

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 PROPERTY TO THE BOUNDARY OF THE SPECIAL USE AND REZONE IT FROM C-1 (GENERAL COMMERCIAL) DISTRICT TO C-2 (LARGE SCALE COMMERCIAL) DISTRICT (PIN 14-16-452-009), AND ADD A NEW BUILDING TO THE SHOPPING CENTER (PIN 14-16- 452-043), FOR THE PROPERTY COMMONLY KNOWN AS JUNCTION CITY SHOPPING CENTER AND LOCATED AT 5901 N PROSPECT ROAD (PARCEL IDENTIFICATION NUMBERS 14-16-452-008, -009, -034, -038, -039, -040, -042, & -043), PEORIA, ILLINOIS. (COUNCIL DISTRICT 3).

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District and a Class C-1 (General Commercial District); and

WHEREAS, said Planning and Zoning Commission has been petitioned to rezone certain property and 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 Planning and Zoning Commission held a public hearing on May 5, 2016, 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 Planning and 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 Appendix B, the Zoning Ordinance, of the City of Peoria, and the District Map made a part of said Ordinance are hereby amended by changing the classification of the following described property to Class C-2 (Large Scale Commercial) District instead of Class C-1 (General Commercial) District and that the existing special use is hereby amended to add property to the boundary of the special use and to add a new building for the following described property:

Legal Description of rezoned area:

SEC'S 8, 9, 16 & 21-9N-8E ALL THAT PT FORMER P,PH&W RR ROW ACROSS SEC'S 8,9,16 & 21-9N-8E BEG N LN CANDLETREE DR EXT'D NW 1/4 NE 1/4 SEC 8 & ENDING NE COR LOT 56 GLEN ELM EXT'D SE 1/4 NE 1/4 SEC 21.

PARCEL IDENTIFICATION NUMBER 14-16-452-009

Legal Description of Special Use area:

PARCEL 1

13.265 ACRES ±

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 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 2

0.580 ACRES ±

PART OF LOT FOURTEEN (14) IN BRYANT & LINDSAY'S SUBDIVISION OF LOTS SEVEN (7) AND EIGHT (8) IN SCHOOL SECTION SIXTEEN (16), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT FOURTEEN (14) AND RUNNING THENCE NORTH ALONG THE EASTERLY BOUNDARY OF SAID LOT FOURTEEN (14) A DISTANCE OF ONE HUNDRED EIGHTY SIX AND FIVE-TENTHS (186.5) FEET TO A POINT; THENCE AT RIGHT ANGLES WEST A DISTANCE OF TWO HUNDRED TWENTY THREE AND SIX-TENTHS (223.6) FEET TO THE NORTHERLY BOUNDARY OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE NORTHEASTERLY BOUNDARY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, A DISTANCE OF TWO HUNDRED FIFTY (250) FEET TO THE SOUTH LINE OF SAID LOT FOURTEEN (14); THENCE EAST ALONG THE SOUTH LINE OF SAID LOT FOURTEEN (14) A DISTANCE OF FIFTY SIX AND SEVENTY-THREE HUNDREDTHS (56.73) FEET TO THE SOUTHEAST CORNER OF SAID LOT FOURTEEN (14), AND THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBERS 14-16-452-009, 14-16-452-034, 14-16-452-008, 14-16-452-043, 14-16-452-042, 14-16-452-040, 14-16-452-039, & 14-16-452-038

Said Ordinance is hereby amended per the submitted Site and Landscape Plan and Conceptual Renderings, with the following conditions and waivers:

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 footcandles 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.

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 _____, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel