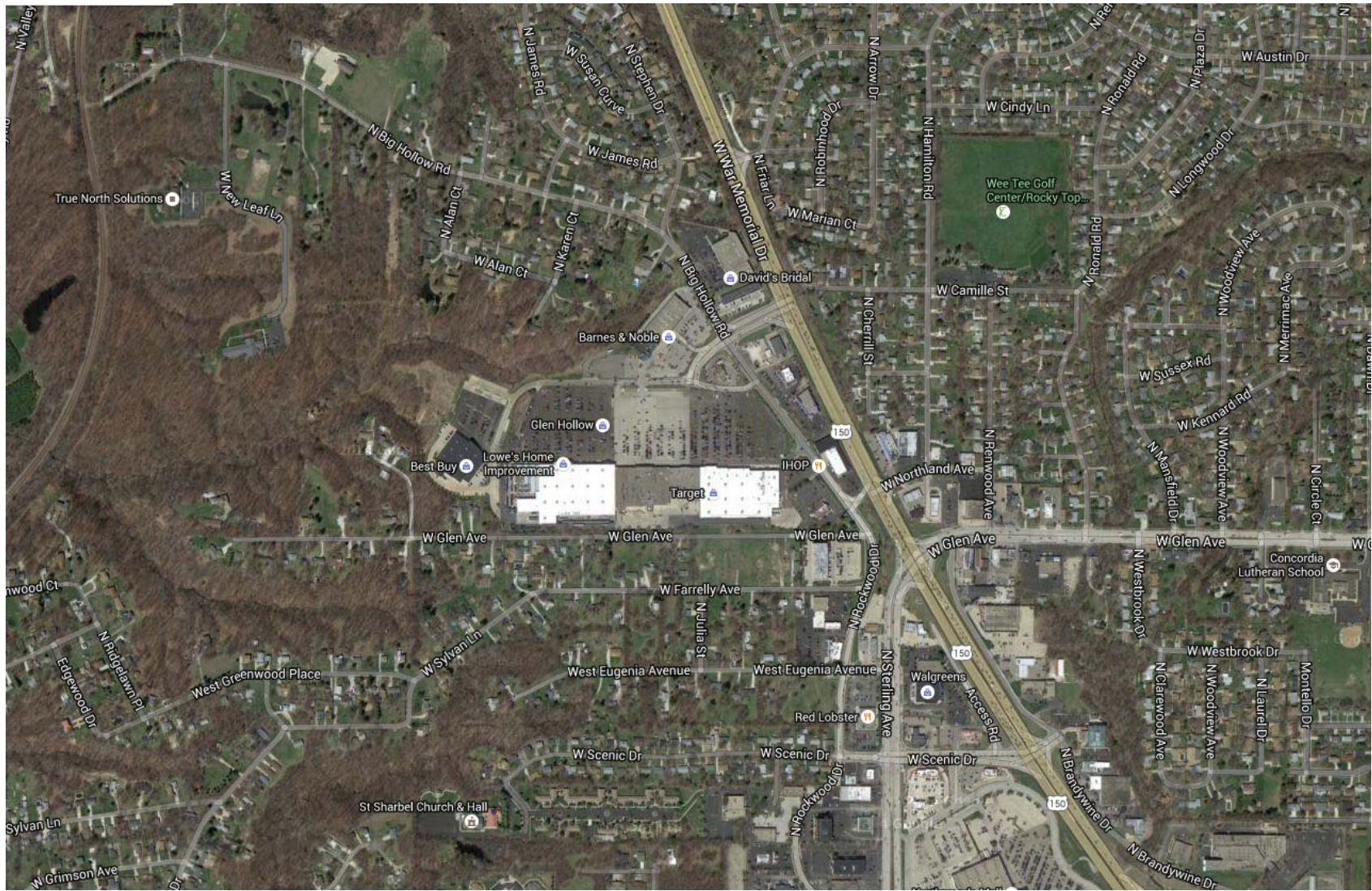


1 inch = 667 feet



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





LEGAL DESCRIPTION

PARCEL 1

A PART OF THE NW 1/4 OF SECTION 19, A PART OF LOTS 1, 11 AND 12 OF MEADOWVIEW SUBDIVISION NO. 1, ALL OF LOTS 2 THROUGH 10, LOTS 13 THROUGH 34 OF MEADOWVIEW SUBDIVISION NO. 1, ALL OF LOTS 35 THROUGH 54 OF MEADOWVIEW SUBDIVISION NO. 2, AND THOSE PORTIONS OF THE STREETS KNOWN AS WILLIAM COURT, MEADOWVIEW COURT AND RED BUD COURT LYING WITHIN MEADOWVIEW SUBDIVISION NO. 1 AND MEADOWVIEW SUBDIVISION NO. 2, A PART OF LOTS 1, 2 AND 3 AND ALL OF LOT 4 OF FARROW SUBDIVISION, ALL BEING A PART OF THE NW 1/4 OF SECTION 19, T. 9 N., R. 8 E. OF THE 4TH P.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE S89°11'W ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 19, A DISTANCE OF 595.25 FEET; THENCE N26°45'07" E, A DISTANCE OF 24.29 FEET TO A POINT ON THE NORTH R.O.W. LINE OF WEST GLEN AVENUE; THENCE S89°37'19" W ALONG THE NORTH R.O.W. LINE OF WEST GLEN AVENUE, A DISTANCE OF 1140.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51 OF MEADOWVIEW SUBDIVISION NO. 2; THENCE N00°23'10" W ALONG THE EAST LINE OF SAID LOT 51 OF MEADOWVIEW SUBDIVISION NO. 2, A DISTANCE OF 162.75 FEET; THENCE S89°37'19" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 51 OF MEADOWVIEW SUBDIVISION NO. 2; THENCE N66°07'07" W, A DISTANCE OF 29.54 FEET TO A POINT ON THE WEST LINE OF SAID LOT 54 OF MEADOWVIEW SUBDIVISION NO. 2; SAID POINT BEING 290.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 54 OF MEADOWVIEW SUBDIVISION NO. 2; THENCE N06°05'07" W, A DISTANCE OF 793.65 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 24 OF MEADOWVIEW SUBDIVISION NO. 1; THENCE S72°27'07" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 160.03 FEET; THENCE S76°32'20" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 361.40 FEET; THENCE N77°24'24" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 256.0 FEET; THENCE N64°04'01" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 385.0 FEET; THENCE S87°28'02" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 82.0 FEET; THENCE N27°40'07" E, A DISTANCE OF 100.0 FEET; THENCE S79°24'02" E, A DISTANCE OF 46.5 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 12; THENCE N39°19'07" E ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 300.0 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 12, SAID CORNER ALSO LYING ON THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD; THENCE S27°58'22" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 403.74 FEET; THENCE S23°13'33" W ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 70.95 FEET; THENCE S29°53'35" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 85.00 FEET; THENCE S83°33'44" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 59.44 FEET; THENCE S37°02'07" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 33.35 FEET; THENCE S37°44'04" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 190.19 FEET; THENCE S27°13'07" W ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 31.2 FEET; THENCE S26°54'07" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 364.90 FEET; THENCE S54°30'00" W, A DISTANCE OF 190.0 FEET; THENCE S9°30'00" W, A DISTANCE OF 28.28 FEET; THENCE S35°30'00" E, A DISTANCE OF 199.48 FEET; THENCE S89°41'00" W, A DISTANCE OF 97.67 FEET; THENCE S0°19'00" W, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING, CONTAINING 49.54 ACRES MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL 2

