



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (Prepared by Leah Allison)  
**DATE:** February 7, 2019  
**CASE NO:** PZ 19-05

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Chris George of Tartan Realty Group to amend an existing Special Use Ordinance No. 13,932 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a commercial building, with a request to waive the parking impact fee, for the property commonly known as the Shoppes at Grand Prairie and located at 5201 W War Memorial Drive. The subject property is identified as Parcel Identification No. 13-11-151-027, Peoria IL. (Council District 5)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to amend the existing Special Use to add a commercial building with a request to waive the parking impact fee. The proposed development is further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	78 regular spaces and 4 handicap accessible spaces. Maximum number of parking spaces allowed by-right is 35.	Eliminate the parking impact fee.	Parking impact fee of \$11,750 (\$250 per space x 47) must be paid prior to issuance of a building permit or, install porous paving system.
Mechanical & Utility Screening	Mechanical and utility equipment to be screened.	None	No objection
Landscaping	Landscaping plan, in compliance with the Unified Development Code, to be submitted for approval prior to issuance of the building permit.	None	No objection
Signs	A 10 ft in height by 10 ft in width monument sign located at the northeast corner of the subject parcel.	Increase the sign size and height.	Staff does not support. Sign should comply with local sign regulations which allow for a 8.6 ft tall, 25 square foot multi-tenant sign and specific design.
Exterior Lighting	An exterior lighting plan, in compliance with the Unified Development Code, to be submitted for approval prior to issuance of the building permit.	None	No objection
Setbacks	Setbacks are in conformance with the Unified Development Code	None	No objection
Height	Building height is 26 feet at its tallest point	None	No objection

## **BACKGROUND**

### **Property Characteristics**

The subject property contains 1.17 acres and is part of the 200+ acre site of the Shoppes at Grand Prairie Special Use. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by C-2 (Large Scale Commercial) zoning to the north, south, east and west.

### **History**

In 1995, a Special Use for a shopping center was approved for the Shoppes at Grand Prairie with several amendments since then to add property, approve sign regulations, increase building height, and additional development.

<b>Date</b>	<b>Zoning</b>
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	I1 (Light-Industrial)
1990 - Present	C2 (Large Scale Commercial)

## **DEVELOPMENT REVIEW BOARD ANALYSIS**

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

<b>Standard</b>	<b>Standard Met per DRB Review</b>	<b>DRB Condition Request &amp; Justification</b>
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
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Parking impact fee and freestanding sign
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

### ***Parking Impact Fee***

In 2014, City Council approved changes to parking regulations that replaced minimum parking requirements with a maximum parking allowed by-right. The maximum number of parking spaces may be exceeded upon payment of a \$250 per parking space impact fee. The intent was to reduce the amount of impervious surfaces especially in a shopping center development where parking is shared. The reduction of impervious surfaces promotes sustainability, reduces storm water run-off, and the storm water utility fee.

For this development, ample parking is available from the Gordman's, Hy-Vee, and adjacent commercial establishments. This area is part of a shopping center, which by definition and design, is to share parking. The installation of porous paving system may be considered as an option to the parking impact fee.

### ***Freestanding Sign***

This shopping center includes an approved signage plan which identifies locations and specific design. Staff recommends adherence to this plan for uniformity with other signs and identification within the shopping center.

