



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: February 17, 2022
CASE NO: PZ 724-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Luke Haverhals of Natural Fiber Welding to amend an existing Special Use Ordinance No. 14,789 in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add Textile Manufacturing, for the property located at 2323 W Pioneer Parkway. This includes property located at 2311 W Pioneer Parkway, 2327 W Pioneer Parkway, and 2401 W Pioneer Parkway (Parcel Identification Nos. 14-06-451-006, 14-06-451-007, 14-06-451-008, 14-06-451-009, 14-06-451-011, 14-06-451-012, 14-06-451-016, 14-06-451-017), Peoria IL (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

Petitioner Luke Haverhals of Natural Fiber Welding is requesting to amend an existing Special Use for a Shopping Center to add Textile Manufacturing. Natural Fiber Welding is planning to lease approximately 24,000 sq. ft. of the former Shopko building to expanding their operations to a third location. Their process involves the use of recycled yard and technology to enhance the yarns performance. Operations will be conducted entirely within the existing building. Site details are further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	617 regular spaces plus 16 handicap accessible spaces.	None	None
Mechanical & Utility Screening	No changes to existing screening	None	None
Landscaping	No changes to existing landscaping/	Previous special use approval allowed for alternative landscaping plan.	None
Signs	None	None	Building and freestanding signs are allowed with a separate sign permit.