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, 77.3 FEET WEST OF THE CENTER OF SAID SECTION 19, THENCE RUNNING NORTHWESTERLY ALONG THE WESTERLY R.O.W. LINE OF US ROUTE #150, A DISTANCE OF 1276.11 FEET; THENCE SOUTH 64°27'29" WEST, A DISTANCE OF 16.5 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, THENCE CONTINUING SOUTH 64°27'29" WEST, A DISTANCE OF 237.31 FEET TO A POINT LYING 15 FEET EASTERLY OF THE EASTERLY R.O.W. LINE OF BIG HOLLOW ROAD; THENCE NORTH 18°43'15" EAST, A DISTANCE OF 32.43 FEET; THENCE NORTH 57°37'41" EAST, A DISTANCE OF 52.12 FEET; THENCE NORTH 66°27'29" EAST, A DISTANCE OF 116.0 FEET; THENCE SOUTH 79°51'04" EAST, A DISTANCE OF 57.69 FEET TO THE POINT OF BEGINNING, CONTAINING 0.142 ACRES, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL 3

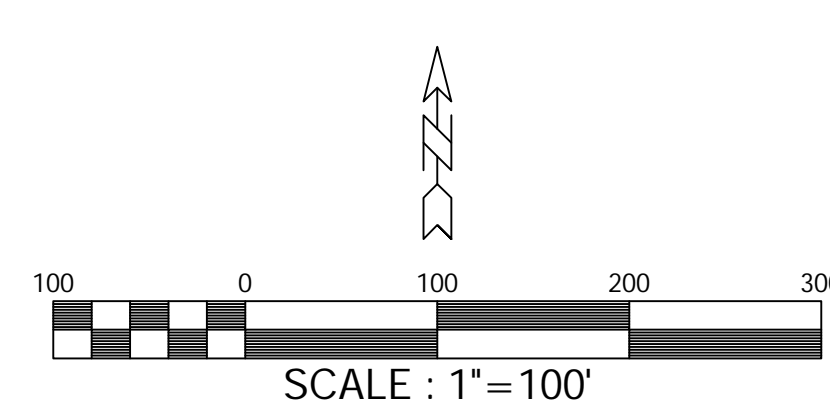
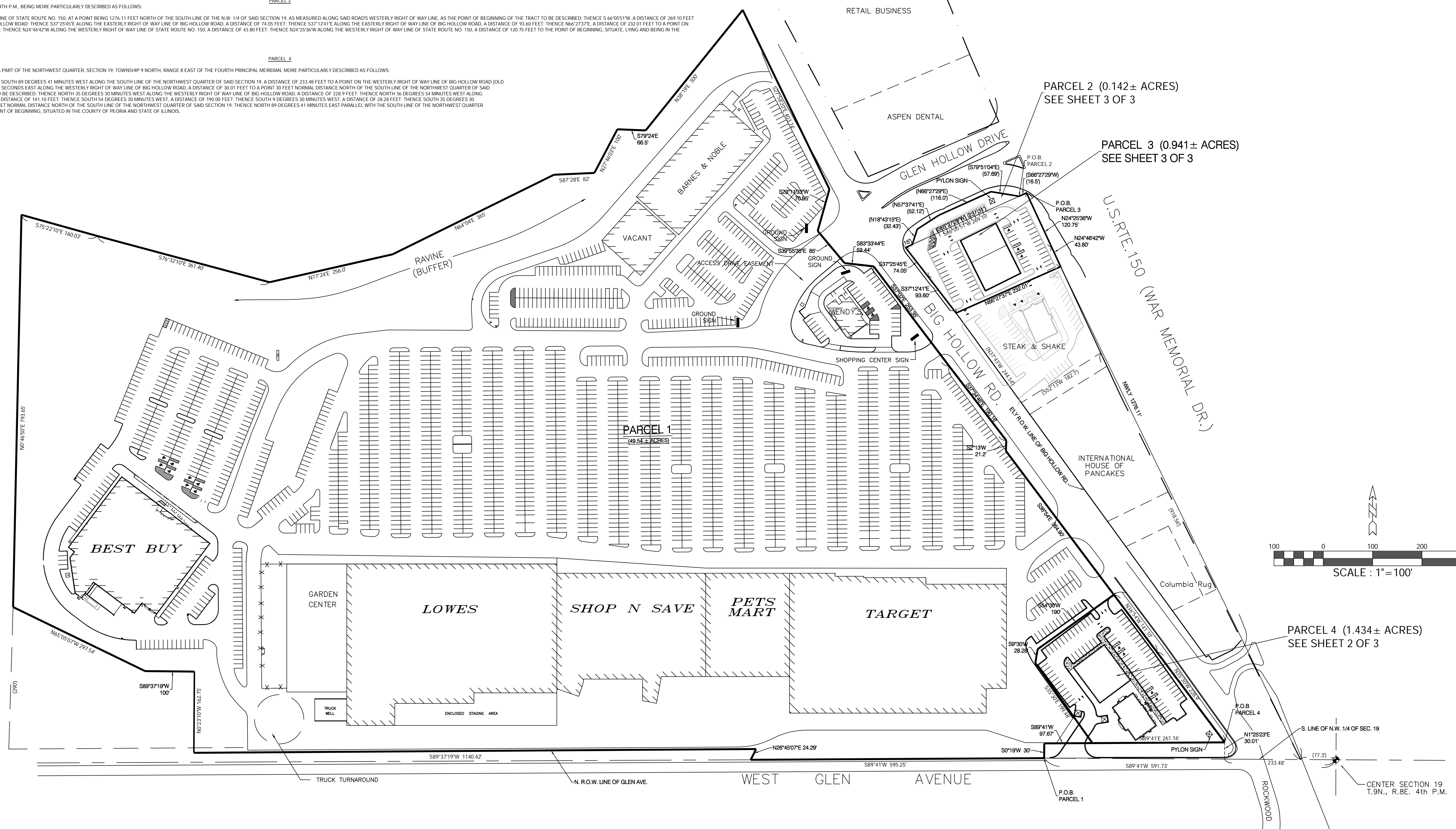
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COMMENCING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, AT A POINT BEING 1276.11 FEET NORTH OF THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 19, AS MEASURED ALONG SAID ROAD'S WESTERLY RIGHT OF WAY LINE, AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S 64°05'51" W, A DISTANCE OF 269.10 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD; THENCE S37°25'45" E ALONG THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 74.05 FEET; THENCE S37°12'41" E ALONG THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 93.60 FEET; THENCE N66°27'37" E, A DISTANCE OF 232.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150; THENCE N24°46'42" W ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, A DISTANCE OF 43.80 FEET; THENCE N24°25'36" W ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA, AND STATE OF ILLINOIS.