### **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request with the following conditions:

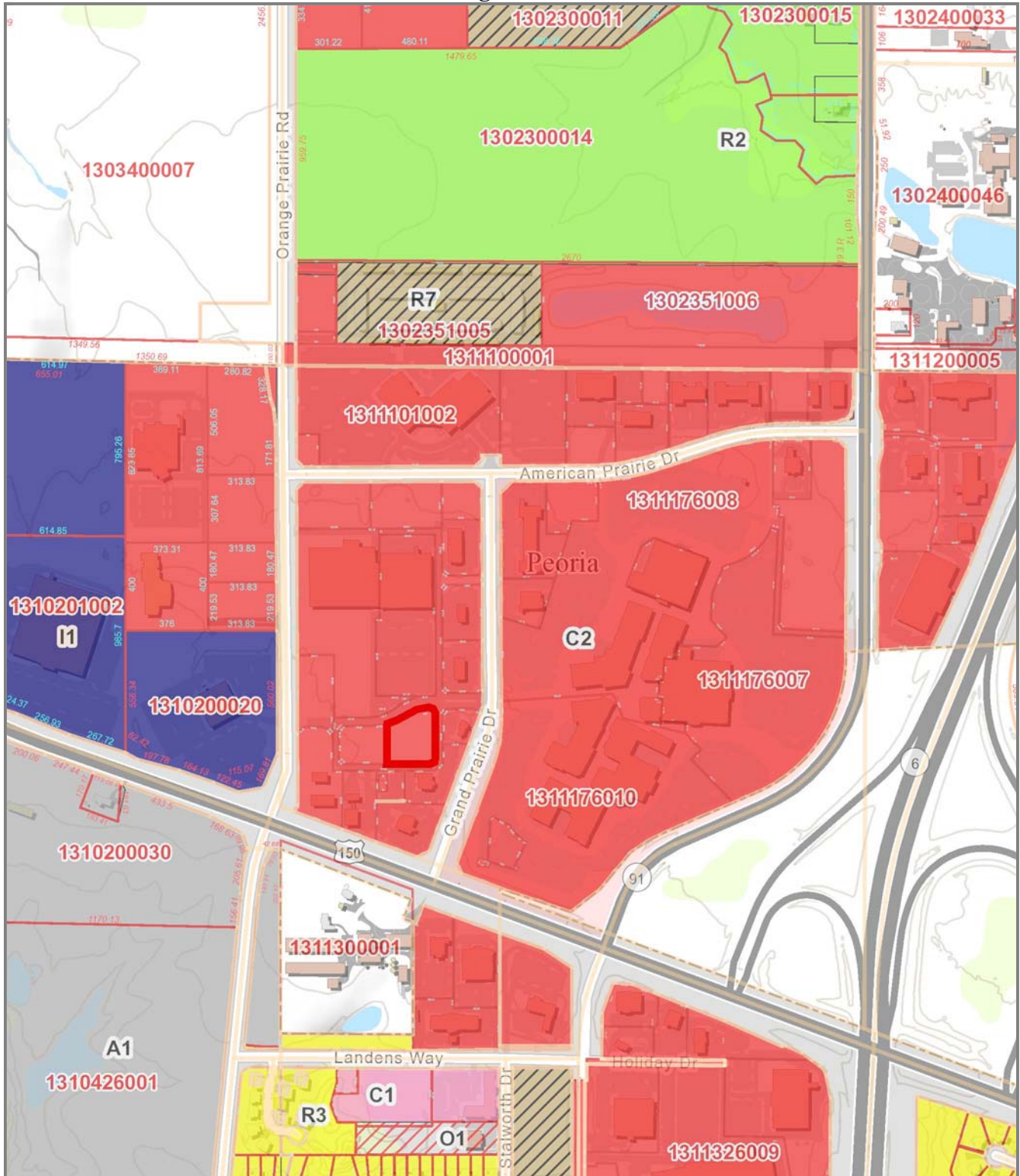
- 1) Payment of the parking impact fee or install a porous paving system.
- 2) A free-standing sign in compliance with the previously approved local sign regulations.
- 3) Provide authorization from adjacent property owner to perform parking lot paving.
- 4) Revise the handicap parking spaces to eliminate shared access aisle.

**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 meeting all applicable code requirements through all phases of the development.

### **ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and/or Renderings
5. Statements
  - a. Economic Statement
  - b. Environmental Statement
  - c. Public Services Statement

### N Orange Prairie Rd



*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*

Map Scale  
1 inch = 667 feet



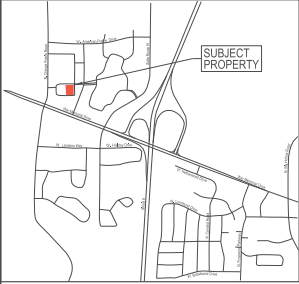
### N Orange Prairie Rd



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Map Scale  
1 inch = 167 feet





