



**PLANNING & ZONING COMMISSION
THURSDAY, AUGUST 4, 2022
CITY HALL, ROOM 400 – 1:00 P.M**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF JULY 7, 2022 MINUTES**
- 4. REGULAR BUSINESS**

Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

CASE NO. Hold a Public Hearing and forward a recommendation to City Council on the request of Dawn Wilkie, of Honegger Sign Co, on behalf of Willow Knolls Peoria IL, LLC to amend existing Special Use Ordinance Nos. 13,111 and 13,194, as amended, in a Class C-2 (Large Scale Commercial) District to allow for a 300 sq. ft. wall sign, for the property located at 4100 W Willow Knolls Dr and commonly known as the Willow Knolls Shopping Center (Parcel Identification Nos. 13-12-300-018, 13-12-300-020, 13-12-300-021, 13-12-300-022, 13-12-300-024, 13-12-300-030, 13-12-300-031, 13-12-300-032, and 13-12-302-003), Peoria IL (Council District 4)

CASE NO. Hold a Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code relating to Cryptocurrency Mining and Data Centers.
PZ 950-2022
Deferred from the July Meeting

- 5. DISCUSSION ON FUTURE ELECTION OF OFFICERS**
- 6. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
- 7. ADJOURNMENT**

W E L C O M E !

If you plan on speaking, please complete a **Blue Speaker Form**

For each case the following sequence will apply:

-
- 1. Chairperson proceeds with swearing in procedures
 - 2. Chairperson announces the case
 - 3. Staff enters case into the record
 - a. Staff presents the case
 - b. Staff answers questions from the Commission
 - 4. Petitioner presents case and answers questions from the Commission
 - 5. Chairperson opens the meeting to the public
 - 6. Public comments – Chairperson may ask for response/input from staff and petitioner
 - 7. Petitioner presents closing statements
 - 8. Public testimony is closed (No further public comment)
 - 9. Commission deliberates and may consult staff
 - 10. Commission prepares findings, if applicable
 - 11. Commission votes

All comments and questions must be directed to the Commission

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

A meeting of the Planning & Zoning Commission was held on Thursday, July 7, 2022, at 1:00 PM, at City Hall, 419 Fulton St., in Room 400 with Chairman Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: George Ghareeb, Branden Martin, Edward Barry, Eric Heard, Robin Grantham, and Mike Wiesehan, Richard Unes – 7. Absent: 0.

City Staff Present: Josh Naven, Kerilyn Weick, Blake Eggleston, and Julia Hertaus.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Julia Hertaus.

MINUTES

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meetings held on June 2, 2022; seconded by Commissioner Ghareeb.

The motion was approved unanimously by a viva voce vote 7 to 0.

REGULAR BUSINESS**PZ 924-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Aaron Broomfield and Brittany Volkmar, to obtain a Special Use in a Class R-3 (Single- Family Residential) District for a Short Term Rental, for the property located at 1913 E Knox Avenue (Parcel Identification No. 14-26-302-009), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request for short term rental in a single-family dwelling. This would be the second short term rental in the quarter mile, 3% cap.

The Development Review Board recommends approval of the short-term rental, subject to the following conditions:

1. Remove the gravel surface in front of the property. Any work in the right-of-way requires a permit from the Public Works Department.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single-family dwelling.
6. Occupancy of the short-term rental shall not exceed the standards set forth in the Building and Fire Code of three (3) total persons.
7. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City of Peoria.
8. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.

Aaron Broomfield, owner and applicant, was present. He explained his want to provide an experience for those visiting the area which is why he wants to make this a short-term rental.

Chairperson Wiesehan opened the public hearing at 1:15 PM. There being no public comment, closed the public hearing at 1:16 PM.

Commissioner Unes asked about approved driveway materials.

Ms. Weick advised of the permitted materials listed in the Unified Development Code.

Discussion was held that tar-and-chip material should be considered for use.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Barry made a motion to approve with staff recommendations; seconded by Commissioner Ghareeb.

The motion was approved unanimously by a viva voce vote 7 to 0.