PARCEL 4

A PART OF LOTS 1, 2 AND 3 IN FARROW SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER, SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 89 DEGREES 41 MINUTES WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 233.48 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD (OLD KNOXVILLE ROAD); THENCE NORTH 1 DEGREE 25 MINUTES 23 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 30.01 FEET TO A POINT 30 FEET NORMAL DISTANCE NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 26 DEGREES 20 MINUTES WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 228.9 FEET; THENCE NORTH 36 DEGREES 54 MINUTES WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 141.10 FEET; THENCE SOUTH 54 DEGREES 30 MINUTES WEST, A DISTANCE OF 190.0 FEET; THENCE SOUTH 9 DEGREES 30 MINUTES WEST, A DISTANCE OF 28.28 FEET; THENCE SOUTH 55 DEGREES 30 MINUTES EAST, A DISTANCE OF 199.48 FEET TO A POINT 30 FEET NORMAL DISTANCE NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 41 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 261.16 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.



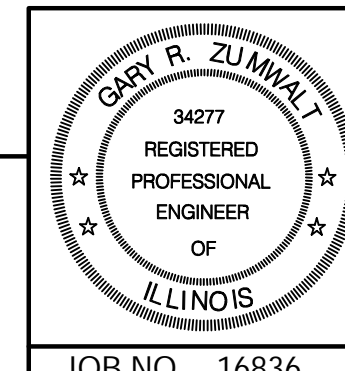
PROJECT MANAGER:	REVISIONS:
APPROVED BY: GRZ	
DATE: MARCH 29, 2016	
DWG: 19884-O-001 OVERALL SITE PLAN	
SURVEY BY: XXX	

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-5074
 DESIGN FIRM REGISTRATION NO. 184-003189

GLEN HOLLOW SHOPPING CENTER
 PEORIA, IL

OVERALL SITE PLAN

SHT. NO.
1 OF 3
 JOB NO. 16836



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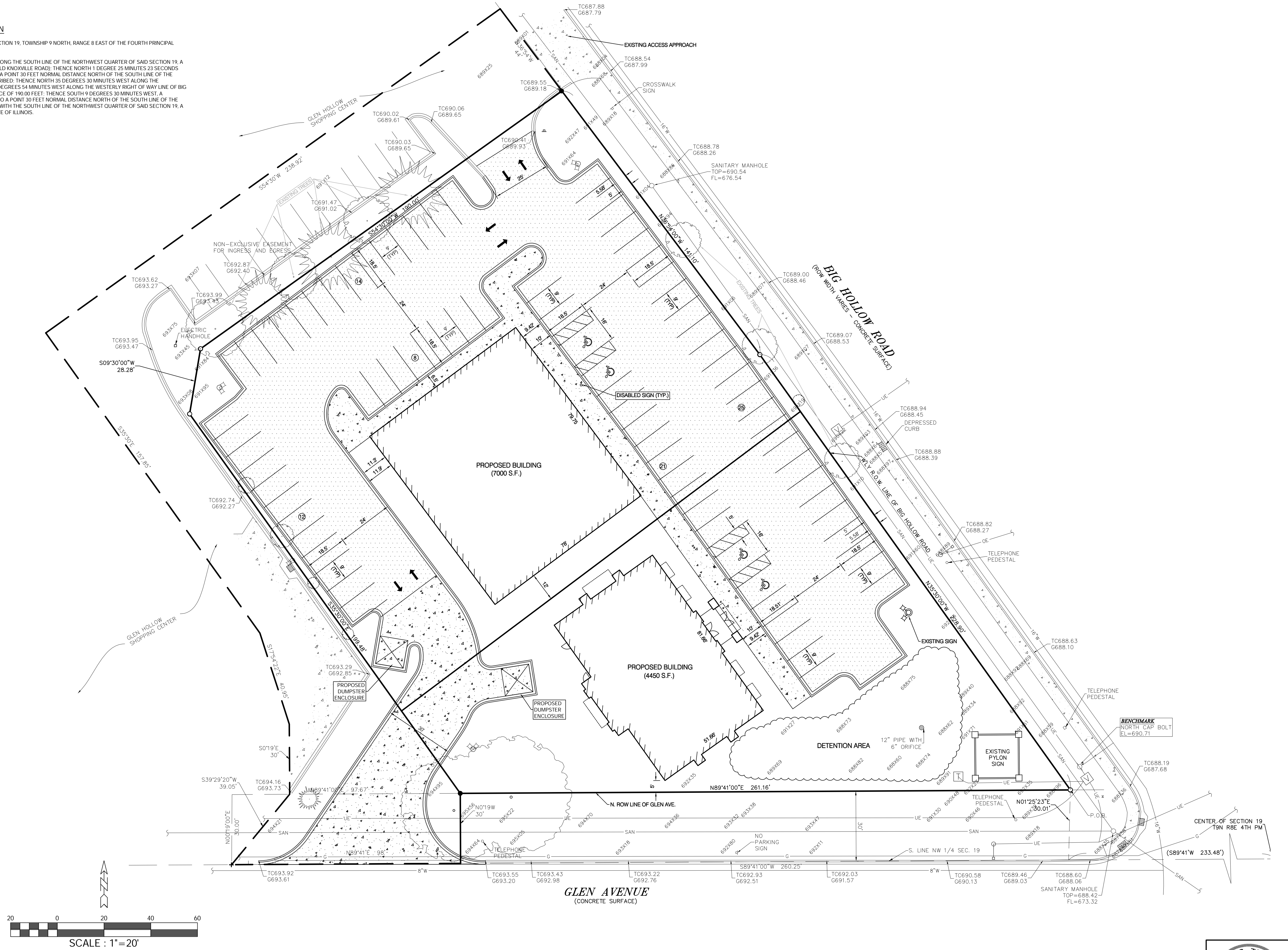
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SITE DATA

1. PROPERTY ADDRESS - 4915 N. BIG HOLLOW ROAD
2. PARCEL ID - 14-19-176-019
3. PARCEL AREA - 1.434 ACRES
4. PARKING DATA:
REGULAR SPACES = 76
DISABLED SPACES = 4
TOTAL SPACES = 80
5. BUILDING AREA = 11,450 S.F.



PROJECT MANAGER: TWA	REVISIONS:
APPROVED BY: GRZ	
DATE: MARCH 29, 2016	
DWG: 20392-20F3	
SURVEY BY: ----	

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-5074
 DESIGN FIRM REGISTRATION NO. 184-003189

4915 W. BIG HOLLOW ROAD
 PEORIA, ILLINOIS

SITE PLAN FOR
 PRIME CORNER LAND TRUST

SHT. NO.
2 OF 3



LEGAL DESCRIPTION

PARCEL 2

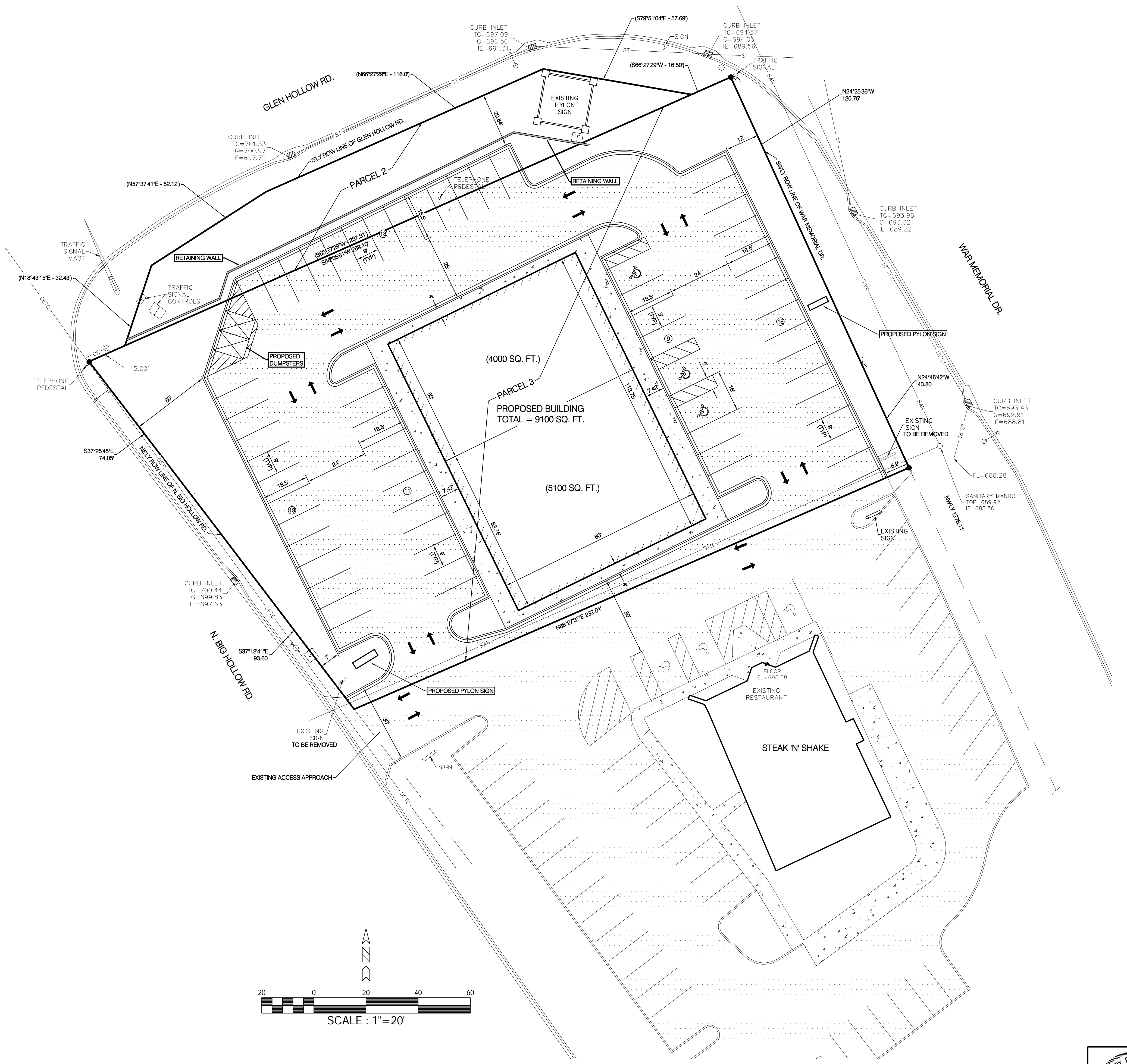
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 COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, 77.3 FEET WEST OF THE CENTER OF SAID SECTION 19; THENCE RUNNING NORTHWESTERLY ALONG THE WESTERLY R.O.W. LINE OF ILLINOIS ROUTE #150, A DISTANCE OF 1276.11 FEET; THENCE SOUTH 66°27'29" WEST, A DISTANCE OF 16.5 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 66°27'29" WEST, A DISTANCE OF 237.31 FEET TO A POINT LYING 15 FEET EASTERLY OF THE EASTERLY R.O.W. LINE OF BIG HOLLOW ROAD; THENCE NORTH 18°43'15" EAST, A DISTANCE OF 32.43 FEET; THENCE NORTH 57°37'41" EAST, A DISTANCE OF 52.12 FEET; THENCE NORTH 66°27'29" EAST, A DISTANCE OF 116.0 FEET; THENCE SOUTH 79°51'04" EAST, A DISTANCE OF 57.69 FEET TO THE POINT OF BEGINNING, CONTAINING 0.142 ACRES, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL 3

A PART OF THE N.W. 1/4 OF SECTION 19, T.9N., R.8E. OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, AT A POINT BEING 1276.11 FEET NORTH OF THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 19, AS MEASURED ALONG SAID ROAD'S WESTERLY RIGHT OF WAY LINE, AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S 66°05'51" W, A DISTANCE OF 269.10 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD; THENCE S 37°25'45" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 74.95 FEET; THENCE S 37°12'41" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 93.60 FEET; THENCE N 66°27'37" E, A DISTANCE OF 232.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150; THENCE N 24°46'42" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, A DISTANCE OF 43.80 FEET; THENCE N 24°25'36" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA, AND STATE OF ILLINOIS.

SITE DATA

- PROPERTY ADDRESS - 5040 N. BIG HOLLOW ROAD
- PARCEL 2 ID - 14-19-177-019 AND 14-19-177-020 (0.142 ± ACRES)
- PARCEL 3 ID - 14-19-177-016 AND 14-19-177-017 (0.941 ± ACRES)
- PARKING DATA:
 REGULAR SPACES = 58
 DISABLED SPACES = 3
 TOTAL SPACES = 61
- BUILDING AREA = 9100 S.F.