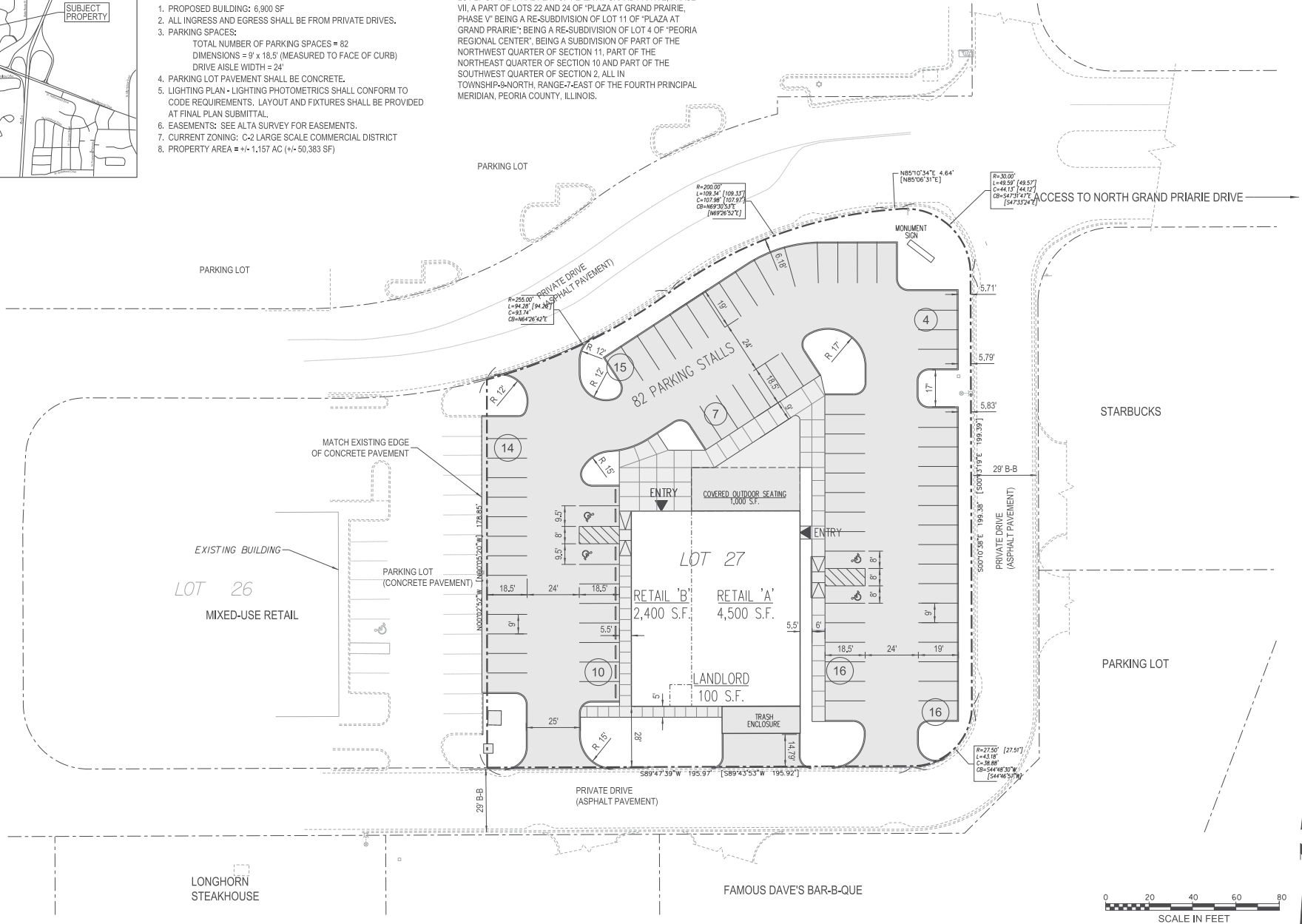
SUBJECT PROPERTY

**NOTES:**

1. PROPOSED BUILDING: 6,900 SF
2. ALL INGRESS AND EGRESS SHALL BE FROM PRIVATE DRIVES.
3. PARKING SPACES:  
TOTAL NUMBER OF PARKING SPACES = 82  
DIMENSIONS = 9' x 18.5' (MEASURED TO FACE OF CURB)  
DRIVE AISLE WIDTH = 24'
4. PARKING LOT PAVEMENT SHALL BE CONCRETE.
5. LIGHTING PLAN - LIGHTING PHOTOMETRICS SHALL CONFORM TO CODE REQUIREMENTS. LAYOUT AND FIXTURES SHALL BE PROVIDED AT FINAL PLAN SUBMITTAL.
6. EASEMENTS: SEE ALTA SURVEY FOR EASEMENTS.
7. CURRENT ZONING: C-2 LARGE SCALE COMMERCIAL DISTRICT
8. PROPERTY AREA = +/- 1.157 AC (+/- 50,383 SF)