Exterior Lighting	No changes to existing lighting	None	None
Building	Occupying approximately 24,000 sq. ft. of existing masonry multi-tenant building	None	None
Access & Circulation	No changes to existing access from Pioneer Parkway, Allen Road, and Altorfer Drive.	None	None

BACKGROUND

Property Characteristics

The subject property contains 20 acres of land and is currently developed with a single-story multi-tenant commercial building and two retail buildings along Pioneer Parkway. Three lots within the shopping center remain undeveloped. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by Class C-2 (Large Scale Commercial) zoning to the south and east, I-1 (Industrial/Business Park) to the north, and County-zoned Agricultural2 to the west.

History

In 1999, a Special Use was approved for a shopping center with one large lot and five smaller lots. The property has been developed with an approximately 130,000 sq. ft. a multi-tenant commercial building and two stand-alone approximately 5,000 sq. ft. retail buildings.

Date	Zoning
1931 - 1958	Not within the City Limits
1958 - 1963	Not within the City Limits
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.

Standard for Special Use	Standard Met per DRB Review	DRB 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
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	None
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

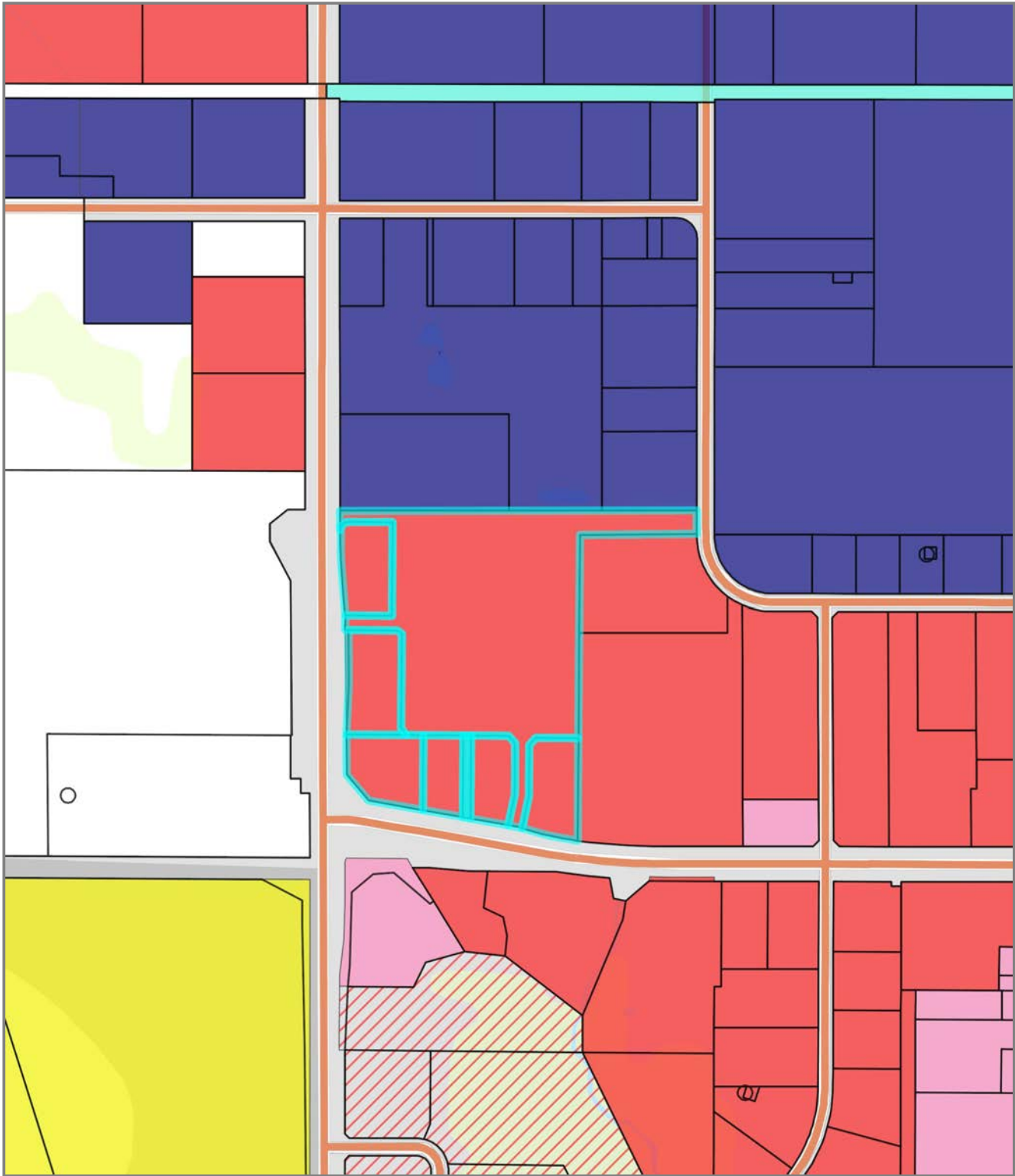
The Development Review Board recommends APPROVAL of the request.

