

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS:**

A virtual meeting of the Planning & Zoning Commission was held on Thursday, February 17, 2022, at 8:30 AM with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: George Ghareeb, Eric Heard, Branden Martin, Edward Barry, Robin Grantham, and Mike Wiesehan – 6. Absent: Richard Unes – 1.

City Staff Present: Leah Allison, Joe Dulin, Blake Eggleston, Julia Hertaus and Irina Riggenbach.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Irina Riggenbach.

MINUTES

Commissioner Barry moved to defer the approval of the minutes of the Planning & Zoning Commission meeting held on February 3, 2022 to the next regularly scheduled meeting on March 3, 2022; seconded by Commissioner Martin.

The motion was approved unanimously by a roll call vote 6 to 0.

REGULAR BUSINESS**PZ 695-2021**

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).

Assistant Director Community Development Leah Allison, read the case into the record and summarized the request.

The Development Review Board recommends approval of the request.

Commissioner Grantham asked how common a special use amendment made to an existing special use is.

Assistant Community Development Director Allison stated the City has provisions within the regulations that allow for administrative amendments to special use. When certain conditions are met the City can handle that administratively just within staff. When there is an amendment that cannot be processed administratively it is brought before the commission and public.

Commissioner Barry asked what percentage of the building use will be manufacturing and if that impacts the ability for rest of the building to be a shopping center.

Assistant Community Development Director Allison stated approximately 17% of the building will be used for manufacturing along with other retail uses in the building. Textile manufacturing is allowed in C-2 zoning with a special use. The proposed use will not interfere with the remainder of the shopping center.

Luke Haverhals, applicant, 224 E Oak Park Dr. Peoria, stated Natural Fiber Welding is glad to be in Peoria and a part of the business community.

Chairperson Wiesehan stated as a neighbor he is glad a business is going in the building to make it decent.

Chairperson Wiesehan opened the public hearing at 8:44 AM.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing 8:45 AM.

Discussion on the Findings of Fact was held.

Community Development Director Dulin, wanted to acknowledge the new property owner. The City had a building safety case with the previous owner, with the purchase by the new owner they mediated all the issues in the building. The new owner along with the Fire Department and Building Department worked to get the building ready for new businesses, the City looks forward to Natural Fiber Welding and their investment in Peoria.

Commissioner Grantham asked for clarification from the applicant regarding the mitigation of the stench from producing yarn. Stating she wouldn't want there to be any problems for the surrounding neighbors regarding the smell.

Mr. Nelson stated they will be venting vertically out of the building. The roof is 24 ft and they plan on putting a small stack on top to mitigate any potential odor up and out. Natural Fiber Welding ran a small precursor process at their Galena Rd facility and as of lately the order has been very minimal and they don't expect there to be any impact on their neighbors.

Motion:

Commissioner Heard made a motion to approve; seconded by Commissioner Martin.

The motion was approved by roll call vote 6 to 0.

Yes: Wiesehan, Heard, Barry, Martin, Ghareeb, Grantham - 6

Nay: None

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizens to address the commission.

ADJOURNMENT

Commissioner Barry made a motion to adjourn; seconded by Commissioner Ghareeb at approximately 8:51 AM.

The motion was approved unanimously by roll call vote 6 to 0.

Irina Riggerbach, Development Technician