**LEGAL DESCRIPTION:**

LOT 27 OF THE FINAL PLAT OF PLAZA AT GRAND PRAIRIE, PHASE VII, A PART OF LOTS 22 AND 24 OF "PLAZA AT GRAND PRAIRIE, PHASE V" BEING A RE-SUBDIVISION OF LOT 11 OF "PLAZA AT GRAND PRAIRIE"; BEING A RE-SUBDIVISION OF LOT 4 OF "PEORIA REGIONAL CENTER"; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHEAST QUARTER OF SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.



NO.	DATE	DESCRIPTION
1	10/20/2023	Site Plan
2	11/01/2023	Revised
3	11/01/2023	Revised
4	11/01/2023	Revised
5	11/01/2023	Revised
6	11/01/2023	Revised
7	11/01/2023	Revised
8	11/01/2023	Revised
9	11/01/2023	Revised
10	11/01/2023	Revised



Tartan Real Estate  
Grand Prairie Lot 2, Peoria, IL  
Concept Design - Revision 1  
Jan 7, 2019





Tartan Real Estate  
Grand Prairie Lot 2, Peoria, IL  
Concept Design - Revision 1  
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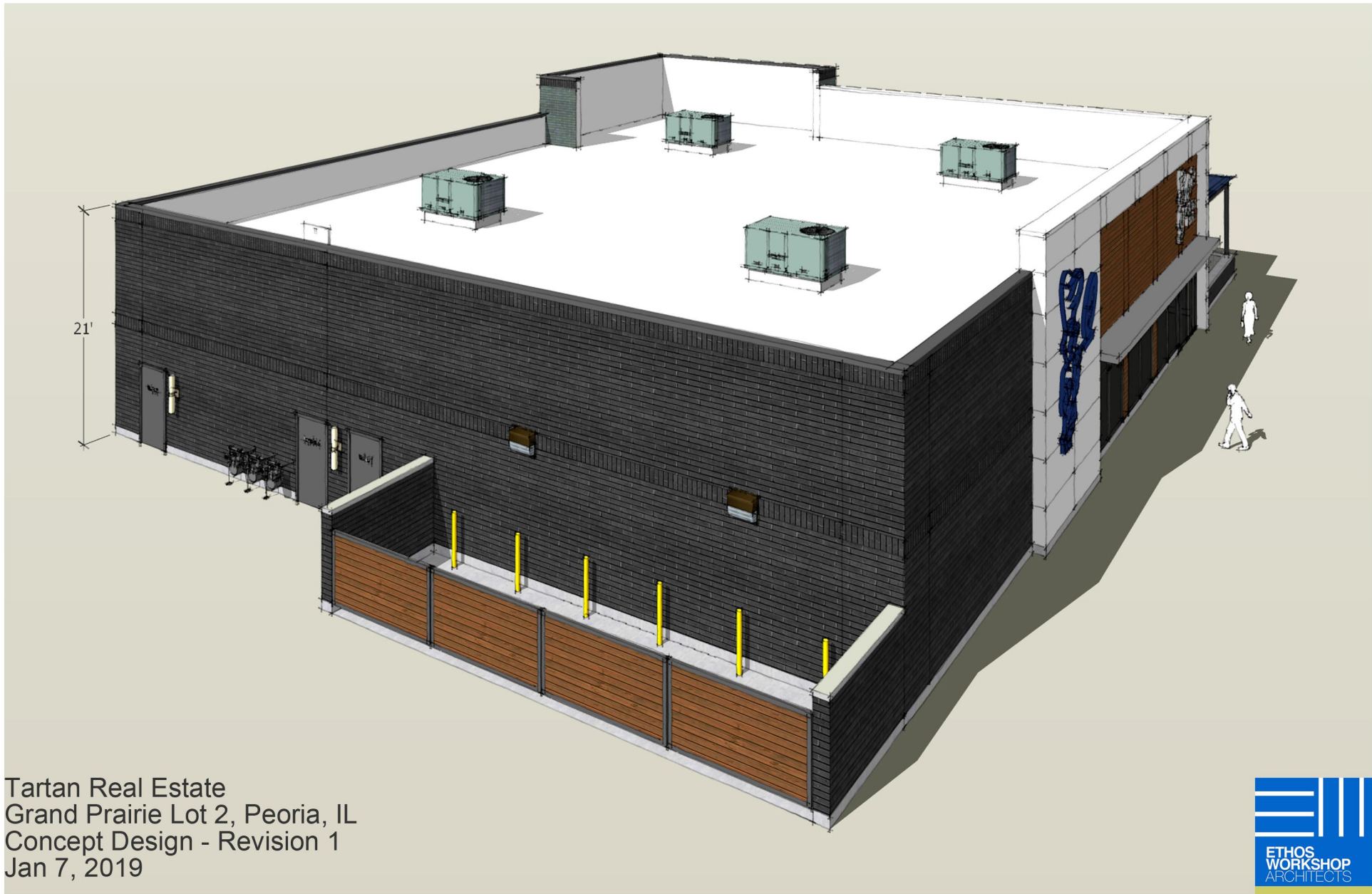