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. Project Description
5. Photos

2323 W Pioneer Parkway

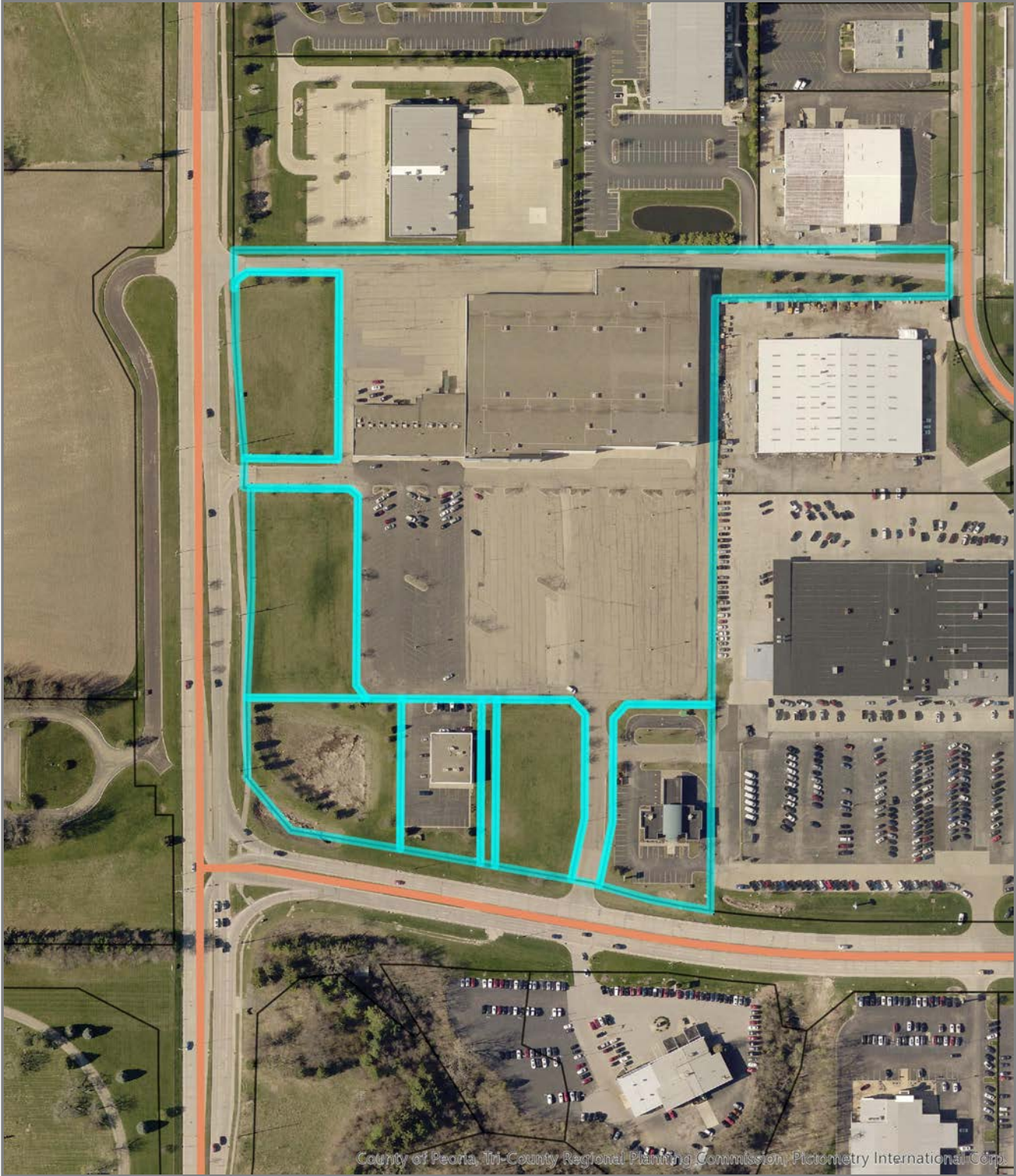


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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 = 500 feet
2/1/2022

2323 W Pioneer Parkway



County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp.

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Map Scale
1 inch = 250 feet
2/1/2022

ALTA / NSPS LAND TITLE SURVEY

LOT 1, IN PINE TREE CROSSING 1ST ADDITION, AS SHOWN IN PLAT BOOK 7,
PAGE 53 IN THE PEORIA COUNTY RECORDER'S OFFICE;
P.I.N.: 14-06-451-008

LEGAL DESCRIPTION

PARCEL 1:
LOT 1 PINE TREE CROSSING FIRST ADDITION, PART OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH,
RANGE 6 EAST OF THE FOURTH PRINCIPAL MERIDIAN,
PEORIA COUNTY, ILLINOIS, ACCORDING TO THE PLAT
THEREOF RECORDED ON NOVEMBER 17, 1999 AS
DOCUMENT NUMBER 99-42496 IN PLAT BOOK 7, PAGE 53.

PARCEL 2: EASEMENTS APPURTENANT THERETO, FOR THE
BENEFIT OF PARCEL 1, ESTABLISHED BY GRANTS OF
EASEMENTS CONTAINED IN PARAGRAPH 2 ON PAGE 2 OF
AN INSTRUMENT ENTITLED VACATION OF EASEMENTS AND
AGREEMENT FOR RECIPROCAL ACCESS EASEMENTS
RECORDED AS DOCUMENT NUMBER 99-42525, AND
AMENDED THERETO RECORDED AS DOCUMENT NUMBER
10-28703.

