

## ORDINANCE NO. 17,191

### AN ORDINANCE PROPOSING THE CREATION OF A KNOXVILLE JUNCTION PROPERTY TAX SPECIAL SERVICE AREA IN THE CITY OF PEORIA, ILLINOIS, AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

**WHEREAS**, The City of Peoria is home rule unit exercising power and authority pursuant to Section 6 of Article VII of the Illinois Constitution of 1970; and

**WHEREAS**, The City of Peoria desires to establish, by virtue of its home rule powers and the Illinois Special Service Area Tax Law (35 ILCS 200/27-5 et seq.) a Special Service Area within the City of Peoria; and

**WHEREAS**, the City of Peoria has received a request from an owner of land within the proposed Special Service Area asking that a Special Service Area be established:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Peoria, Illinois as follows:

#### Section 1. AUTHORITY TO ESTABLISH A SPECIAL SERVICE AREA

The authority to establish and finance a Special Service Area is provided in Section 6(l) of Article VII of the Illinois Constitution of 1970, which provides, in pertinent part:

The General Assembly may not deny or limit the power of home rule units ... (2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services.

and by the Special Service Area Tax Law (35 ILCS 200/27-5 et seq.).

#### Section 2. FINDINGS

The City Council of the City of Peoria, Illinois finds:

- (a) That the consideration, by public hearing, of the extension and continuation of an area hereinafter described in Section 3 as a Special Service Area for the services and purposes therein set forth is in the public interest.
- (b) That said area is a contiguous area within the City of Peoria.
- (c) That the services for which provisions are made, as set forth, are in addition to those governmental services generally provided by the City of Peoria throughout said municipality.
- (d) That the establishment of the Knoxville Junction Property Tax Special Service Area will provide services to businesses within the boundaries of the Special Service Area over and above those typically provided pertaining to government affairs of the City of Peoria; such services to include:
  1. Construction of a new intersection along North Knoxville Avenue.
  2. Relocation and burial of utility lines.
  3. Relocation and construction of storm water facilities.
- (e) That it is in the best interests of the property owners within the Special Service Area that additional property taxes against the properties in said Special Service Area for the aforementioned purposes be levied.

Section 3. PUBLIC HEARING – TAX RATE – ISSUANCE OF BONDS

A public hearing is hereby scheduled for the 24th day of March, 2015 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, Room 400, City Hall, Peoria, Illinois, to consider:

- (a) The creation of a Special Service Area within the City of Peoria on the property depicted on the attached map (Exhibit A), and labeled as the "Knoxville Junction Special Service Area" for the purpose of establishing funds for the construction of certain public infrastructure improvements as outlined in Section 2 above.
- (b) The levy of a direct tax upon real property within the Special Service Area, proceeds of which will be used to repay the debt service issued to fund the construction said improvements.

Section 4. NOTICE OF PUBLIC HEARING

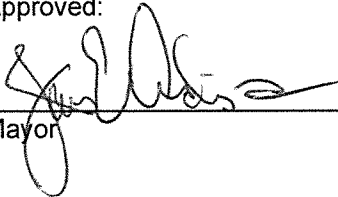
Notice of the Public Hearing shall be published in the Peoria Journal Star not less than 15 nor more than 30 days prior to the date of hearing, in accordance with the requirements of 35 ILCS 200/27-25, 200/27-30, and 200/27-45.

Section 5. EFFECTIVE DATE

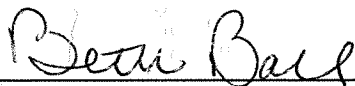
This Ordinance shall be in full force and effect immediately upon its passage.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS this 24 day of February, 2015.


Approved:

