



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (prepared by Shannon Techie)
DATE: May 2, 2016
CASE NO: PZ 16-14

REQUEST: 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 (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, IL. (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to rezone parcel 14-16-452-009 to C-2 (Large Scale Commercial) District and add it to the Special Use boundary, and add a new 7,250 square foot commercial building on Parcel 14-16-452-043. The tenants and exact floor plan are not finalized. The renderings provided are conceptual. The petitioner would like to be able to adjust floor plans, doors, building outlines, etc. to meet the needs of tenants. The final floor plan and door openings will adjust accordingly. The architectural look will remain consistent with the renderings and the rest of Junction City, as further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Parking	98 new parking spaces are proposed; for a total of 593 parking spaces for the Shopping Center.	None, as the parking ratio does not exceed the parking ratio of the shopping center prior to the development of the recent new buildings.	None
Mechanical & Utility Screening	None	None	<p>All 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.</p> <p>There are unscreened dumpsters within the Shopping Center that were required to be screened as part of previous approvals. All unscreened dumpsters must be screened before a certificate of</p>

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
			occupancy is issued for this new building.
Landscaping	5 shade trees, to meet the parking lot landscaping requirement, are proposed in a divider median adjacent to the new parking area; interior to the parking lot.	None	None
Buffers & Screening	N/A	None	None
Signs	No proposal provided	Petitioner has requested a waiver to allow light standard signs on every light standard within the Shopping Center.	SPRB does not object to this waiver request. Signs require a separate building permit application and must meet all code requirements.
Exterior Lighting	None proposed	None	Lighting may not exceed 3 footcandles as measured at the property line.
Setbacks, Yards, Build To	The building is interior to the shopping center and meets setback requirements.	None	None
Height	24 feet maximum height	N/A	A building elevation was requested but not provided. A building elevation, noting building height and materials must be provided for review and approval before permits are issued.
Access & Circulation	One way drive aisles are proposed	None	The site plan shows one-way driving lanes where it is currently two-way. This will need to be clearly delineated on site.
Subdivision Plat	None	None	A subdivision plat is required to subdivide the lot for the proposed building location.
Building and Building Materials	Board and batten and horizontal wood siding.	None	New building should be compatible with existing buildings in material and design; with final approval by the Site Plan Review Board.

BACKGROUND

Property Characteristics

The subject parcels contain 13.84 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 contained within the existing special use boundary 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. The parcel proposed to be added to the Special Use boundary, PIN 14-16-452-009, is zoned C-1 (General Commercial) District and is proposed to be rezoned to C-2 (Large Scale Commercial) District.

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.

Amendments to the Special Use which were not established and in active use within 2 years are considered null and void.

SITE PLAN REVIEW BOARD ANALYSIS

The SPRB examines each application against the appropriate 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	N/A
No injury to other property or diminish property values	Yes	N/A
No impediment to orderly development	Yes	N/A
Provides adequate facilities	Yes	N/A
Ingress/Egress measures designed to minimize traffic congestion	Yes	N/A
Adherence to the comprehensive plan	Yes	N/A
If a public use/service, then a public benefit	Yes	N/A
Conforms to all district regulations	Yes, apart from waiver	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs. Reinvest in neighborhoods.	N/A
City Council Strategic Plan Goals	Grow Peoria business, jobs, and population. Attractive neighborhoods with character; safe and livable.	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

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

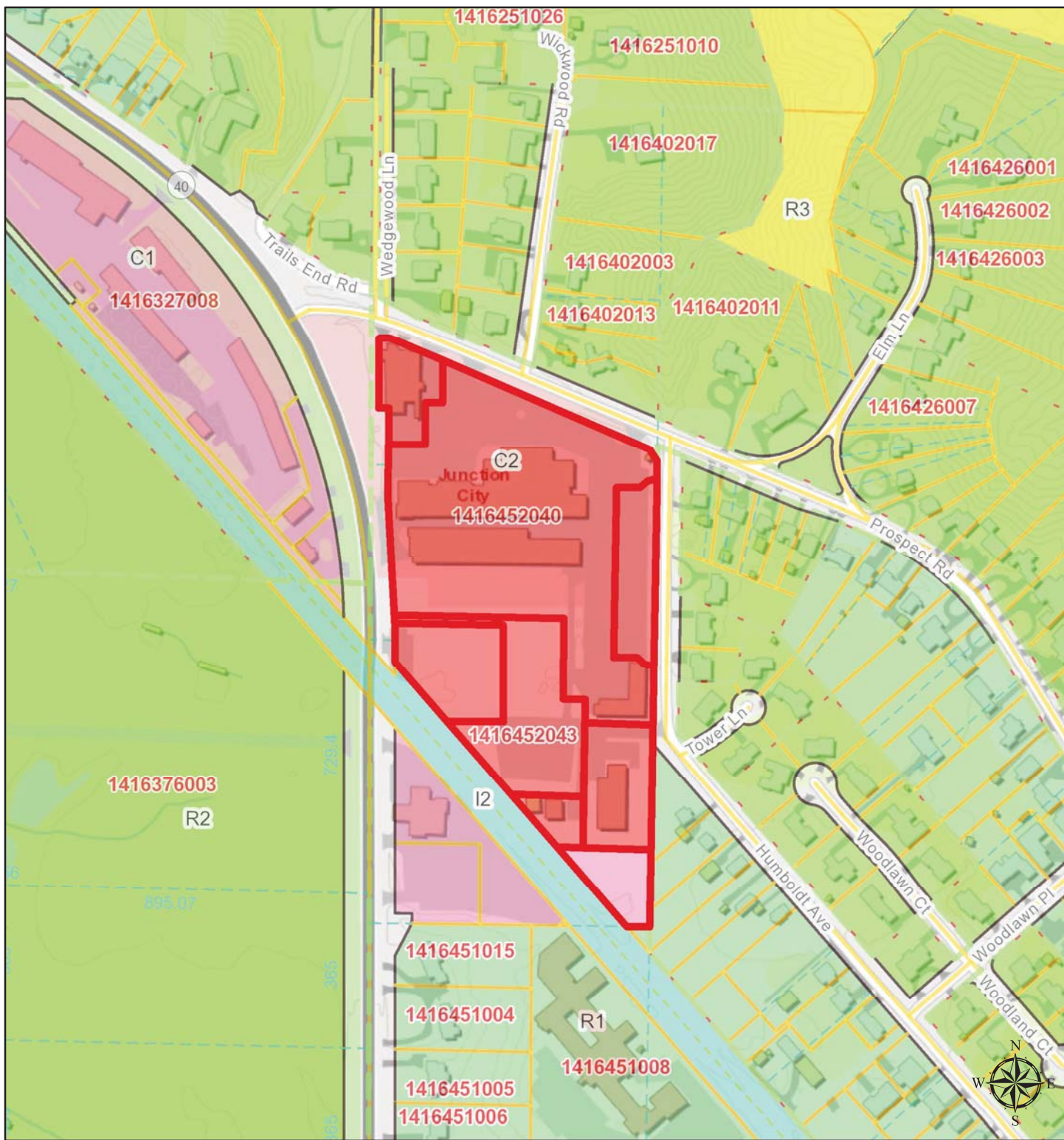
1. A waiver to allow light standard signs on every light standard.
2. All conditions of previous amendments which were established will apply to this amendment.
3. All existing and new rooftop and ground level mechanical equipment, utilities and refuse areas for existing and proposed buildings must be 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 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.