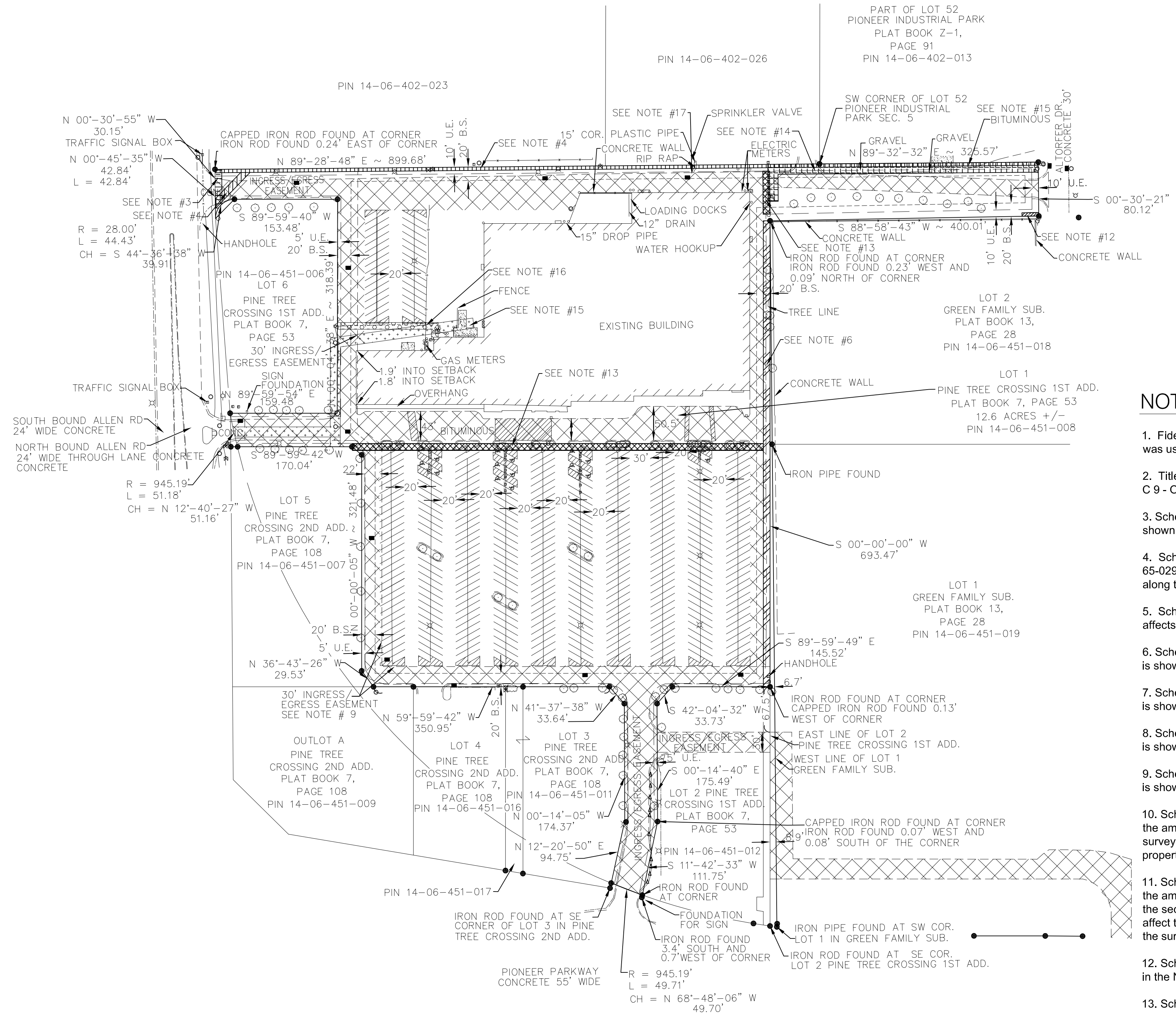
PARCEL 3: EASEMENTS APPURTENANT THERETO, FOR THE
BENEFIT OF PARCEL 1, ESTABLISHED BY GRANTS OF EASEMENTS
CONTAINED IN ARTICLE II ON PAGE 3 OF AN INSTRUMENT
ENTITLED DECLARATION OF CROSS-EASEMENTS AND
COVENANTS AND RESTRICTIONS AFFECTING LAND
RECORDED AS DOCUMENT NUMBER 99-42527, AND
AMENDED THERETO RECORDED AS DOCUMENT NUMBER
01-28704.

LEGEND

- FENCE
- INLET
- ✕ CURB STOP
- BOLLARD
- ▨ CONCRETE
- MANHOLE
- GAS METER
- ELECTRIC VAULT/ TRANSFORMER
- ▲ ROCK
- TELEPHONE SPLICE BOX
- WATER VALVE
- SIGN
- TREE
- BACK OF CURB
- EDGE OF PAVEMENT
- LIGHT POLE
- BUSH
- U.E. - UTILITY EASEMENT
NOTE #7, ITEM G 13
- B.S. - BUILDING SETBACK
NOTE #8, ITEM H 14
- INGRESS/EGRESS EASEMENT
NOTE #9, ITEM I 15
- ▨ NOTE #3, ITEM C 9
- ▨ NOTE #4, ITEM D 10
- ▨ NOTE #6, ITEM F 12
- ▨ NOTE #12, ITEM L 18
- ▨ NOTE #13, ITEM M 19
- ▨ NOTE #14, ITEM N 20
- ▨ NOTE #10 & 11, ITEM J 16 & K 17
DRIVEWAY AREAS/EASEMENTS
- ▨ NOTE #15, ITEM O 21
- ▨ NOTE #16, ITEM P 22

NOTES:

