

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 Misselhorn 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

within the Shopping Center. As a result, they are requesting to only improve those parcels under their control. Staff does not object to this request.

Parking Lot Landscaping: One landscape point was required for every parking space provided. In this case a maximum of 1,373 parking spaces will be provided and therefore 1,373 parking lot landscape points are required.

For the front yard along Sheridan Road, 258 landscape points are required, in the form of trees. A waiver is requested, as Kroger does not or will not own these parcels. For the front yard along Lake Avenue, 430 front yard landscape points are required, in the form of trees. The petitioner has agreed to eliminate some of the landscaping currently shown and add two rain gardens to the front yard along Lake; one immediately east of the westerly entrance and one immediately west of the easterly entrance in place of some trees and shrubs currently shown. With the inclusion of the rain gardens, Staff does not object to the waiver from the requirement to provide all front yard landscaping in the form of trees.

A photometric lighting plan was not provided and must be submitted before any permits are issued.

Ms. Techie reviewed the screening, signage, and outdoor display requirements and requests. Ms. Techie provided Staff Comments as outlined in the memo.

Staff had the following comments:

1. Underground tank permits will be required for this project.
2. The City strongly encourages the use of sustainable Best Management Practices (BMP) for storm water management including, but not limited to, native grasses, bioswales, rain barrels, raingardens, dry wells, permeable pavement, etc.
3. The following permits are required; contractors must be licensed and bonded with the City of Peoria:
 - a. Sidewalk/Drive Approach Permit
 - b. Excavation Permit (for utility connections; flowble fill is required for any excavations within two feet of pavement, curb and gutter and/or sidewalk)
 - c. Erosion, Sediment and Storm Water Control Permit
 - d. Lane/Road/Sidewalk/Alley Closure
4. Additional permits may be required:
 - a. General ROW Use permit
5. An NPDES construction permit from the Illinois EPA will be required for this project.

Staff supported the following requested waivers:

1. Waiver from Front Yard Landscaping Requirements along Sheridan Road: A waiver is requested to not provide additional landscaping along Sheridan Road, as these parcels are not controlled by Kroger.
2. Waiver from Parking Lot Landscaping Requirements for Parcels Not Owned by Kroger: A waiver is requested to only provide parking lot landscaping associated with parking owned or to be owned by Kroger, as part of this amendment.

The Site Plan Review Board recommends APPROVAL of the request, including waivers 1,2,3,4, & 7, and all conditions.

Condition	Detail	Staff Recommendation
1. Accessible Parking Spaces	Accessible parking spaces must be located on the shortest route of travel to the facility entrances. Verify on a revised site plan that proposed accessible parking spaces across from Office Depot and (old) Berean Book Store are located on the shortest accessible route of travel to each facility entrance they	Support
2. Accessible Parking Spaces	Disabled parking spaces must be striped with an 11' parking area and a 5' aisle on the right hand side, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.	Support
3. Parking	Regular parking spaces must be striped a minimum of 8.5 feet in width by 18.5 feet in length.	Support
4. Parking	Eliminate parking along east/southeast side of fuel center (21 spaces) and north of the detention area (a minimum of 8 spaces) to accommodate proposed rain gardens and expanded detention area.	Support
5. Accessibility	Replace deteriorated and non-ADA-compliant walks, curbs and accessible ramps along property frontage, for all parcels controlled or to be controlled by Kroger.	Support
6. Accessibility	Improve the (west) entrance along Lake Avenue to meet current ADA standards including an accessible crosswalk, ramps, and access to the pedestrian push buttons.	Support
7. Accessibility	Verify truck accessibility for product and fuel deliveries.	Support
8. Sidewalk	A dedicated pedestrian connection a minimum of 5 feet in width must be provided between the existing Kroger building and the proposed Kroger building. A revised site plan showing this pedestrian connection should be provided.	Support
9. Sidewalk	A continuous sidewalk from the ROW sidewalk to the first driving lane at the east entrance along Lake Avenue should be provided. A revised site plan is required.	Support

10. Storm Water Detention	<p>To address storm water detention 2 rain gardens must be added to the front yard along lake; one immediately east of the westerly entrance and one immediately west of the easterly entrance in place of some trees and shrubs currently shown.</p> <p>In addition, the detention area shown in the southwest corner of the site will be enlarged to capture roof drainage from the new store and native plants will be placed around the edge of the detention area. A revised site and landscape plan is required and must be submitted before</p>	Support
11. Lighting	A photometric lighting plan is required before permits are issued. Lighting may not exceed 3 footcandles as measured at the property line.	Support
12. Screening	All rooftop and ground level mechanical equipment and utilities must be screened per Zoning Ordinance requirements. The parapet should be extended on the south side to fully screen the rooftop mechanical units from Lake	Support
13. Signs	All proposed signs must meet zoning ordinance requirements, unless a specific waiver is granted. Building permits are required for all signs.	Support
14. Outdoor Display areas and Sidewalk Sales	Outdoor display areas and sidewalk sales are approved as part of this amendment. A revised plan showing all proposed display areas should	Support
15. Landscaping	5 additional landscape islands must be added to the interior of the lot in alternating rows, placed in the center of each row, to break up the large expanse of parking area, and must be planted with shade trees. A revised landscape plan must be submitted before permits are issued.	Support
16. Landscaping	Additional trees must be added to the west side of the easterly entrance along Lake Avenue to replace some trees that will be removed for the placement of the rain gardens. A revised landscape plan must be submitted before permits are issued.	Support
17. Slip Lane	Narrow the slip lane width into fuel center to 15' and add signage to slip lane	Support
18. Interior Crosswalks	Brick pavers must be used for the 6 crosswalks (2 on the south end the new building, 2 at the front of the new building, and two to the north of the new building) and add stop signs and pedestrian signage at the crosswalks.	Support

Bob Hall, representing the petitioner, introduced members of the team and said they were available to answer questions. Mr. Hall said he hoped the City would welcome the proposal. He complimented Ms. Techie's assistance and presentation of the request. Hall said the condition for a pedestrian connection between the existing Kroger and the proposed Kroger was problematic; as it eliminated a row of parking. Hall referred to item #18 and said brick pavers may not be the material used.