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 (County GIS Print in Color)
2. Aerial Photo (County GIS Print in Color - 2008 Photo until updated)
3. Site Plan
4. Landscaping Plan
5. Elevations and/or Renderings

Junction City Surrounding Zoning



1 inch = 333 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

Peoria County, IL, HERE, USGS



Junction City Aerial Photo



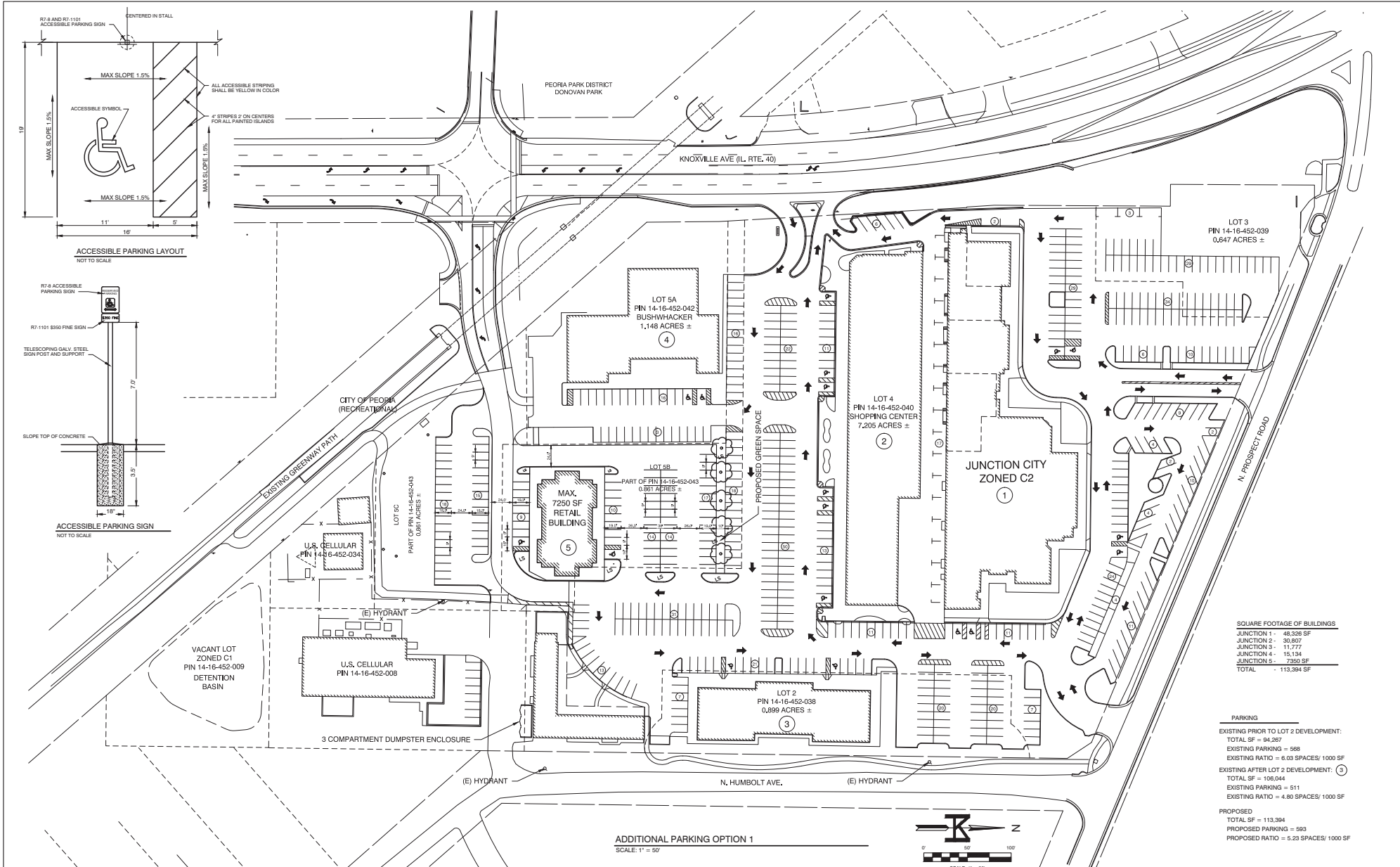
1 inch = 333 feet



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Peoria County, IL, HERE, USGS
County of Peoria, IL and the Sanborn Map Company, Inc.