PZ 927-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of McFarland Bragg for PCCEO, to amend an existing Special Use, Ordinance No. 14,108 in a Class R-4 (Single-Family Residential) District for an Early Childhood Center and fencing with waivers for the property located at 923 W Millman St and 1004 - 1006 W Butler St (Parcel Identification Nos. 18-08-460-012; 18-08-460-013; 18-08-460-014; 18-08-460-015; 18-08-460-026; 18-08-460-027; 18-08-460-029; 18-08-460-030), Peoria IL (Council District 1)

Senior Urban Planner Josh Naven, Community Development Department, read the case into the record and summarized the request. The petitioner is proposing a 10-foot-tall chain link fence in prohibited yards. The Development Review Board does not object to the request for fencing with waivers with the following conditions:

1. Pedestrian connections to the public sidewalk shall be provided pursuant to Section 8.1.5.I. of the Unified Development Code.
2. Bicycle parking shall be installed pursuant to Section 8.1.6. of the Unified Development Code.
3. All parking areas shall adhere to the regulations from Section 8.1. of the Unified Development Code with respect to parking surface and handicapped & general parking striping and signage.
4. The site shall be required to adhere to all applicable development regulations, including landscaping, pursuant to the establishment of any vehicle parking within the fenced area or on undeveloped parcels and may require an additional amendment to the existing special use.

Charles White, petitioner, was present. White mentioned that the fence is for the safety of the children when outside. The existing fence was damaged by trees and deemed a safety hazard which prompted the tear down and this proposal.

Commissioner Grantham abstained from the vote.

Chairperson Wiesehan opened the public hearing at 1:29 PM. There being no public comment, closed the public hearing at 1:29 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by viva voce vote 6-0-1 (Abstention – 1)

Abstain: Grantham

PZ 928-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Steven Ringenberg to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short-Term Rental, for the property located at 601 E Wilson Avenue (Parcel Identification No. 14-28-430-015), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request. The 3% cap for a quarter mile radius allows up to 9 short-term rentals and this would be the second.

The Development Review Board recommends approval of the request for a short-term rental with the following conditions:

1. The driveway shall be replaced with an all-weather, dustless surface such as asphalt or concrete. Any work in the right-of-way requires a permit from the Public Works Department.
2. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
3. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
4. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.
5. Additional dwelling units cannot be added to the single-family dwelling.
6. Occupancy of the short-term rental shall not exceed the standards set forth in the Building and Fire Code of four (4) total persons.
7. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City of Peoria.
8. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.

Dacia Ringenberg, owner and applicant, shared all fire safety items listed in the conditions have been brought into compliance. The driveway is contracted to be done mid-late August

Chairperson Wiesehan opened the public hearing at 1:40 PM.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing at 1:40 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Ghareeb made a motion to approve; seconded by Commissioner Barry.

The motion was approved by viva voce vote 7 to 0.

PZ 949-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Kerr, on behalf of Marcellus Sommerville of Peoria Friendship House, to amend existing Use with Approvals as a Special Use with waivers in a Class R-6 (Multi-Family Residential) District and a Class R-8 (Multi-Family Residential) District for an existing Neighborhood Center to allow parking lot improvements, a new accessory storage structure and to add property to the boundary of the special use for the property located at 800 and 816 NE Madison Ave, 803 and 809 NE Jefferson Ave (Parcel Identification Nos. 18-03-353-007, 18-03-354-001, 18-03-354-003, 18-03-354-012, 18-03-354-013) with the property to be added located at 724 and 814 NE Madison Ave, 801 and 815 NE Jefferson Ave, and 406 Wayne St (Parcel Identification Nos. 18-03-353-006, 18-03-354-002, 18-03-354-011, 18-03-354-014, and 18-03-354-009), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request. The Friendship House, under prior city code, has Use With Approvals granted. Under the current code, the applicant is requesting a special use with waivers and conditions. The request includes the addition of property to the Neighborhood Center.