Tartan Real Estate  
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Jan 7, 2019



January 3, 2019

Planning and Zoning Commission  
City of Peoria  
City Hall, Room 300  
419 Fulton Street  
Peoria, IL 61602

**RE: REQUEST TO WAIVE PARKING IMPACT FEE**  
**PIN #: 13-11-151-027 | Lot 27, Plaza at Grand Prairie, Peoria, IL**

To Whom It May Concern:

This narrative is submitted in support of the application by Tartan Realty Group requesting the waiver of the parking impact fee at the above referenced property.

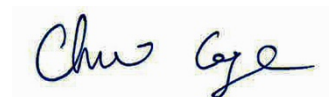
The proposed development consists of an approximately 7,000 sq. ft., two-tenant, retail strip center. One of the tenants will be The Original Pancake House (approximately 4,500 sq. ft.) and the second tenant is TBD. Per the current parking code, the maximum required parking stalls prior to being subject to the parking impact fee for this proposed development is 35 parking stalls (5 spaces/1,000 sq. ft.).

The group that is developing this parcel is also The Original Pancake House franchisee for Peoria, IL and Normal, IL. The Normal location recently opened in February 2018 and is approximately 4,300 sq. ft. and has seating for 150 patrons inside the restaurant and can accommodate up to an additional 50 patrons in a designated outdoor seating area. On busy days (weekends and holidays) the Normal location sees up to 45 min + wait for a table. At these times there are 35-40 employees working at the restaurant to service the full dining room. In Normal, IL there is a parking lot that has a total of 81 spaces, employees are not allowed to park on-site and it is still consistently full with customers not being able to find a parking spot on-site and decide to leave instead of dine at the establishment due to lack of convenient parking.

We are asking for relief because we feel that the 35 maximum parking stalls is not enough parking stalls to adequately park the customers for The Original Pancake House on its own, not taking into consideration that there will be a second tenant that will also have customers parking in the parking lot. It is extremely important for retailers to have adequate parking in immediate proximity to their front doors to be successful.

Thank you for your consideration and look forward to presenting at the earliest possible scheduled public hearing.

Sincerely,

A handwritten signature in blue ink that reads "Chris George". The signature is written in a cursive, flowing style.

Chris George

January 3, 2019

Planning and Zoning Commission  
City of Peoria  
City Hall, Room 300  
419 Fulton Street  
Peoria, IL 61602

**RE: DEVELOPMENT IMPACT STATEMENT**  
**PIN #: 13-11-151-027 | Lot 27, Plaza at Grand Prairie, Peoria, IL**

To Whom It May Concern:

This development impact narrative is submitted in support of the application by Tartan Realty Group requesting the waiver of the parking impact fee at the above referenced property.

#### **Economic Statement**

- 1. Projected Property Tax Generation** – the parcel is an undeveloped outlot to HyVee and Gordmans located at the Plaza at Grand Prairie and currently does not have a tax bill payable 2019. By developing the site, the property will pay property taxes in line with neighboring retail parcels.
- 2. Projected Sales Tax Generation** – by developing the ~7,000 sq. ft. two tenant retail strip center on the referenced parcel, there will be new sales tax generating businesses operating that do not currently exist.
- 3. Projected Benefits Due to Expanded Customer/Consumer Service/Product Mix to be Provided to The Community** – by developing the above referenced parcel, there will be new retailers added which will be in harmony with the adjacent Plaza at Grand Prairie and Shoppes at Grand Prairie, further cementing the area as a major retail destination within the City of Peoria.
- 4. Impacts on Surrounding Property Values** – the development of the above referenced parcel will have positive impacts on the surrounding property values due to adding to the existing retailers in the area drawing in more consumers to this major retail destination.