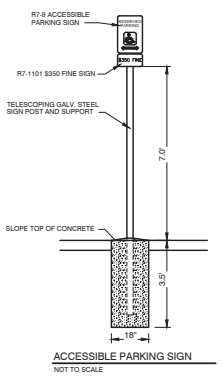
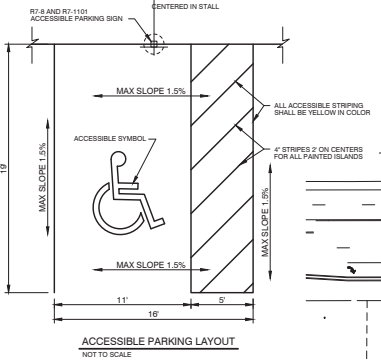
SQUARE FOOTAGE OF BUILDINGS

JUNCTION 1	48,326 SF
JUNCTION 2	30,807 SF
JUNCTION 3	11,777 SF
JUNCTION 4	15,134 SF
JUNCTION 5	7,959 SF
TOTAL	113,904 SF

PARKING

EXISTING PRIOR TO LOT 2 DEVELOPMENT:	
TOTAL SF	= 84,297
EXISTING PARKING	= 568
EXISTING RATIO	= 6.03 SPACES/1000 SF
EXISTING AFTER LOT 2 DEVELOPMENT: (3)	
TOTAL SF	= 106,044
EXISTING PARKING	= 511
EXISTING RATIO	= 4.80 SPACES/1000 SF
PROPOSED	
TOTAL SF	= 113,904
PROPOSED PARKING	= 593
PROPOSED RATIO	= 5.23 SPACES/1000 SF

ADDITIONAL PARKING OPTION 1
SCALE: 1" = 50'



M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
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Peoria, Illinois 61614
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Office: (309) 692-8500
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Professional Design Firm #184.005091