Commissioner Wiesehan expressed his preference for dedicated pedestrian friendly areas.

Commissioner Misselhorn requested verification of Hall's concerns regarding the conditions. Misselhorn provided a suggestion for both a visual and functional enhancement that would not take away from parking.

Commissioner Anderson questioned if all the parking spaces proposed would be used. Anderson suggested to build the pedestrian walk where the parking was less used: between the two entrances. Anderson supported a more visually attractive parking lot. Anderson said, overall, this was a great project.

Commissioner Unes questioned if taking away 30 parking spaces for a pedestrian connection from east to west would be detrimental to business.

Bob Hall responded losing 30 spaces would be detrimental to the project.

Ross Beyer, KMA Senior Real Estate Specialist for the Kroger Co., clarified decreasing the number of parking spaces would be problematic. He said there were existing parking easements; therefore, he cannot commit to a pedestrian walk as he does not have the right to change easements.

Commissioner Wiesehan questioned the easements and requested confirmation of the owner of the parking lot.

Ross Beyer confirmed Kroger was the owner of the parking lot. He said easements are in place that he does not have the right to revoke.

With no interest in public testimony, Chairperson Wiesehan closed the Public Hearing at 2:23P.M.

Motion:

Commissioner Heard made a motion to approve the request along with staff recommendations, excluding #8 regarding the pedestrian connection and to modify #18 Interior Cross Walks to read brick pavers or comparable in appearance material must be used. The motion was seconded by Commissioner Unes.

Commissioner Misselhorn agreed with commissioners comments and said he welcomed the project. He gave his appreciation to staff for working with the developer to make improvements. He questioned the ordinance in reference to internal pedestrian connectivity in a multi-tenant shopping plaza. Misselhorn questioned if the pedestrian connection should be a requirement rather than a condition.

Ms. Techie read the ordinance in reference to pedestrian connectivity and stated the petitioner is meeting part of the ordinance. A waiver must be requested for the portion of the petitioner's request not in accordance with the ordinance; pedestrian connectivity was a requirement.

Commissioner Wiesehan was in favor of the proposed development. He said he appreciated the proposed signs; which correlated with the design and the scope of the building.

Commissioner Misselhorn agreed the signs were an enhancement.

Vice Chairperson Misselhorn read the Findings of Fact.

The motion was approved viva voce vote 3 to 2.
Yeas: Anderson, Heard, Unes – 3.
Nays: Misselhorn, Wiesehan – 2.

CASE NO. PZ 15-44

Public Hearing on the request of Steve Wessels of Alcast Company to obtain a Special Use, in a Class I1 (Industrial/Business Park) District, for a Machine Shop for the property identified as Parcel Identification No. 14-06-226-016 and with an address of 8600 Industrial Rd, Peoria, IL (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 15-44 into the record and presented the request of Steve Wessels to obtain a Special Use for a machine shop. The subject property contains 8.48 acres of land and is currently developed with a 52,400 sq. ft. warehouse building. The property is zoned Class I1 (Industrial/Business Park) and surrounded by I1 (Industrial/Business Park) zoning to the north, south, east and west. Ms. Allison gave a summary of the proposal as outlined in the memo; buildings and yards, parking and access, landscaping, lighting, and screening, and signage.

The requested waivers are as follows:

1. Section 16.10 – waiver to screen mechanical/utility equipment
2. Section 16.4 – waiver to install landscaping in phases with development

The Site Plan Review Board recommends APPROVAL of the request, subject to the following conditions:

1. All new rooftop, and all existing and new wall mounted and ground level mechanical equipment must be screened from street view and residentially zoned districts.
2. All proposed refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
3. A lighting plan must be submitted for review prior to issuance of a Zoning Certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line.
4. Landscaping for the front yards and parking lot must be installed per the requirements of the Zoning Ordinance with approval of this special use. (No phasing of requirements)
5. Close and barricade each entrance (two northernmost access drives) to the unused portion of the parking lot and barricade the unused parking area from the proposed/stripped parking area.
6. The surface of the parking lot which is to be striped and actively in use, must be restored to an evenly paved surface, free from potholes, cracks, and weeds.
7. No exterior storage of materials or vehicles shall be permitted in the unused/closed portion of the parking lot unless it is in compliance with zoning ordinance.

Commissioner Unes questioned the reasoning for condition #5.

Ms. Allison explained the new parking regulations were intended to eliminate excessive parking.

Commissioner Wiesehan expressed concern of blocked entrances to be unfavorable for emergency vehicles.

Ms. Allison, in response to Commissioner Misselhorn's concern regarding the need for storage screening in an industrial setting, said the screening requirements included in the ordinance enhance the aesthetics of an industrial park.

Commissioner Anderson agreed with Commissioner Misselhorn's concern with the screening requirements. Anderson supported the waiver to install landscaping in phases with development. Anderson did not support condition #6.

Steve Kerr, representing the applicant, said he accepted condition #4 and #6. He disagreed to condition #5; the petitioner planned to use all the space.

Commissioner Durand entered the council chambers at 2:58P.M.