#### **Environmental Statement**

- 1. Existing Storm and Sanitary Sewer Capacity** – development of the above referenced parcel will have no impact on capacity of the storm and sanitary sewer capacity because Plaza at Grand Prairie and The Shoppes at Grand Prairie was master planned and accommodated for development of the proposed nature on this parcel.
- 2. Soils** – there has been geotechnical exploration report generated and the existing soils are suitable for the proposed development.
- 3. Slope, Proposed Cut and Fill** – there will be minimal impact on the existing slope of the lot with the proposed development of the parcel.
- 4. Flood Plain** – the proposed development will have minimal impact due to the parcel being part of a master plan to be developed as a retail development and the parcel is tied into an existing detention basin that is services the adjacent parcels in Plaza at Grand Prairie and The Shoppes at Grand Prairie.
- 5. Protected Water Table Recharge Areas and Development Impacts** – the geotechnical exploration report found that the proposed development does not pose any potential negative

impacts to the water table and states that the site conditions are favorable for the proposed structure type.

6. **Impacts on Surrounding Land Use** – the proposed development will have limited impact on surrounding land uses as it is an undeveloped outlot within a master planned retail development and is harmonious with the adjacent uses.
7. **Construction Phases Impacts** – construction of the proposed retail development will have minimal impact on traffic and inconvenience as all construction material storing and staging will take place on-site. Residential streets will not be impacted due to the location of the parcel.

#### **Public Service Statement**

The proposed development will have no impact on public services within the area. The roadway network is privately owned and maintained amongst the property owners that benefit from the roadway network. The parcel lies within a master planned retail development of Plaza at Grand Prairie and any impacts regarding police, fire protection and general services were contemplated with the original special use and will not be impacted by the proposed development.

Thank you in advance for your consideration and look forward to presenting at the earliest possible scheduled public hearing.

Sincerely,

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Chris George

January 3, 2019

Planning and Zoning Commission  
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Peoria, IL 61602

**RE: ESTIMATED TRAFFIC GENERATION**  
**PIN #: 13-11-151-027 | Lot 27, Plaza at Grand Prairie, Peoria, IL**

To Whom It May Concern:

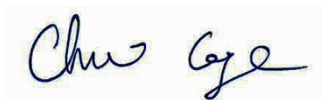
This estimated traffic generation memo is submitted in support of the application by Tartan Realty Group requesting the waiver of the parking impact fee at the above referenced property.

The proposed development consists of an approximate 7,000 sq. ft. two tenant retail development located at Lot 27, Plaza at Grand Prairie, Peoria, IL. The proposed development is currently an undeveloped site located within a master planned retail development. While adding two more retailers in 7,000 sq. ft. will generate additional traffic than what is currently realized, the master plan contemplated a larger development in this location. Since traffic generation was considered with the original master plan, the proposed development will have a lesser impact than what was originally contemplated.