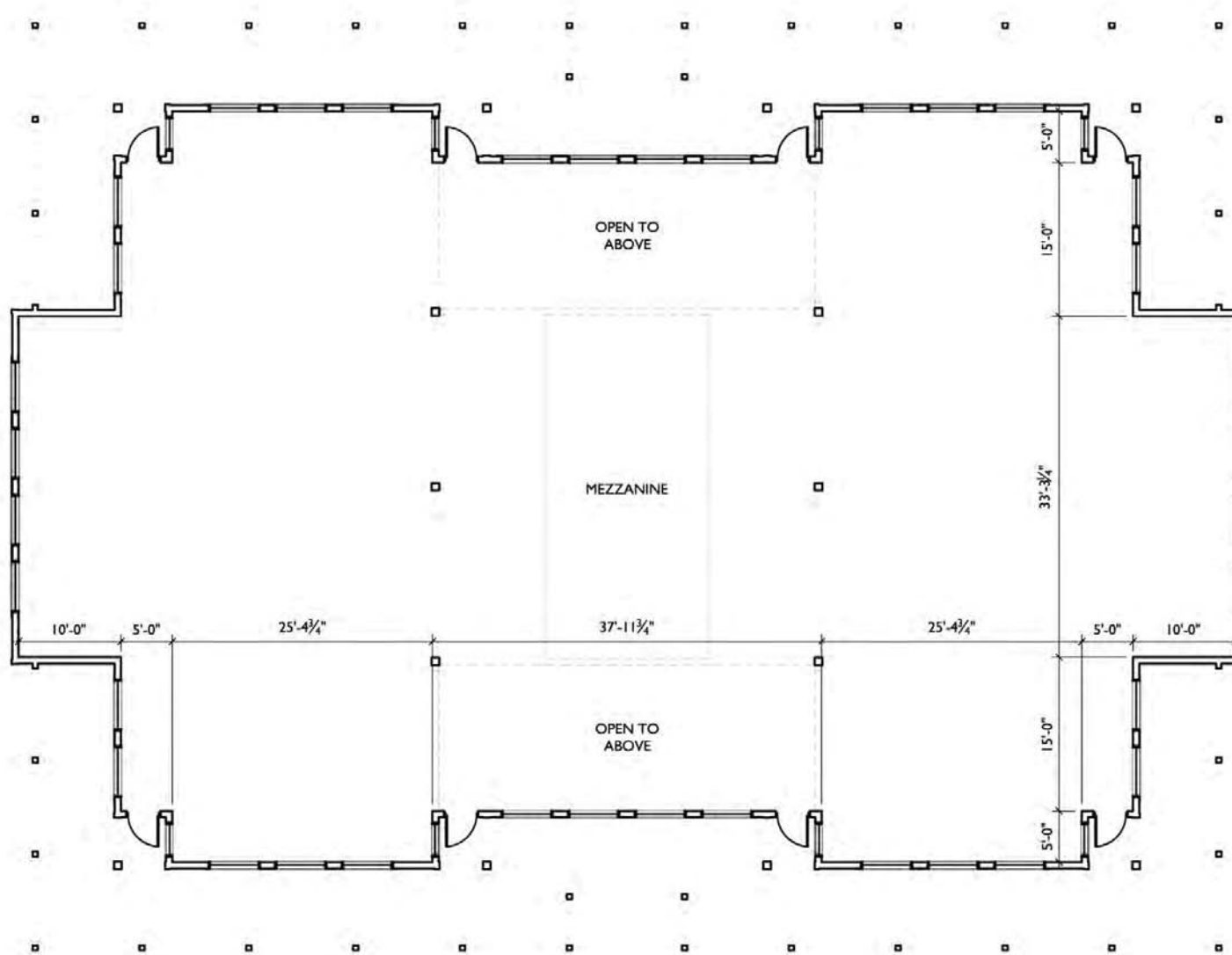
REV.	DATE	NATURE OF REVISION	CHECKED	SCALE	DATE
				1" = 50'	4-27-16

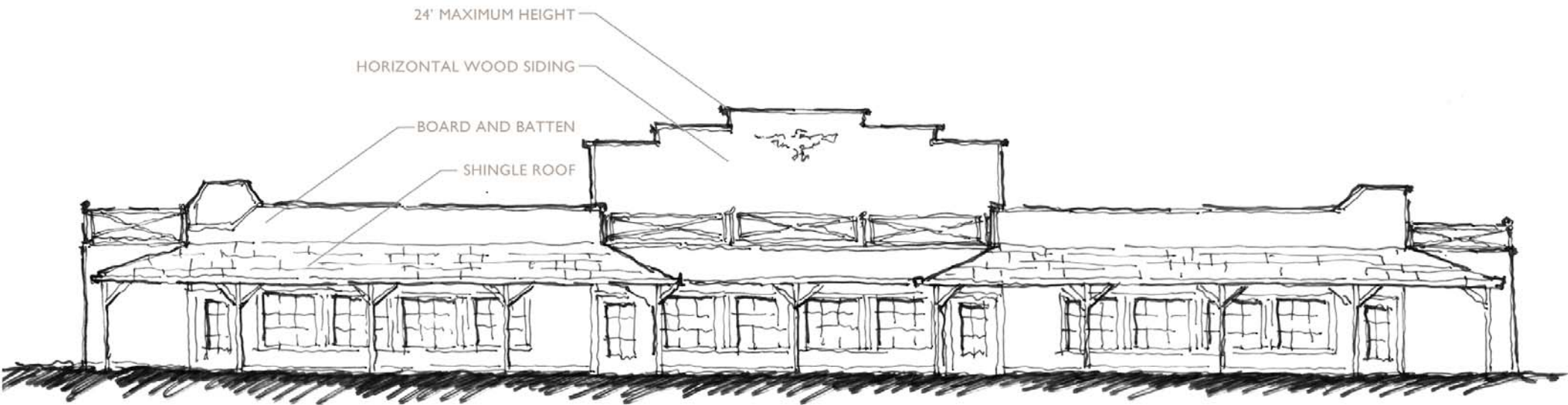
FILE NAME: JUNCTION CITY LOT 5B SPECIAL USE.dwg, May 02, 2016

