



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Site Plan Review Board

DATE: April 7, 2016

CASE NO: PZ 16-09

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Christopher Oswald, for Kroger Limited Partnership I, to amend existing Special Use Ordinances No. 16,003, as amended, and 14,254 as amended, for a Shopping Center in a Class C-2 (Large Scale Commercial) District to add/remove property and approve a building addition and parking lot expansion for the property identified as Parcel Identification Nos. 09-32-451-012 (9219 N Lindbergh Dr), 09-32-455-001, 09-32-455-002 (9126 N Lindbergh Dr), 09-32-455-003 (9118 N Lindbergh Dr), 09-32-455-005, 09-32-455-006 (9106 N Lindbergh Dr), 14-05-201-016 (9025 N Lindbergh Dr), 14-05-202-012, 14-05-202-013 (9109 N Knoxville Ave), 14-05-202-017 (1021 W Bird Blvd), 14-05-202-019, 14-05-202-020, 14-05-202-021 (1101 W Bird Blvd), 09-32-451-014 (N Lindbergh Dr), 14-05-201-004 (1116 W Bird Blvd), 14-05-201-005 (8919 N Hale Ave), 14-05-201-006 (N Hale Ave), 14-05-201-007 (8903 N Hale Ave), and 14-05-201-009 (1200 W Bird Blvd), Peoria, IL. (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend two existing Special Uses to:

- 1) Remove 0.68 acres of property, currently owned by RLI, from its special use boundary and add to the adjacent special use boundary for Kroger. The property is currently part of Parcel Identification No. 09-32-451-014; and
- 2) Construct a 20,800 sq. ft. building addition to the Kroger grocery store and parking lot expansion as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Parking	381	None	In compliance
Mechanical & Utility Screening	To comply with requirements.	None	All ground, wall and roof mounted mechanical equipment must be screened from view of public street and residential.
Landscaping	Existing and proposed trees/shrubs for front yard and parking lot.	Front Yard: Replace 140 points of trees with shrubs. Parking Lot: Replace 38 points of trees with shrubs	New front yard and parking lot landscaping should meet the required tree plantings. Existing landscaping may remain to meet requirements. Parking lot islands should be added to break large expanse of pavement.
Signs	No change to existing building & freestanding signs. Banners on light standards	Allow banners on all light standards	No objection to increase banners on light standards from 1 for every 5 light poles, to all.
Exterior Lighting	Not to exceed 3 footcandles 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.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Setbacks, Yards, Build To	10 ft front yard setback at the narrowest part	Reduce the required 20-foot front yard to 10 feet.	Required front yard setback 20 feet should be met.
Height	26 ft 8 in for building addition	None	In compliance
Outside Special Event	Special events/sales located in the parking lot or private sidewalk areas	None	No objection

BACKGROUND

Property Characteristics

The subject property contains 7.5 acres of land and is currently developed with a Kroger grocery store and fuel pump center. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by C-2 (Large Scale Commercial) zoning to the north and south, I-2 (Railroad/Warehouse Industrial) to the west and R-2 (Single-Family Residential) zoning to the east.

The 0.68 acres of land located immediately south of the Kroger parcel is zoned C-2 (Large Scale Commercial). It is currently developed with an access drive serving Kroger and a parking lot for RLI.

History

In 2006, a Special Use for a shopping center was approved for the Kroger grocery store to allow for a building addition, fuel pump center, and signage. In 2008, the special use was amended to add a drive-up ATM facility.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	C2 (Large Scale Commercial)

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	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
Conformance with Comprehensive Plan	Yes	None
If a public use/service, then a public benefit	N/A	None

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
Conforms to all district regulations	No – landscaping and front yard setback	Provide landscaping and setback in compliance.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	None
City Council Strategic Plan Goals	Smart Population Growth	None

