

Commissioner Anderson asked what would be done if IDOT denies the request for new intersection.

Commissioner Misselhorn questioned the cost for signalization.

Scott Reisse, City Engineer, stated that costs are paid by developer.

Petitioner Chuck Hollis, stated that the lot has been vacant for 10 years. He explained Park District discussions related to new entrance under the bridge.

Roger Sparks, asked if consideration was given to additional bus stops in this area along Knoxville Avenue and discussed concerns about access to cross Knoxville.

Steve Kerr, stated there is ADA access from the front door to the trail, and the access is equipped with Pedestrians push buttons. He also stated the trail continues to the ICC bus stop.

There being no additional testimony, Chairperson Wiesehan closed the public hearing.

**Motion:**

Commissioner Misselhorn moved to approve the request as presented including all conditions and waivers, with the inclusion of the additional condition from Staff that the building described and attached to the approved Ordinance will be the specific building built. Any change to the proposed building would require an amendment to the Special Use, seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

**CASE NO. PZ 15-7**

→ PUBLIC HEARING on the request of 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 a new commercial 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, -042, -043, -034, & -008), Peoria, IL. (Council District 3).

Senior Urban Planner Shannon Techie, Community Development Department, read Case No. PZ 15-7 into the record and presented the request.

Commissioner Wiesehan questioned the sidewalk policy.

Shannon Techie answered that they are trying to increase connectivity and requests for a Special Use such as this are an opportunity to request that sidewalks be installed. She further explained that it aids in the overall connectivity of the actual Shopping Center also

Shannon Techie read into the record a letter from the Neighborhood Association of the property.

Commissioner Anderson stated concern about requiring all loading to take place from within the Shopping Center and suggested denser, more “opaque” landscaping would improve the look and impact.

Petitioner Chuck Hollis, stated that this project was brought forward after significant study to determine the location was viable for retail. He stated that rear delivery from Humboldt was not practical; the units can be accessed via the sidewalk that will run behind the building from the north and south ends of the building. He stated that there will be added landscaping included a plan to maintain as many mature trees as possible.

In response to Commissioner Misselhorn, Mr. Hollis stated he was not in agreement with adding to the parapet to hide roof-top mechanicals.

Roger Sparks said he applauded the better building, but wants all buildings in shopping center to be accessible. He also requested a sidewalk along Knoxville.

In response to Commissioner Misselhorn, Mr. Hollis stated that the safest crossing is over the bridge. It is currently unknown what will be done with the remaining 1.9 acres. He stated that he doesn't want to plan a road where a building could be. Bushwhacker will have a curb cut featuring immediate connectivity.

There being no additional testimony, Chairperson Wiesehan closed the public hearing.

**Motion:**

Commissioner Durand moved to approve the request as presented, seconded by Commissioner Heard.

Commissioner Misselhorn added a friendly amendment that Condition #11 be amended to state that rooftop mechanical units must be screened by a parapet wall or in another zoning ordinance compliant manners.

The motion was approved unanimously by viva voce vote 6 to 0.

**CASE NO. PZ 15-8**

PUBLIC HEARING on the request of Anthony Rapplean, to rezone property from a Class R-1 (Single-Family Residential) District to the R-3 (Single-Family Residential) District, located at 1814, 1828, and 1820 W. Glen, parcel index numbers (14-20-301-001 through 14-20-301-003), Peoria, IL. (Council District 4).

Senior Urban Planner, Community Development Department, read Case No. PZ 15-8 into the record and presented the request to change zoning from R-1 (Single-Family Residential) to R-3 (Single-Family Residential).

Steve Kerr, spoke on behalf of the petitioner.

Commissioner Wiesehan assured that sidewalks would be built.