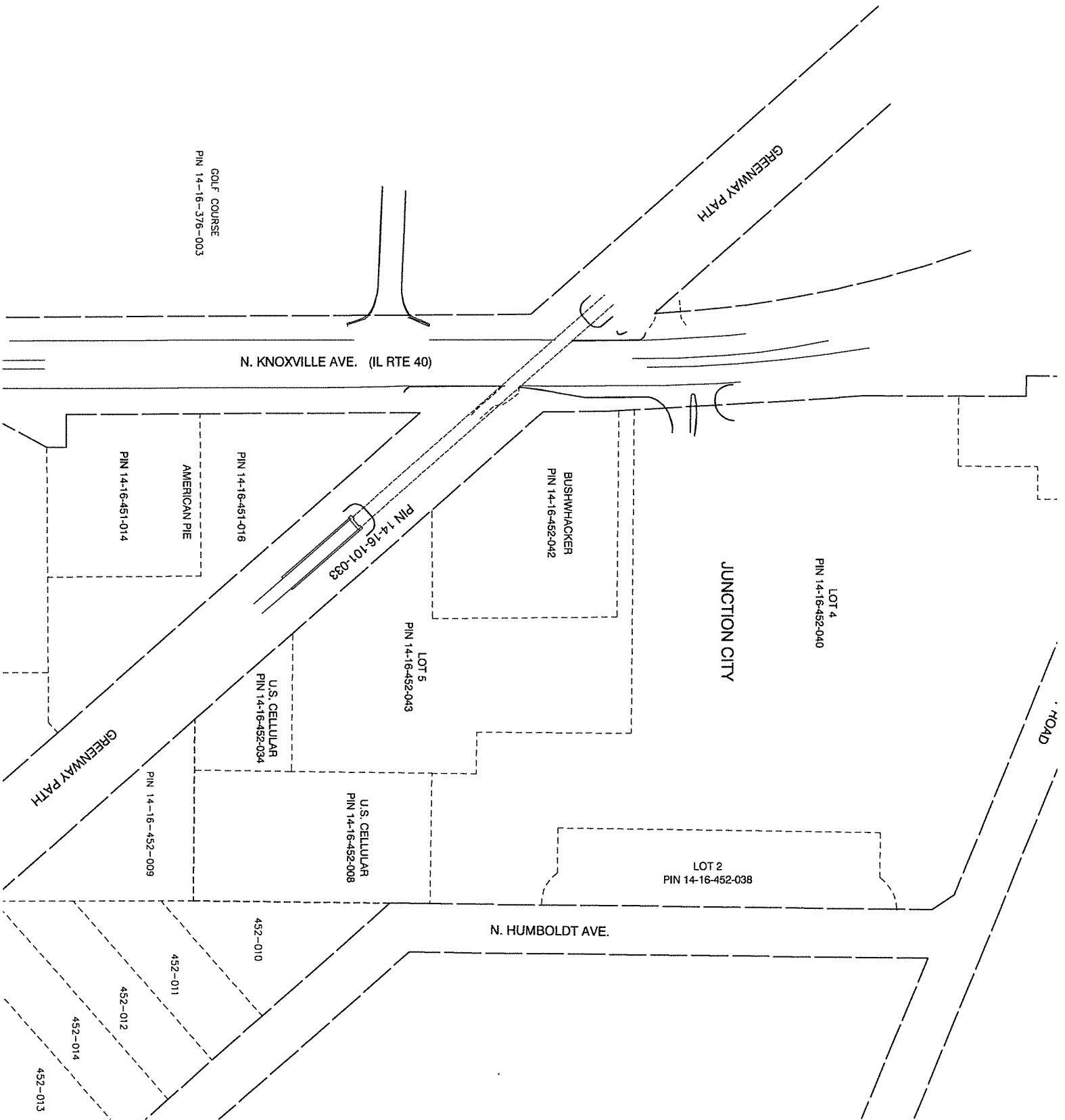
  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Examined and Approved:

  
\_\_\_\_\_  
Corporation Counsel



**APPLICATION TO ESTABLISH A SPECIAL SERVICE AREA WITHIN  
THE CITY OF PEORIA, ILLINOIS TO BE KNOWN AS THE  
KNOXVILLE JUNCTION SPECIAL SERVICE AREA**

This Application is made to the Mayor and City Council of the City of Peoria, Illinois by New Junction Ventures, LLC, an Illinois limited liability company pursuant to and in accordance with the Illinois Special Service Area Tax Law (35 ILCS 200/27-5).

**1. NAME AND LEGAL STATUS OF THE APPLICANT**

The name and legal status of the applicant is NEW JUNCTION VENTURES, LLC ("New Junction"), an Illinois limited liability company. New Junction is the owner of Junction City Shopping Center located at 5901 N. Prospect Road, Peoria. Junction City Shopping Center includes property fronting on Prospect Avenue and Knoxville Avenue in the City of Peoria.

**2. SPECIAL SERVICES TO BE PROVIDED**

The Special Services to be provided within the Knoxville Junction Special Service Area include the construction of a new intersection on Knoxville Avenue together with lighted traffic signals and acceleration and deceleration lanes on Knoxville Avenue. The new intersection will be located opposite the entrance to the existing Donovan Golf Course which will soon be converted to Donovan Park by the Peoria Park District. The new intersection will also provide direct access from Knoxville Avenue to Junction City Shopping Center, the new Bushwhacker retail store currently under construction and property formerly known as the American Pi Bar and Restaurant. The Special Services will include a newly constructed roadway to serve the properties within the Special Service Area and allow for the relocation and burial of overhead power and communication lines. Additionally, storm water detention areas will be relocated and constructed to serve the properties within the Special Service Area. The construction of the new intersection will reduce and consolidate multiple access points on Knoxville Avenue.

**3. BOUNDARIES OF THE PROPOSED SPECIAL SERVICE AREA**

The boundaries of the proposed Special Service Area generally include the properties commonly known as Junction City Shopping Center, The Bushwhacker new retail facility and the property formerly known as the American Pi Bar and Restaurant. The legal description of the proposed Special Service Area is attached as Exhibit A.