The Development Review Board recommends approval of the request with the following conditions and waivers:

Conditions:

1. Submit a parking plan with two bicycle parking spaces and dimensions of parking spaces and access aisles for compliance with Section 8.1 Off-Street Parking and Loading.
2. Replace all non-ADA compliant sidewalks along property frontages.
3. Allow administrative approval for a fence, wall, landscaping, or combination thereof to provide a transitional buffer yard and parking lot perimeter landscaping for the west parking lot, at the corner of NE Madison Ave and Wayne St (Parcel No. 18-03-353-006 and -007).
4. New trees in the ROW must be a species approved by the Public Works Department.
5. For the property on the south side of the alley between Wayne Street and Morgan Street, existing landscaping conditions are accepted, until such lot or lots are developed, at which time, development shall include a landscaping plan. Expansion of the recreational use will be subject to buffering requirements.
6. Obtain a Certificate of Occupancy for Classroom use at 814 NE Madison.
7. Health services in the Neighborhood Center, may not expand beyond the four rooms (570 square feet) originally used for medical purposes at 800 NE Madison. No outdoor signage will be allowed for the health services without special use approval.
8. Any parking lot paving or resurfacing shall be completed by a contractor who is licensed and bonded with the City of Peoria.
9. Site improvements will require stormwater management in accordance with the City's Erosion, Sediment and Stormwater Control Ordinance.

Waivers:

1. Waiver from the Transitional Buffer yard requirement to allow the existing 4ft tall chain link fence in lieu of a solid fence in the buffer yard of 816 NE Madison.
2. Waiver from sign standards for a Residential Special Use to allow continuance of the existing freestanding sign on the corner of 800 NE Madison Ave which may not exceed 24 square feet in area and 6 feet in height and to allow two wall signs consistent with existing sign sizes at 800 NE Madison Ave.
3. Waiver from building envelope standards to allow the setbacks of existing structures on 800, 814, and 816 NE Madison Ave.

Commissioner Ghareeb asked about the ownership of the property with a house on Wayne Street.

Senior Urban Planner, Kerilyn, verified ownership of the house was other than the Peoria Friendship House.

Steve Kerr, applicant, spoke on the technical aspects of the site plan and the scope of work taking place. Property owner has discussed with the Public Works Department to be added to the sidewalk repair program. Mr. Kerr asked the commission to waive the condition to replace all non-ADA compliant sidewalks along property frontages and to waive the parking lot perimeter landscaping and transitional buffer yard requirements for the west parking lot, corner of NE Madison Ave, and Wayne St.

Marcellus Sommerville, CEO of the Peoria Friendship House, spoke on the impact the neighborhood center has on the community and the work they do.

Chairperson Wiesehan asked if Peoria Friendship House has discussed the proposal with the district councilman.

Mr. Kerr replied they intend to contact the councilman after the public hearing.

Chairperson Wiesehan opened the public hearing at 2:10 PM.

Reverend Barry Robinson, representing Warren Danz, asked for clarification that the request would not impact tenant access to adjacent property located at 404 Wayne St.

Ms. Weick read into the record a letter from Tim Herold in opposition to the request. Ms. Weick responded to questions in the letter that pertained to development review items.

Mr. Sommerville responded to questions in the letter regarding property maintenance and level of on-site services.

Commissioner Grantham suggested the applicant talk to the neighborhood association and adjacent property owner.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing at 2:25 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Grantham made a motion to approve as staff recommended, except for condition 3 and adding two waivers, seconded by Commissioner Unes.

1. Eliminate the parking lot perimeter landscaping requirement for the west parking lot, corner of NE Madison Ave and Wayne St.
2. Eliminate the transitional buffer yard requirement for the west parking lot, corner of NE Madison Ave and Wayne St.

The motion was approved unanimously by viva voce vote 7 to 0.

PZ 950-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code relating to Cryptocurrency Mining & Data Centers.

Urban Planner, Blake Eggleston, Community Development Department, read the case into the record and summarized the request.

The Development Review Board recommends approval of the proposed text amendment.

Discussion was held on the proposed definition and what type of uses are included or excluded by the definition.

Commissioner Grantham left the meeting at 2:54PM.

Discussion was held on the land use impacts and characteristics of a typical data center.

Members of the commission asked staff to consider including the new use as a Special Use in the Class C-2 (Large Scale Commercial) district.