CLIENT: CRITERION DEVELOPMENT
5901 N. PROSPECT ROAD, SUITE 200
PEORIA, ILLINOIS 61614

TITLE: LOT 5B DEVELOPMENT
SPECIAL USE

PROJECT NO. 14216
SHEET 1 OF 1
DRAWING NO. C1





24' MAXIMUM HEIGHT

HORIZONTAL WOOD SIDING

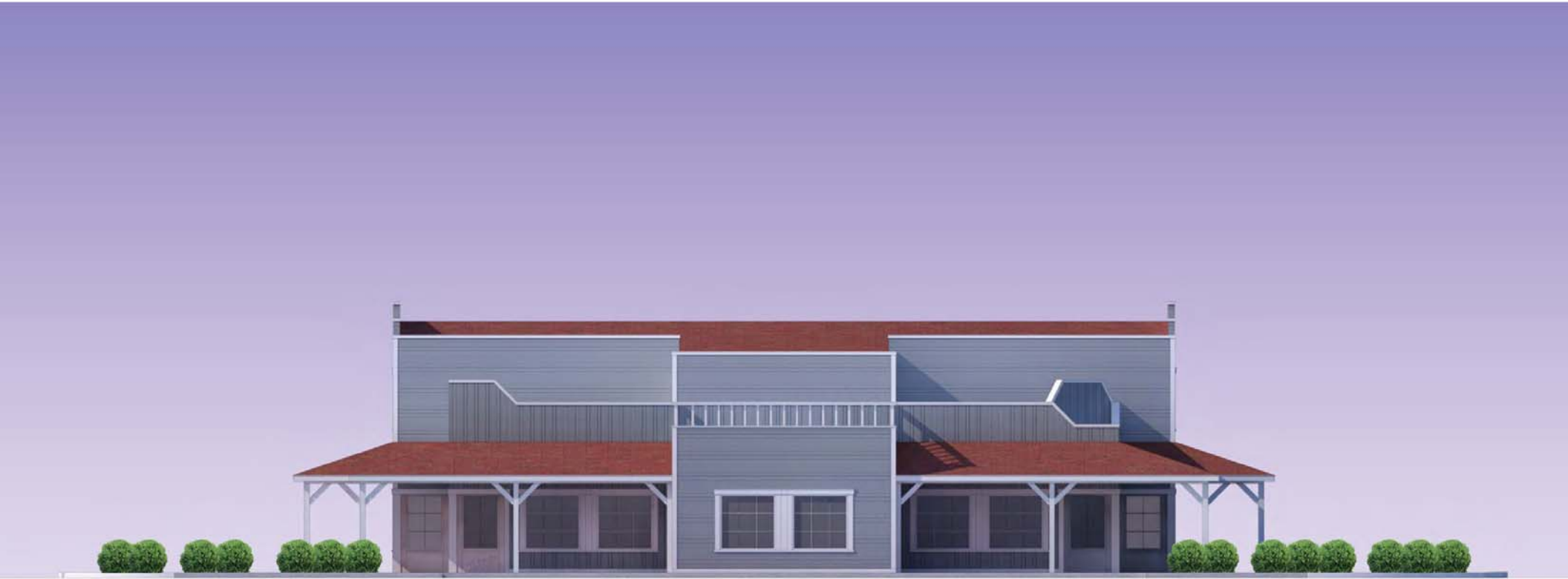