**4. ESTIMATED AMOUNT OF FUNDING REQUIRED**

The estimated amount of funding required within the Special Service Area is One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000.00) and will be itemized in additional documents provided for the Notice required to be given by the Special Service Area Tax Law.

5. STATED NEED AND LOCAL SUPPORT FOR THE PROPOSED SPECIAL SERVICE AREA

The stated need and local support for the proposed Special Service Area includes the need to provide improved access to Knoxville Avenue from the properties within the Special Service Area and improved access to Knoxville Avenue from Donovan Golf Course, soon to become Donovan Park. Over the past eight (8) years, the applicant has made significant investments in Junction City Shopping Center, increasing and improving the stores and businesses located within Junction City Shopping Center. New development is occurring including the construction of the Bushwhacker retail facility and additional retail facilities. The long dormant and underutilized property formerly known as the American Pi Bar and Restaurant will be developed productively to add tax base and revenue to the City of Peoria if the Special Service Area is established. The increased traffic serving Junction City Shopping Center and other area within the proposed Special Service Area require a new and direct intersection with Knoxville Avenue to provide convenient and safe access for the general public. Traffic studies which have been conducted for the new intersection support the proposed improvements. Additionally, the Illinois Department of Transportation has reviewed and given preliminary approval for the construction of the proposed improvements. The Peoria Park District supports the establishment of the Special Service Area and the construction of the proposed improvements as these improvements will serve the new Donovan Park and compliment the newly constructed Rock Island Greenway Trail Bridge over Knoxville Avenue. Overall the proposed improvements will improve public safety and aesthetics in this section of the Knoxville Corridor.

The applicant, New Junction Ventures, LLC requests that the Mayor and City Council of the City of Peoria, Illinois establish the Knoxville Junction Special Service Area in accordance with this Application and adopt an Ordinance to levy a tax within the Special Service Area to pay for the Special Services within the Special Service Area in accordance with the Illinois Special Service Area Tax Law. The applicant further requests that a notice be given and a public hearing held in accordance with the Special Service Area Tax Law and that the Corporate authorities take such other and further action as is required to create the Knoxville Junction Special Service Area.

Dated this 16<sup>th</sup> day of February, 2015.

NEW JUNCTION VENTURES, LLC

By: \_\_\_\_\_

**APPLICATION TO ESTABLISH A SPECIAL SERVICE AREA WITHIN  
THE CITY OF PEORIA, ILLINOIS TO BE KNOWN AS THE  
KNOXVILLE JUNCTION SPECIAL SERVICE AREA**

EXHIBIT A

LEGAL DESCRIPTION OF SPECIAL SERVICE AREA

JUNCTION CITY- LOTS 2, 3, 4 and 5B

Lot 2 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 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, Peoria County, Illinois.

PIN #14-16-452-038

Lot 3 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 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, Peoria County, Illinois.

PIN #14-16-452-039

Lot 4 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 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, Peoria County, Illinois.

PIN #14-16-452-040

Lot 5B of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a part of Lots 12, 13 and 14 in plat of Bryant & Lindsay's Subdivision of Lots 7 & 8 in School Section number 16, also a part of vacated right-

of way in the west half of the southeaster quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.  
Part of PIN#14-16-452-041

BUSHWHACKER-LOT 5A

Lot 5A of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City, being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 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, Peoria County, Illinois.  
Part of PIN #14-16-452-041

AMERICAN PI PROPERTY

Tract I

All of Lot fourteen (14) in BRYANT AND 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, which lies South and West of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company, EXCEPTING a tract of ground located in the Southwest corner of said tract and being One Hundred Ninety (190) feet along Knoxville Avenue by Two Hundred (200) feet in depth, situate, lying and being in the County of Peoria and State of Illinois.

5720 N. Knoxville Avenue  
PIN #14-16-451-016

Tract II

Part of Lot 14 in BRYANT AND LINDSAY'S SUBDIVISION of Lots 7 and 8 in School Section 16, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the intersection of the South line of

Said Lot 14 with the Easterly Right-of-Way line of Knoxville Avenue (also known as State Route 88) as said Right-of Way line is described in a dedication for public road purposes recorded on January 3, 1949, in Book 768, Page 365; thence East along the South line of said Lot 14, a distance of 160 feet to a point; thence North a distance of 190 feet to a point; thence West a distance of 200 feet to a point on the Easterly Right-of-Way line of Knoxville Avenue, as described aforesaid; thence South along the Easterly Right-of-Way line of Knoxville Avenue, a distance of 166 feet to a point; thence Easterly a distance of 40 feet to a point; thence South a distance of 24 feet, more or less, to the Place of Beginning; situated in the County of Peoria, in the State of Illinois.

5712 N. Knoxville Avenue  
PIN #14-16-451-014