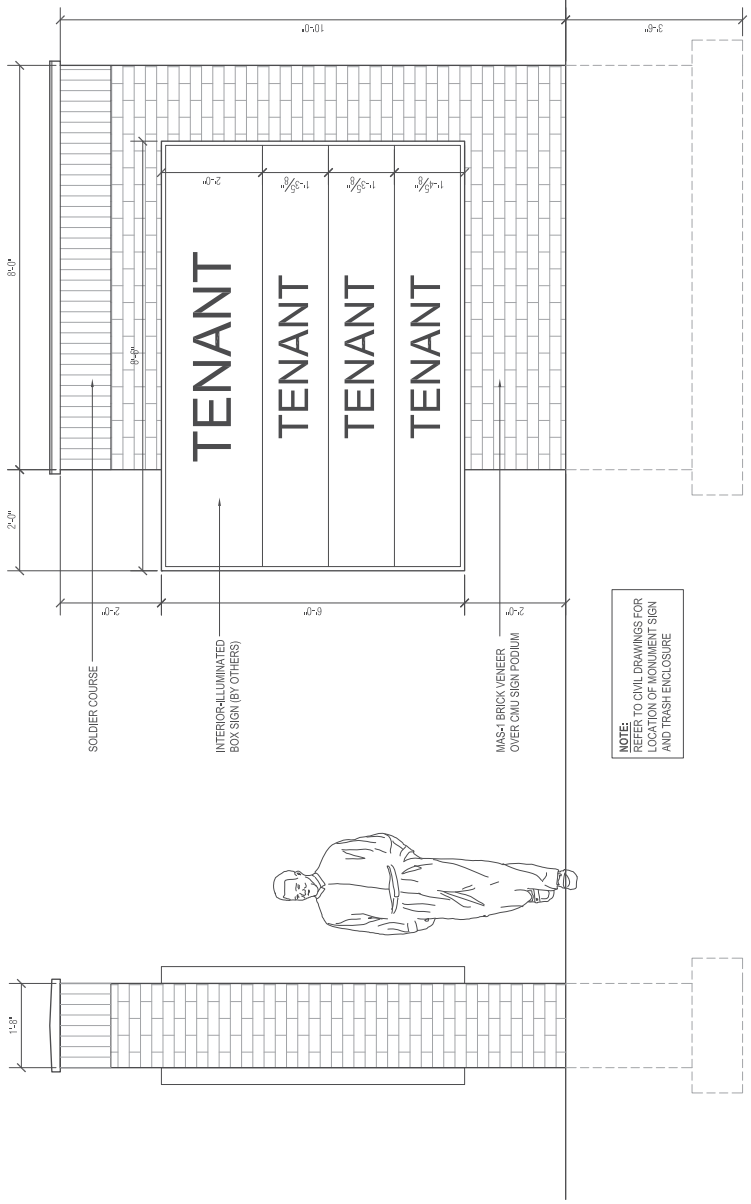
In addition, the parcel is serviced by a privately-owned roadway network. Because of this, there is no additional burden to public services generated by the proposed development.

Thank you in advance for your consideration.

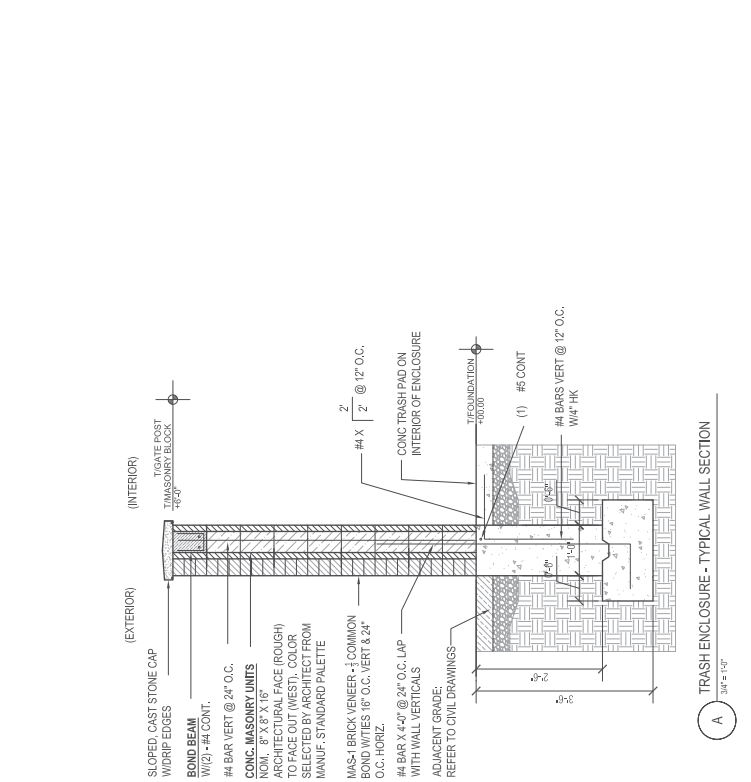
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Chris George



5 MONUMENT SIGN - ELEVATION  
3/8" = 1'-0"



6 MONUMENT SIGN - ELEVATION  
3/8" = 1'-0"

A TRASH ENCLOSURE - TYPICAL WALL SECTION  
3/8" = 1'-0"