BOARD AND BATTEN

SHINGLE ROOF



DEMONICA KEMPER ARCHITECTS

JUNCTION CITY
PEORIA, IL



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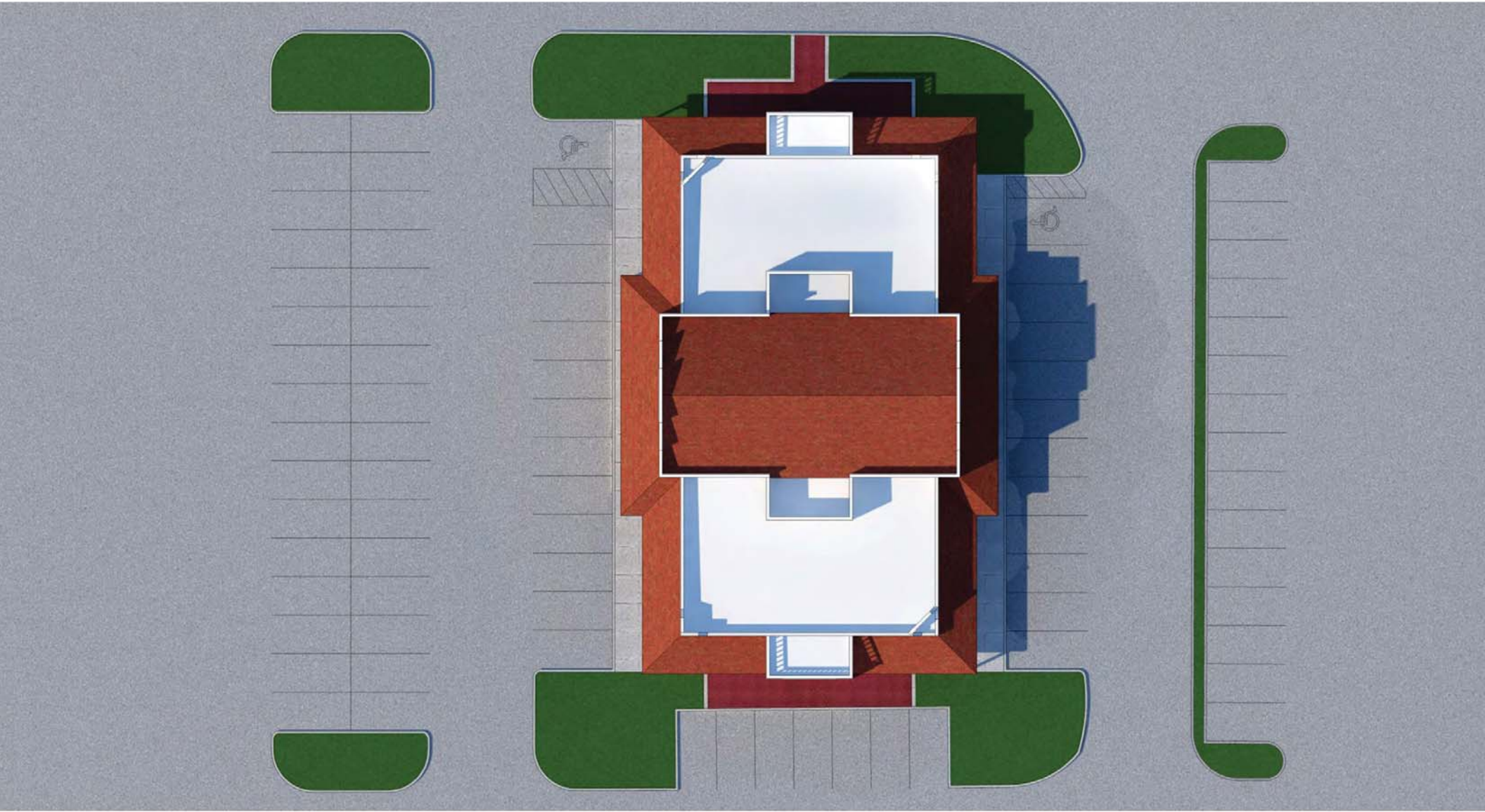
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