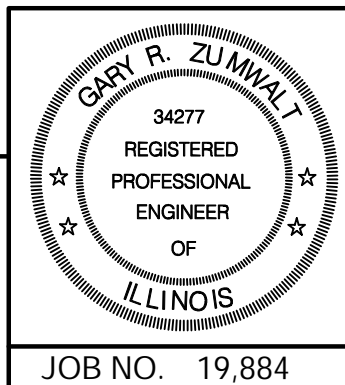
PROJECT MANAGER: TWA	REVISIONS:
APPROVED BY: GRZ	
DATE: MARCH 29, 2016	
DWG: 19884-30F3	
SURVEY BY: MJF	

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-5074
 DESIGN FIRM REGISTRATION NO. 184-003189

5040 N. BIG HOLLOW ROAD
 PEORIA, ILLINOIS

SITE PLAN

SHT. NO.
3 OF 3



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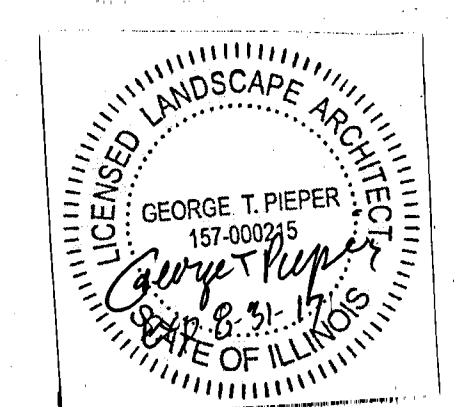
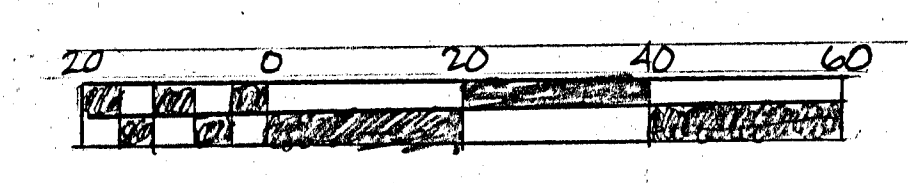
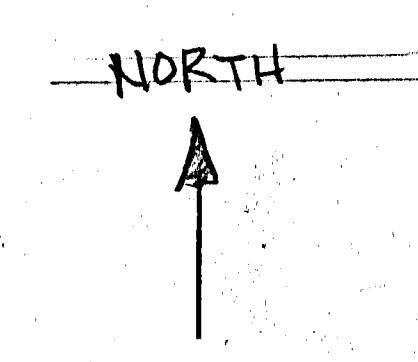
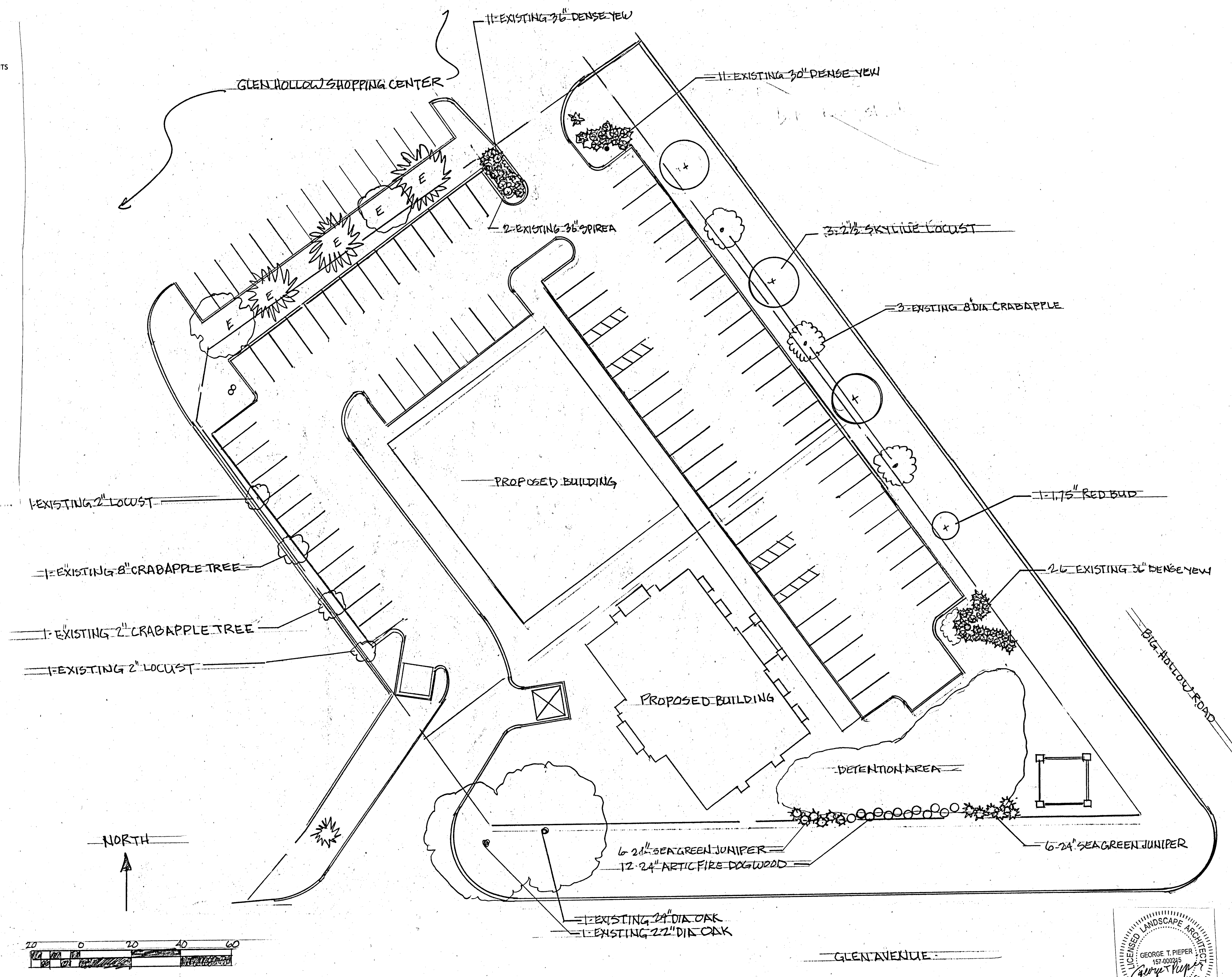
Notes

Scale 1/4" = 20'-0"
Date 3-2016
Drawn By GTP
Checked By
Job Number
Revisions: #, Date, Description

4915 BIG HOLLOW RD
PEORIA, IL

UNITS	LANDSCAPE POINTS 4915 BIG HOLLOW ROAD	REQUIRED POINTS	PROVIDED POINTS
*	BIG HOLLOW ROAD FRONTAGE 367 FT	184	
	TREE POINTS	92	
	SHRUB POINTS	92	
	TREE POINTS PROVIDED		30
3	DIA CRABAPPLE X10 PTS		60
3	2.5" DIA SHADE TREES X 20 PTS		15
1	1.75" DIA INTERMEDIATE TREE X15		105
	TREE POINTS PROVIDED		105
	SHRUB POINTS PROVIDED		96
32	EXISTING EVERGREEN SHRUBS X 3 PTS		96
	TOTAL SHRUB POINTS PROVIDED		96
	TOTAL POINTS PROVIDED		201
*	GLEN AVE FRONTAGE 260 FT	130	
	TREE POINTS	65	
	SHRUB POINTS	65	
	TREE POINTS PROVIDED		78
1	24" DIA. OAK TREE 20PTS+10PTS+(24" X 2PTS)		74
1	22" DIA. OAK TREE 20PTS+10 PTS+(22" X 2PTS)		152
	TOTAL TREE POINTS PROVIDED		152
	SHRUB POINTS PROVIDED		36
12	EVERGREEN SHRUBS X 3PTS		36
12	DECIDUOUS SHRUBS		72
	TOTAL SHRUB POINTS PROVIDED		72
	TOTAL LANDSCAPE POINTS PROVIDED		224
*	PARKING 62 SPACES	62	
	EXISTING TREES		20
2	2" DIA SHADE TREES X10		10
1	8" DIA. INTERMEDIATE TREE X10		10
1	1.75" DIA INTERMEDIATE TREE X10		40
	TREE POINTS PROVIDED		40
	EXISTING SHRUBS		54
18	SHRUBS X 3		54
	TOTAL SHRUB POINTS PROVIDED		54
	TOTAL POINTS PROVIDED		94

NOTES
1 ALL EXISTING AND NEW PLANTINGS TO BE MULCHED WITH HARDWOOD BARK MULCH
2 EXISTING PLANTING TO BE CLEARED OF WEEDS AND PRUNED AS NEEDED.
3. EXISTING TREE STUMPS TO BE REMOVED.
4 DISTURBED LAWN AREAS TO BE SEEDED AND COVERED WITH DS-75 EROSION BLANKET.



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Notes

Scale 1" = 20'
Date 3-25-2016
Drawn By GTP
Checked By
Job Number
Revisions: #, Date, Description

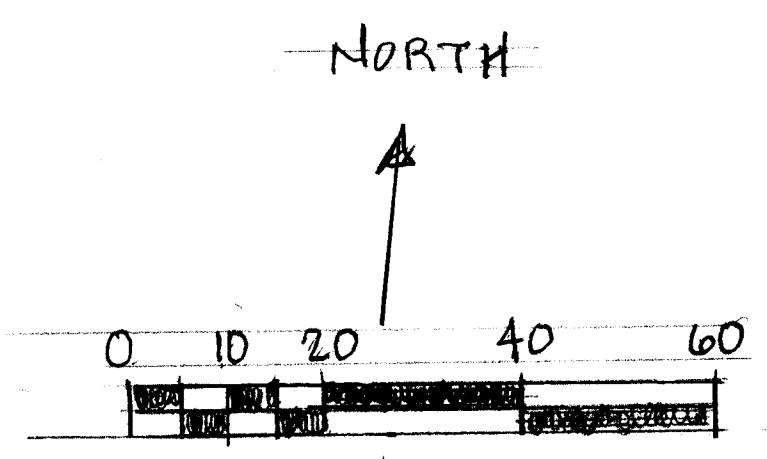
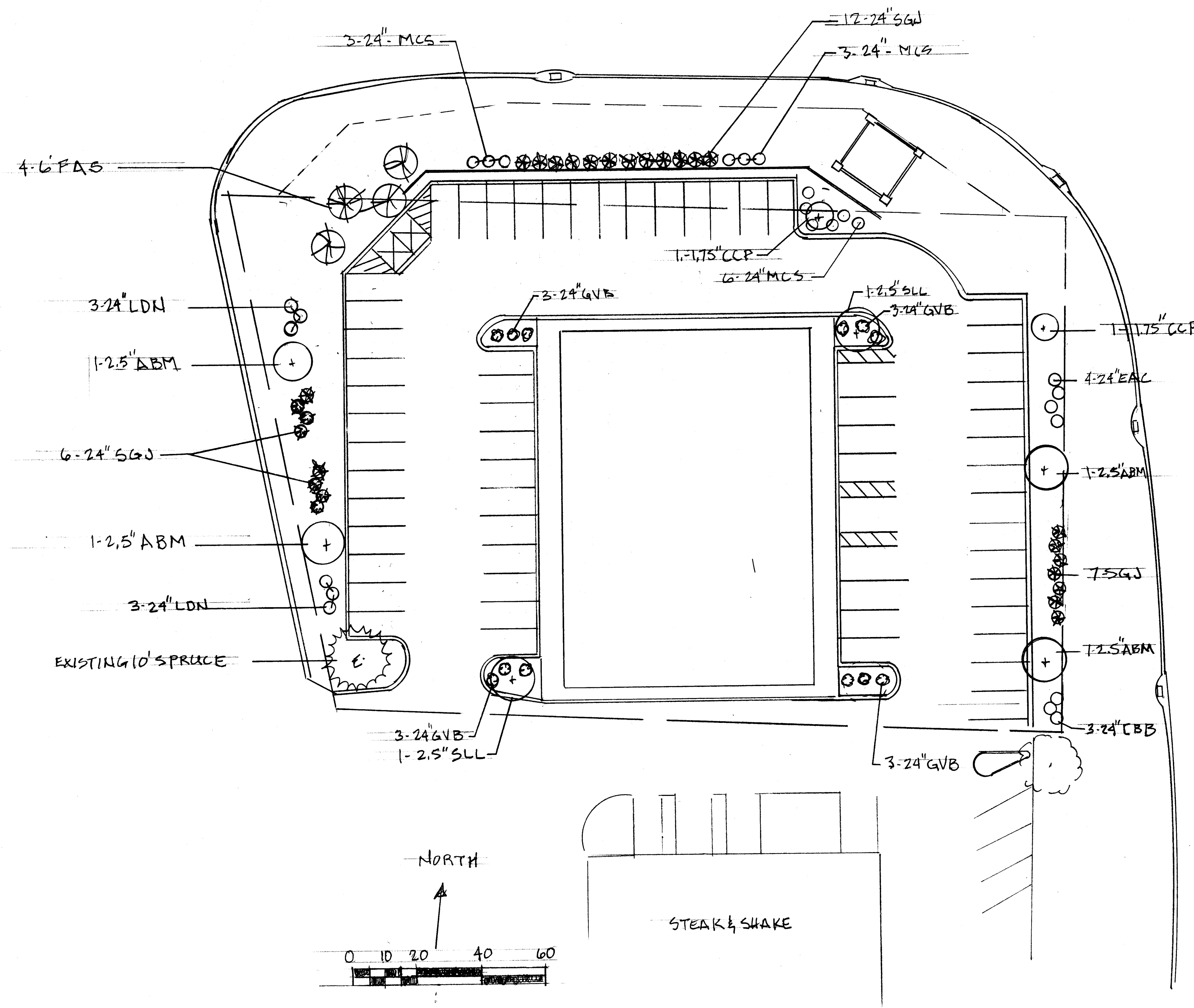
5040 N BIG HOLLOW RD
PEORIA, IL