SITE PLAN REVIEW BOARD RECOMMENDATION

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

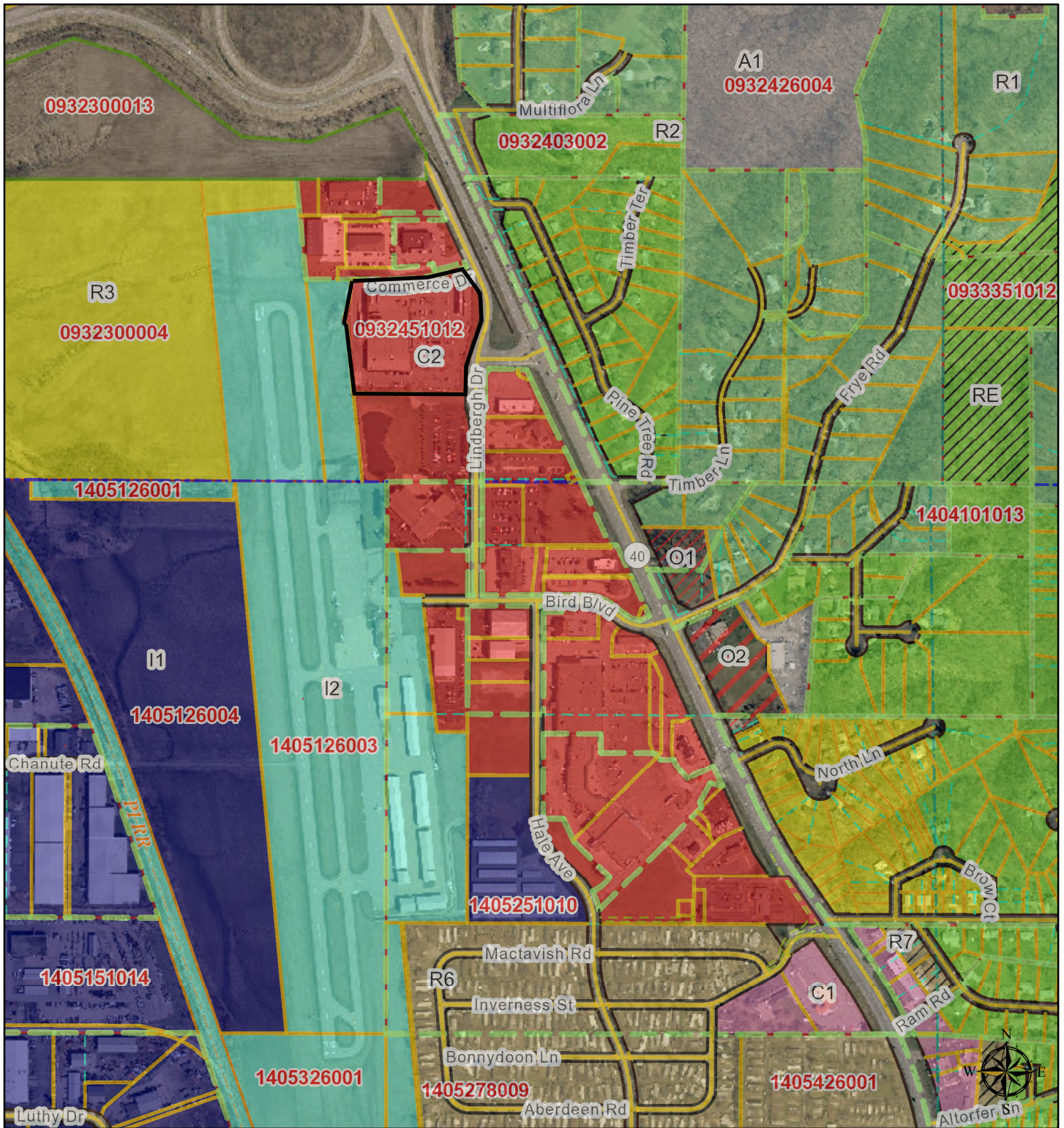
- 1) Provide a revised landscape plan which provides trees plantings for new landscaping material in the front yard (140 points) and parking lot (38 points).
- 2) Revise the site plan to provide the required 20-foot front yard setback.
- 3) Revise the site plan to add landscaped islands within the interior of the parking lot.
- 4) 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.
- 5) 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 meetings all applicable code requirements through all phases of the development.

