

Ms. Allison responded to Commissioner Misselhorn's inquiry and stated all surrounding businesses are in consideration for the pedestrian connectivity. Ms. Allison added she will work with the developer to create an appropriate plan without hindrance to the developer.

Bob Hall, attorney at law with Miller, Hall & Triggs, LLC and representing Petersen Companies, LLC and TK1, LLC, requested the commission support his request. He said he was agreeable to the conditions. He said he was available to answer questions.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:13P.M.

Motion:

Commissioner Misselhorn made a motion to approve with requested waiver and conditions as recommended by Staff; seconded by Commissioner Heard.

Vice Chairperson Misselhorn read the Findings of Fact.

The motion was approved viva voce vote 5 to 0.

Yeas: Anderson, Heard, Misselhorn, Unes, Wiesehan – 5.

Nays: None.



CASE NO. PZ 15-42

Public Hearing on the request of Greg Slowiak for Institutional Mall Investors, LLC to amend an existing Special Use Ordinance No. 13,392, in a Class C-2 (Large Scale Commercial) District to add a freestanding sign for the property commonly known as the Shoppes at Grand Prairie and located at 5201 W War Memorial Drive, Peoria, IL (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 15-42 into the record and presented the request of Greg Slowiak to amend an existing Special Use to add a freestanding sign for the Shoppes at Grand Prairie. Ms. Allison provided the background for the property known as the Shoppes at Grand Prairie.

Ms. Allison said two previous amendments approved Local Sign Regulations for two sections of the shopping center: Grand Prairie Plaza and the Shoppes at Grand Prairie. The Grand Prairie Plaza area is bound by Grand Prairie Drive, War Memorial Drive, and Orange Prairie Road, which she showed the commission using GIS. The Shoppes at Grand Prairie area is bound by IL Route 91, War Memorial Drive, and Grand Prairie Drive. Each area has an approved signage plan with identified sign locations and sign designs.

Ms. Allison said the petitioner was requesting to amend the existing Special Use to add a 38-foot tall, 474 sq. ft. in size, multi-tenant freestanding sign to the Shoppes at Grand Prairie area. The sign was designed with painted aluminum pillars and a stone-like material at the base. The sign also includes an electronic multiple message board.

Ms. Allison presented the requested waiver: Section 17.11.c - increase the size of a freestanding sign from 70 sq. ft. to 474 sq. ft. and increase the height of a freestanding sign from 25 feet to 38 feet.

The Site Plan Review Board does not object to the request, including the waiver, and subject to the following conditions:

1. Landscaping of the front yard of War Memorial Drive must be in compliance with the Zoning Ordinance.
2. Adherence to the requirements of the IL Dept of Transportation regarding multiple message signs.
3. Sign must be setback a minimum of 100 feet from the center lines or 25 feet from the right-of-way lines of IL Route 91 and War Memorial Drive, whichever is greater.

Greg Slowiak, petitioner, thanked Ms. Allison for the presentation of his request. Mr. Slowiak said the contractor was present to answer technical questions. He verified the setback minimum of 25 feet from the

right-of-way would work. He said the proposed sign would be an enhancement to the shopping center and valuable for the community. He verified Commissioners Misselhorns inquiry that there were no objections to staff conditions.

Commissioner Anderson questioned the purpose of the proposed sign. Anderson said she would prefer to see a monument sign with directional signs. Anderson referred to Oakbrook Center in Oak Brook, Illinois as an example of what she would prefer to see Grand Prairie replicate. Commissioner Anderson was concerned the proposed sign design was distracting to traffic.

Greg Slowiak said not all store names are displayed on the outside of the shopping center and there were currently directional signs in use at the Shoppes at Grand Prairie. He said the proposed sign was included in the leasing ordinance for tenants; once tenants signed the lease, the Shoppes at Grand Prairie must display the store name on exterior signage.

Clayton Follin, contractor for the proposed sign for the Shoppes at Grand Prairie, said he was available to answer any technical questions concerning the request.

With no further interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 1:31P.M.

Motion:

Commissioner Heard made a motion to approve the request along with staff recommendations; seconded by Commissioner Misselhorn.

Commissioner Heard said stores have changed; therefore, there was a need for the sign to display current tenants. He said he hoped the sign will draw attention to the Shoppes at Grand Prairie, with the increase flow of traffic from the new ball park nearby.

Commissioner Misselhorn said he agreed with Commissioner Anderson's concerns. He referred to amendments to the ordinance outlining monument signs for multi-tenant shopping centers. Without the zoning ordinance in place regarding monument signs, he said it was not appropriate for the developer to re-do the project. Misselhorn said with mixed feelings, he supported the project.

Commissioner Wiesehan agreed with Commissioners Misselhorn and Anderson. He said the proposed sign correlated with the sign for the Plaza at Grand Prairie. He said he supported the request.

Vice Chairperson Misselhorn read the Findings of Fact.

The motion was approved viva voce vote 4 to 1.
Yeas: Heard, Misselhorn, Unes, Wiesehan – 4.
Nays: Anderson – 1.

CASE NO. PZ 15-43

Public Hearing on the request of Robert Hall of Miller, Hall & Triggs, LLC for Kroger Limited Partnership I, to amend an existing Special Use, Ordinance Number 13,633, as amended, for a Shopping Center in a Class C-2 (Large Scale Commercial) District to add a new retail building and a fuel center, for the property commonly known as Evergreen Square Shopping Center and located at 801 W Lake Avenue (Parcel Identification Numbers 14-20-476-006, -016, -017, -018, -019, -020, -023, -024, -025, & 14-20-428-009), Peoria, IL. (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 15-43 into the record and presented the request of Robert Hall to amend an existing Special use to add a new retail building and fuel center. The petitioner was requesting to amend an existing Special Use for a Shopping Center to construct a new Kroger Store, with a gross floor area of 123,602 square feet, and add a fuel center. The existing Kmart and LensCrafters buildings will be demolished as part of the proposed improvements in this area of the Shopping Center. Ms. Techie said please note Kroger does not or will not own all of the parcels