1. Fidelity National Title, Commitment Number FCHI2100815L1, Update 2, dated 09/30/21 was used for this survey.
2. Title Commitment FCHI2100815L1, Revision 1, Schedule B Part II - Exceptions from coverage, numbers C 9 - O 22 were addressed by this survey.
3. Schedule B Part II number C 9 - Central Illinois Light Company easement, Book 1190, page 834, is shown in the Northwest corner of the surveyed property.
4. Schedule B Part II number D 10 - Illinois Bell Telephone Company easement, Document number 65-02964 as shown in the Northwest corner of the surveyed property and a 5.00 foot wide strip along the North line of the surveyed property.
5. Schedule B Part II number E 11 - Agreement to Control and limit Access, Document number 80-09700 affects all of the surveyed property.
6. Schedule B Part II number F 12 - Illinois Bell Telephone Company easement, Document number 91-26236, is shown along the East line of the surveyed property.
7. Schedule B Part II number G 13 - public utilities as shown in subdivision plat, Document number 99-42496, is shown along lot line of the surveyed property.
8. Schedule B Part II number H 14 - building setbacks as shown in subdivision plat, Document number 99-42496, is shown along lot line of the surveyed property.
9. Schedule B Part II number I 15 - ingress/egress easements, as shown in subdivision plat, Document number 99-42496, is shown throughout the surveyed property.
10. Schedule B Part II number J 16 - Vacation of easements and agreement of easements, Document number 99-42525, and the amendment to said Declaration of easements and agreement of easements, Document number 01-28703; affect the entire surveyed property, Egress/ingress easements are shown through out the surveyed property and on the adjacent properties to the South and East as depicted in Exhibits D and E in Document number 99-42525.
11. Schedule B Part II number K 17 - Declaration of cross-easements, covenants and restrictions, Document number 99-4257, the amendment to said Declaration of cross-easements, covenants and restrictions, Document number 01-28704, and the second amendment to said Declaration of cross-easements, covenants and restrictions, Document number 2020016029; affect the entire surveyed property. Driveway areas as shown in exhibit C in document number 99-42527 are shown through out the surveyed property.
12. Schedule B Part II number L 18 - Central Illinois Light Company easements, Document number 92-00171, is shown in the Northeast corner of the surveyed property.
13. Schedule B Part II number M 19 - Illinois American Water Company easement, Document number 00-02177, is shown in the Northeast corner and in the middle of the surveyed property.
14. Schedule B Part II number N 20 - Central Illinois Light Company easement, Document number 00-15092, is shown in the Northeast corner of the surveyed property.
15. Schedule B Part II number O 21 - Greater Peoria Sanitary and Sewage Disposal District easement, Document number 00-19265, is shown in the Northwest part of the surveyed property.
16. Schedule B Part II number P 22 - Central Illinois Light Company easement, Document number 00-23834, is shown in the Northwest part of the surveyed property.
17. There is bituminous, concrete and gravel drive along the North line in the Northeast corner of the surveyed property as shown on attached plat that appears to service the property to the North and is over the property line.
18. There are 557 standard and 16 handicapped parking places in the South parking lot, and 60 standard parking places in the North parking lot; typical size is 20' x 9'.
19. 15" corrugated plastic tile pipe acting as overflow from retention pond for and on the property to the North and is outletting. The water from said pipe flows onto the surveyed property across bituminous pavement and into shown storm inlet.
20. There are perpetual ingress/egress easements in favor of Menards property (Now Lots 1 and 2 in Green Family Subdivision) and a reciprocal easement on Menards Property in favor of Lots 1-6.



SURVEYED PROPERTY
2323 PIONEER PARKWAY
PIN 14-06-451-008

ZONED:
LARGE SCALE COMMERCIAL DISTRICT (C2)

FRONT, SIDE, AND REAR IS 20' AS SHOWN

MAXIMUM BUILDING HEIGHT IS 45'

NO PARKING OR FLOOR AREA RESTRICTIONS

FEMA:
NO PART OF THIS PROPERTY IS LOCATED WITHIN A
SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FIRM COMMUNITY PANEL # 170536 015B, WITH AN
EFFECTIVE DATE OF 2/1/1980 WAS USED TO
DETERMINE THIS ZONE

TO: Fidelity National Title Insurance Company, NSI Investments,
AFS Peoria, LLC;

This is to certify that this map or plat and the survey on which it is based
were made in accordance with 2021 Minimum Standard Detail Requirements
for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA
and NSPS, and includes no items of Table A thereof. The field work was
completed on October 13th, 2021