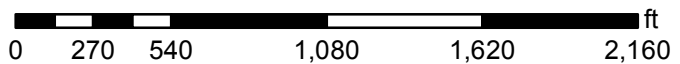
ATTACHMENTS

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

Kroger/RLI



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

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





Anytime Fitness

CVS Pharmacy

Commerce Dr

Kroger

Kroger Pharmacy

Einstein Bros Bagels

Americinn Lodge & Suites-Peoria

Little Caesars Pizza

40

N Lindbergh Dr

N Knoxville Ave

N Pine Tree Rd

N Timber Terrace

N Lindbergh Dr

N Lindbergh Dr

N Timber Ln

E Tim

250 feet 50m

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LEGAL DESCRIPTION
PARCEL 1
 (7.500± ACRES)

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 10 NORTH RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89°40'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 117.14 FEET; THENCE NORTH 02°20'16" WEST, A DISTANCE OF 422.42 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 89°59'01" EAST A DISTANCE OF 532.48 FEET; THENCE NORTH 02°00'59" EAST, A DISTANCE OF 104.55 FEET; THENCE NORTH 12°36'50" EAST A DISTANCE OF 75.25 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 435.20 FEET FOR AN ARC DISTANCE OF 70.0 FEET; THENCE NORTH 18°53'40" EAST A DISTANCE OF 72.20 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 264.50 FEET FOR AN ARC DISTANCE OF 201.97 FEET; THENCE NORTH 24°57'20" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 40, A DISTANCE OF 104.55 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1132.20 FEET FOR AN ARC DISTANCE OF 365.52 FEET; THENCE SOUTH 89°47'40" WEST A DISTANCE OF 165.30 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, FOR AN ARC DISTANCE OF 102.00 FEET; THENCE SOUTH 18°20'00" WEST A DISTANCE OF 42.20 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 37.50 FEET; THENCE SOUTH 92°07'41" EAST A DISTANCE OF 328.59 FEET TO THE POINT OF BEGINNING, CONTAINING 7.500 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA, IN THE STATE OF ILLINOIS.

LEGAL DESCRIPTION
PARCEL 2
 (0.680± ACRES)

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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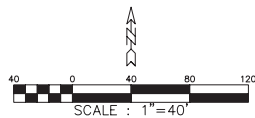
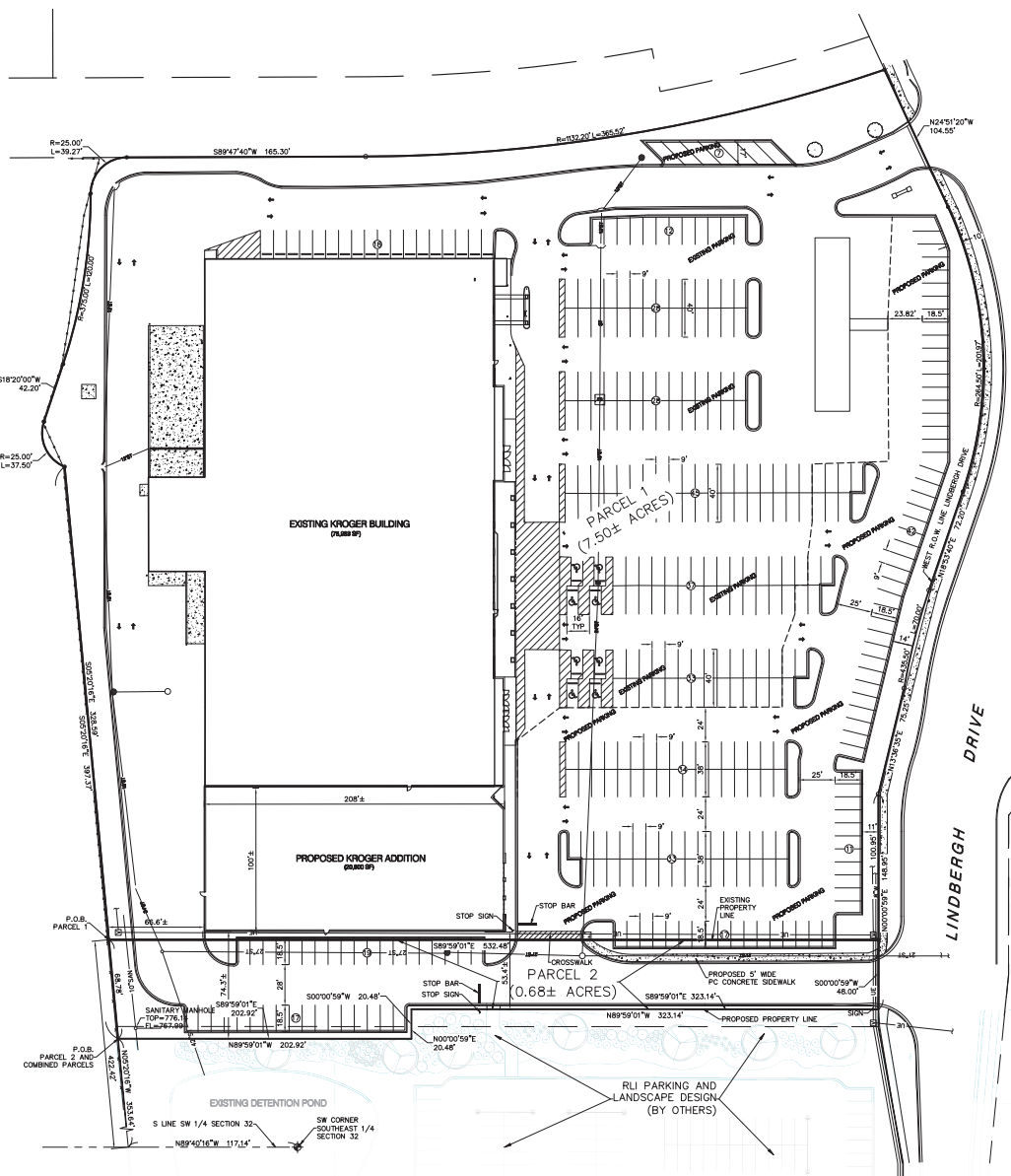
LEGAL DESCRIPTION
PARCEL 1 AND 2 COMBINED
 (8.18± ACRES)