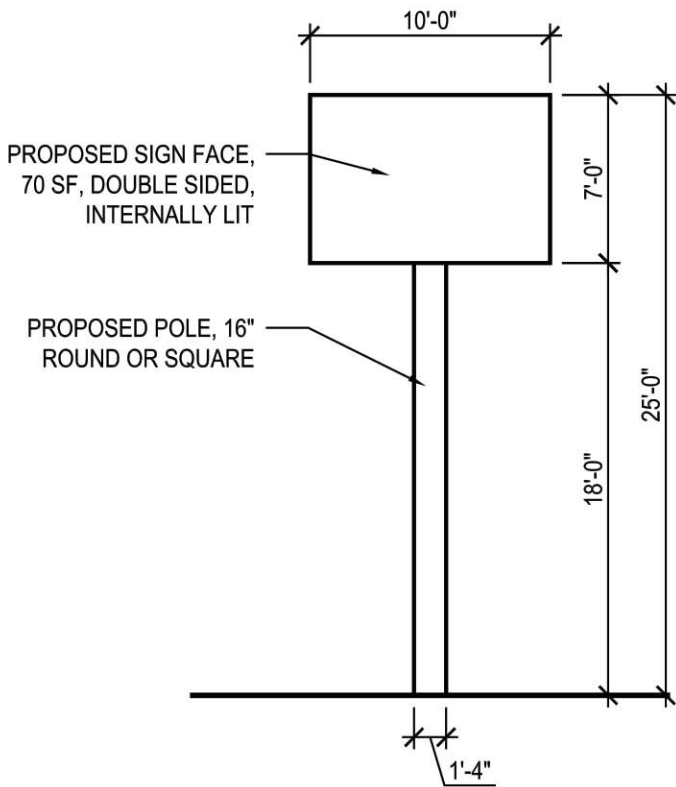
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KEY 5040 N BIG HOLLOW PROPOSED BUILDING PLANT MATERIAL UNITS

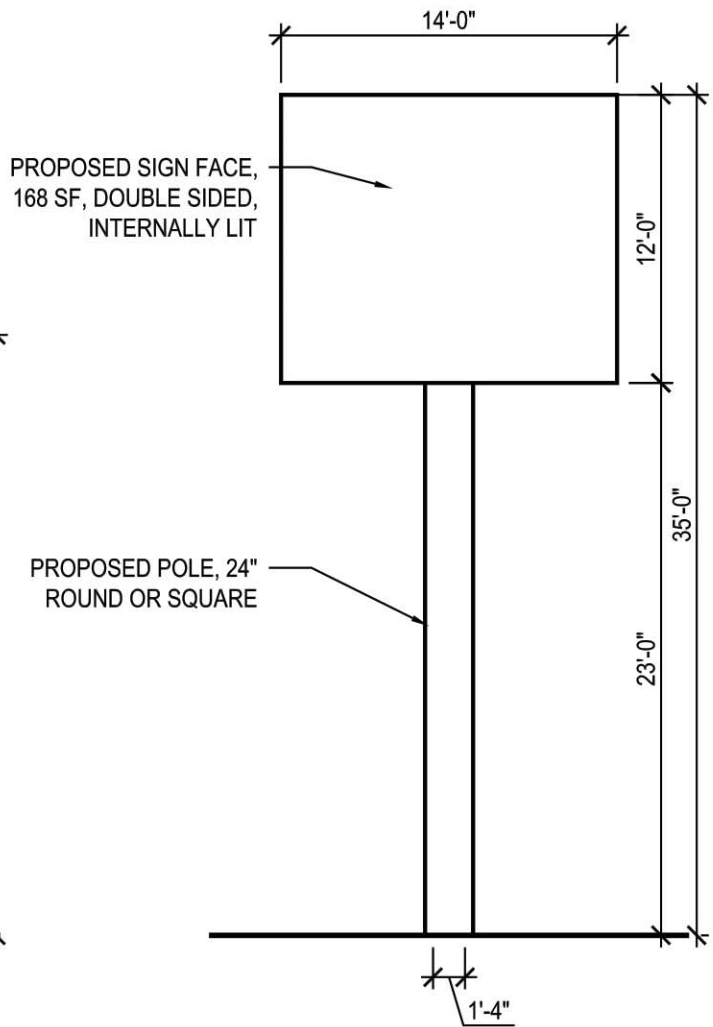
KEY	5040 N BIG HOLLOW PROPOSED BUILDING PLANT MATERIAL	UNITS
TREES		
ABM	AUTUMN BLAZE MAPLE Acer rubrum freemanii	4
SLL	SKYLINE LOCUST Gleditsia triacanthos inermis Skyline	2
FAS	FAT ALBERT SPRUCE Picea pugnens Fat Albert	4
CCP	CHANTICLEER PEAR Pyrus calleryana Chanticleer	2
Shrubs		
SGJ	SEA GREEN JUNIPER Juniperus chinensis Sea Green	25
CBB	COMPACT BURNING BUSH Euonymus alatus compactus	7
LDM	LITTLE DEVIL NINEBARK Physocarpus opulifolius	6
MCS	MAGIC CARPET SPIREA Spirea japonica Magic Carpet	12
NOTE ALL PLANTINGS TO HAVE HARDWOOD BARK MULCH		
NOTE SEED DISTURBED LAWN AREAS AND COVER WITH DS-75 BLANKET		

UNITS	5040 N BIG HOLLOW PROPOSED BUILDING LANDSCAPE POINTS	REQUIRED PTS.	PROVIDED PTS.
* BIG HOLLOW FRONTAGE 167'			
	TREE POINTS	84	42
	SHRUB POINTS	42	42
EXISTING			
	1 10+ EVERGREEN TREE		10
TREES PROVIDED			
	2 2.5" SHADE TREES X20		40
	TOTAL TREE POINTS		50
SHRUBS PROVIDED			
	8 24" EVERGREEN SHRUBS X3		24
	6 24" DECIDUOUS SHRUBS X3		18
	TOTAL SHRUB POINTS		42
	TOTAL POINTS PROVIDED		92
* GLEN HOLLOW FRONTAGE 266'			
	TREE POINTS	133	67
	SHRUB POINTS	67	67
TREES PROVIDED			
	4 6" EVERGREEN TREES X 15		60
	1 1.75" INTERMEDIATE TREE X 15		15
	TOTAL TREE POINTS PROVIDED		75
SHRUB POINTS PROVIDED			
	12 24" EVERGREEN SHRUBS X3		36
	12 24" DECIDUOUS SHRUBS X3		36
	TOTAL SHRUB POINTS		72
	TOTAL POINTS PROVIDED		147
* WAR MEMORIAL FRONTAGE 162'			
	TREE POINTS	81	41
	SHRUB POINTS	41	41
TREE POINTS PROVIDED			
	2 2.5" TREES X 20		40
	1 1.75" INTERMEDIATE TREE X 15		15
	TOTAL TREE POINTS PROVIDED		55
SHRUB PROVIDED			
	7 EVERGREEN SHRUBS X 3		21
	7 DECIDUOUS SHRUBS X 3		21
	TOTAL SHRUB POINTS		42
	PARKING 61 SPACES		61
	TREE POINTS	31	31
	SHRUB POINTS	31	31
TREES PROVIDED			
	2 2.5" SHADE TREES X20		40