Date of Plat or Map: 10/13/21

Jessica M. Youngman
Registration No. 0306



ADJACENT OWNERS

- PIN 14-06-402-023
PK GG LLC
17 REFLECTION BAY CT.
AUSTIN, TX 78738
- PIN 14-06-402-026
MAUI JIM INC.
8300 N. ALLEN RD.
PEORIA, IL 61615
- PIN 14-06-402-013
DE PROPERTIES LLC.
2200 W. ALTORNER DR.
PEORIA, IL 61615
- PIN 14-06-451-018
MENARDS PEORIA, LLC.
1303 W. TETON DR.
PEORIA, IL 61614
- PIN 14-06-451-019
RADICAL LIMITED PARTNERSHIP
8017 N. KNOXVILLE AVE.
PEORIA, IL 61615
- PIN 14-06-451-012
MORTON COMMUNITY BANK
721 W. JACKSON
MORTON, IL 61550
- PIN 14-06-451-011, 017, 009, AND 008
PIONEER LLC
7625 N. UNIVERSITY ST.
SUITE C
PEORIA, IL 61614
- PIN 14-06-451-016
LW COMPANIES LLC.
1106 WOODLAND KNOLLS RD
METAMORA, IL 61548
- PIN 14-06-451-007
JEFFREY GRAVES
456 FULTON ST.
SUITE 123
PEORIA, IL 61602

REVISIONS

No.	Date	Description

ALTA / NSPS LAND TITLE SURVEY

NSI INVESTMENTS
2323 W. PIONEER PARKWAY
PEORIA, ILLINOIS

Sheet Info:



Drafted By:	JMY
Surveyed By:	KNH
Approved By:	JMY
Date:	10/13/2021
Project No.:	781-001
Drawing:	1 OF 1



NATURAL FIBER WELDING™

Matt Nelson
6533 N. Galena Rd
Peoria, IL 61528
(309) 825-0831
matt.nelson@naturalfiberwelding.com

Dear City Council Member,

Natural Fiber Welding, Inc. is looking to lease ~24,000 square feet in building identified as #14-06-451-008 located at 2323 W. Pioneer Parkway, Peoria, IL 61615. This building is currently zoned C2 Large Scale Commercial District. The building currently has an approved special use permit. In talking with Senior Urban Planner Leah Allison, it was recommended that NFW should seek to have the existing special use permit amended to include Textile Manufacturing.

NFW intends to use this space to further develop their patented and innovative Clarus textile technology. This new facility is essential to evaluate their business model and product development at the next scale, which will not yet be industrial scale but what is a demonstration-scale. The technology has outgrown their current location on Galena Road but is not mature enough to be commercialized at scale.

NFW will install four of their proprietary "fiber welding machines" to launch a number of key all-natural yet high-performing textile products with their brand partners, of which they count Ralph Lauren, Patagonia, and others as key partners. If this is successful they will then plan to scale their operations and technology to a manufacturing scale to meet industry demands, this industrial-scale facility will not happen at the Pioneer Park location. The Clarus technology takes recycled yarns and applies proprietary chemistry to enhance the yarn's performance, their chemistry is a liquid salt and is benign. That said, they go to great lengths to operate their technology in a closed-loop fashion, where they reclaim the chemistry and water used in the process and recycle these resources over and over again. The recycling function will not be installed at the Pioneer Park location (is already operational at our Galena Rd HQ), just the production of yarns. There is no waste in this process and better yet they use low-valued recycled cotton as our primary input. Their inputs are natural and at times they can carry an odor, so they will need to vent vertically out through the roof. With venting out the roof they believe there will be no impact on the immediate neighbors.

This location is desirable because of the footprint available and the close proximity to NFW's headquarters. It has not been easy to find a suitable location, with suitable square footage. NFW has been looking for roughly 30k square feet of space to lease for several months and there have been no alternatives available. They have worked with a local realtor along with the local economic development in trying to find a suitable location. They believe NSI will be a great landlord and are very open to NFW leasing their unused space. If they are approved to operate under the current special use they will begin building out the space with local trades as soon as the lease is finalized. Additionally, this expansion will be powered directly by a team of 15 NFW employees, of which roughly 10 will be newly created jobs. This does not include the dozens of additional indirect jobs that support Clarus at NFW's HQ. All in all, NFW will expand to ~300 FTEs in 2022. NFW would like to be using their equipment at this facility by May 1st of this year.

Sincerely,

Matt Nelson
Director of Engineering