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NOTES:

1. PROPERTY ADDRESS
 9219 N. LINDBERGH DRIVE, PEORIA, IL, 61615
2. PROPERTY ID NUMBERS
 09-32-451-012 (PARCEL 1)
 PT 09-32-451-014 (PARCEL 2)
3. TOTAL BUILDING AREA=96,783
4. THE PROPERTY IS ZONED C-2 (LARGE SCALE COMMERCIAL)
5. PARKING DATA
 REGULAR PARKING SPACES 373
 HANDICAP PARKING SPACES 8
 TOTAL PARKING SPACES PROVIDED 381
 PARKING RATIO: 3.94/1000 S.F.

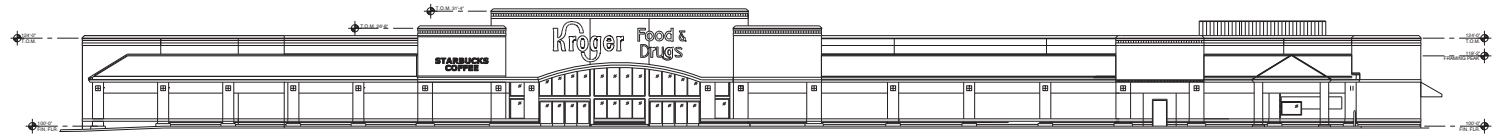


DRAWN BY: CME
 APPROVED BY: GRZ
 DATE: MARCH 2, 2016
 DWG: 20260-SPECIAL USE 2 OF 2
 SURVEY BY:

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

PROPOSED SITE PLAN
THE KROGER COMPANY
STORE J-918

SHEET NO.
2/2
 JOB NO. 20260



EXISTING
FRONT ELEVATION - EAST
SCALE 1/8"



PROPOSED
FRONT ELEVATION - EAST
SCALE 1/8"



PROPOSED ELEVATION

February 3, 2016

KROGER J918

PEORIA, IL
516300



Attachment to Application for Public Hearing before Planning and Zoning
Commission

Development Impact Statement

For the following reasons, Applicant submits that there is no material impact resulting from the construction of an addition, as proposed, to the existing Kroger Store facility located on Lindbergh Drive in Peoria as contemplated and submitted with this Application:

1. All infrastructure and utility services reasonably needed (and with sufficient capacity) to serve and provide for the new addition are already in place (and serving the existing Kroger store).
2. Additional traffic generation is not expected to exceed the same proportion by which the existing square footage of the current Kroger store is to be increased. Because the proposal is the expansion of the existing use and not the addition of a new use, traffic generation will remain consistent with that existing use. As such, it is submitted that the offsite roadway infrastructure for the project, including the new addition, is already installed and has sufficient capacity to handle traffic as would enter and exit from the project (as finally completed with the new addition).
3. All surrounding uses of other properties are commercial in nature, which are compatible with the project addition to the Kroger facility as contemplated by this Application. The adjoining property owner is submitting a contemporaneous (or joint) application for amendment to its special use to provide for modifications to its property consistent with the submittals provided with this Application.