BIG HOLLOW FRONTAGE



WAR MEMORIAL DRIVE FRONTAGE

FORMER AMERICAN RENTAL SITE

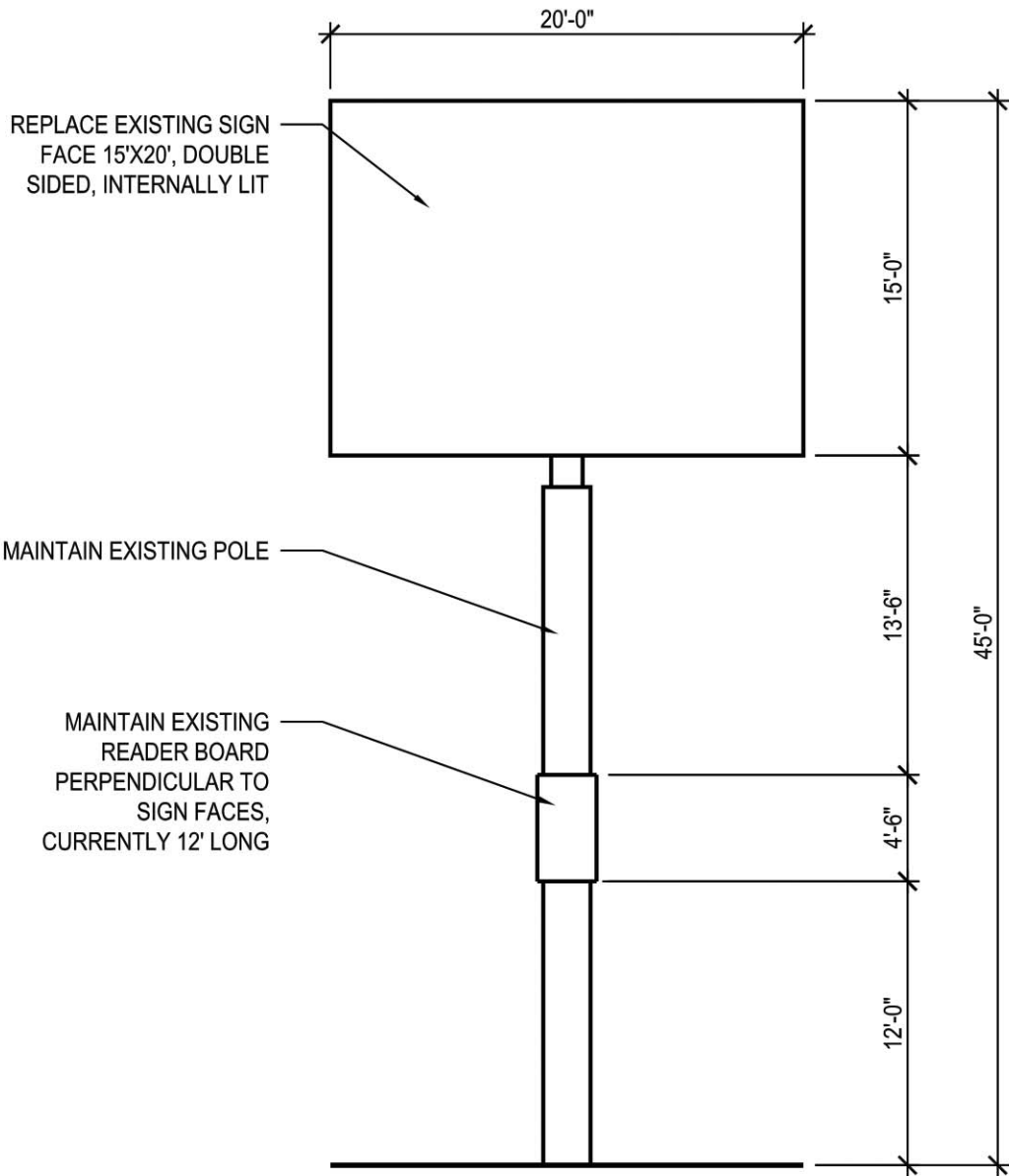
ELEVATIONS OF PROPOSED SIGNS
PEORIA, IL | MARCH 30, 2016

SCALE 1/8" = 1'-0"

D JOSEPH CONSTRUCTION

Farnsworth
GROUP

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FORMER BOB EVANS SITE

ELEVATION OF SIGN REPLACEMENT
 PEORIA, IL | MARCH 30, 2016

SCALE 1/8" = 1'-0"

D JOSEPH CONSTRUCTION

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 GROUP

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inVISION Studios





**Attachment to Application for Amendment to Special Use, Map Amendment and Public
Hearing before Planning and
Zoning Commission
(N. Big Hollow Road Glen Hollow Shopping Center)**

Development Impact Statement

This application involves modest changes to the commercial retail development known as the Glen Hollow Shopping Center. The first change involves the site upon which currently exists a restaurant building facility formerly operated as a Bob Evans restaurant (identified herein as Parcel 4), which site is already a part of the special use for the shopping center development. For this site, it is proposed that the current building upon the site be demolished and two new commercial retail buildings be constructed pursuant to the submitted site plans for the site. The second change involves the site along Big Hollow Road upon which currently exists a building facility formerly operated as an American Rental Center (identified herein as Parcel 3). This site would be added to the Glen Hollow Shopping Center and the special use applicable to it be amended to add the site accordingly. For this site, it is proposed that this parcel be zoned C-2 to match the rest of the shopping center and have the existing building and site redeveloped and enhanced for its continuation for commercial retail purposes (although this is not expected to involve the continuation of operations offering the rental of machinery and equipment). No changes are proposed (as a part of this Application) to the largest part of the Glen Hollow Shopping Center.

For the following reasons, Applicant submits that there is no material impact resulting from the above proposed changes.

1. All infrastructure and utility services reasonably needed (and with sufficient capacity) to serve and provide for these redevelopments of each parcel are already in place.
2. Additional traffic generation is not expected to increase by such an amount to materially impact the streets currently serving the sites and the remainder of the Glen Hollow Shopping Center. Because the proposal is the substitution of permitted commercial retail uses for the sites (as part of the shopping center), traffic generation is expected to remain generally consistent with the former uses. As such, it is submitted that the offsite roadway infrastructure for the project, including the new redeveloped sites, is already installed and has sufficient capacity to handle traffic as would enter and exit from each site (as finally completed as intended and proposed).
3. All surrounding uses of other properties are commercial in nature, which are compatible with the proposed projects as contemplated by this Application.