Chairperson Wiesehan opened the public hearing at 2:59 PM.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing at 2:59 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Barry made a motion to defer the case for 30 days; seconded by Commissioner Martin.
The motion was approved unanimously by viva voce vote 6 to 0.

ELECTION OF OFFICERS

Commissioner Unes made a motion to have Chairperson Wiesehan remain chairman for the next year and to have Commissioner George Ghareeb serve as vice chairman. Commissioner Heard seconded. The motion was approved unanimously by viva voce vote 6 to 0.

Chairman Wiesehan asked that at the next meeting there be discussion on selecting a new chairman for the 2023-2024 term.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Ghareeb made a motion to adjourn; seconded by Commissioner Unes at approximately 3:03 PM.

The motion was approved unanimously by viva voce vote 6 to 0.



Julia Hertaus, Urban Planner



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Julia Hertaus)
DATE: August 4, 2022
CASE NO: PZ 992-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Dawn Wilkie, of Honegger Sign Co, on behalf of Willow Knolls Peoria IL, LLC to amend existing Special Use Ordinance Nos. 13,111 and 13,194, as amended, in a Class C-2 (Large Scale Commercial) District to allow for a 300 sq. ft. wall sign, for the property located at 4100 W Willow Knolls Dr and commonly known as the Willow Knolls Shopping Center (Parcel Identification Nos. 13-12-300-018, 13-12-300-020, 13-12-300-021, 13-12-300-022, 13-12-300-024, 13-12-300-030, 13-12-300-031, 13-12-300-032, and 13-12-302-003), Peoria IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use Ordinance No's. 13,111 and 13, 194, as amended, to install a wall sign at the store's entrance at the Willow Knolls Shopping Center. The existing Special Use, as amended, allows for wall signs up to 20% of the façade or 100 sq. ft. maximum. The proposed sign will measure 300 sq. ft. for this specific tenant space. All signage for the previous tenant has been removed.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	No change to existing parking lot.	None	No bike parking was required at the time of development but is recommended with future development.
Mechanical & Utility Screening	No change	None	In compliance
Landscaping	No change	None	In compliance
Buffers & Screening	No change	None	In compliance
Signs	One, 300 sq. ft. wall sign on the façade of future tenant, "Ollie's". This sign will be placed on a bare façade with all signage previously removed.	Waiver to increase size of the wall sign from 100 sq. ft. to 300 sq. ft.	Condition to be permitted one wall sign for entire façade. Condition for individual channel letter sign design.
Exterior Lighting	No changes to existing parking lot lighting.	None	None
Setbacks	No change to building.	None	None
Height (building)	No change to building.	None	None
Access & Circulation	No change to the existing accesses on W Willow Knolls Dr. and W War Memorial Dr.	None	None

BACKGROUND

Property Characteristics

The subject property is approximately 55 acres and was annexed into the City of Peoria on February 26th, 1991. On that same day, Ordinance No. 13, 1994 was passed by City Council to amend the permanent zoning of the property to a Class C-2 (Large Scale Commercial) District. The property is zoned C2 (Large Scale Commercial) as well as granting a Special Use for a Shopping Center, commonly known still as Willow Knolls Court Shopping Center. The following parcels making up the entirety of this development:

13-12-300-018, 13-12-300-020, 13-12-300-021, 13- 12-300-022, 13-12-300-024, 13-12-300-030, 13-12-300-031, 13-12-300-032, and 13-12-302-003

History

This property was annexed and granted for use as a shopping center and has continuously remained as such since 1991. Previous tenant, Burlington Coat Factory, was granted the maximum permitted sign area of 746 sq. ft. which included three separate letter signs on the façade.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	Not in the City
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	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 nor diminishment to 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	Yes	None
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	
City Council Strategic Plan Goals	Grow Peoria	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board DOES NOT OBJECT to the request of increasing the size of the wall sign from 100 sq. ft to 300 sq. ft. subject to the following conditions:

1. One wall sign for entire tenant façade.
2. Sign must be designed with individual channel cut letters and mounted without use of a raceway.

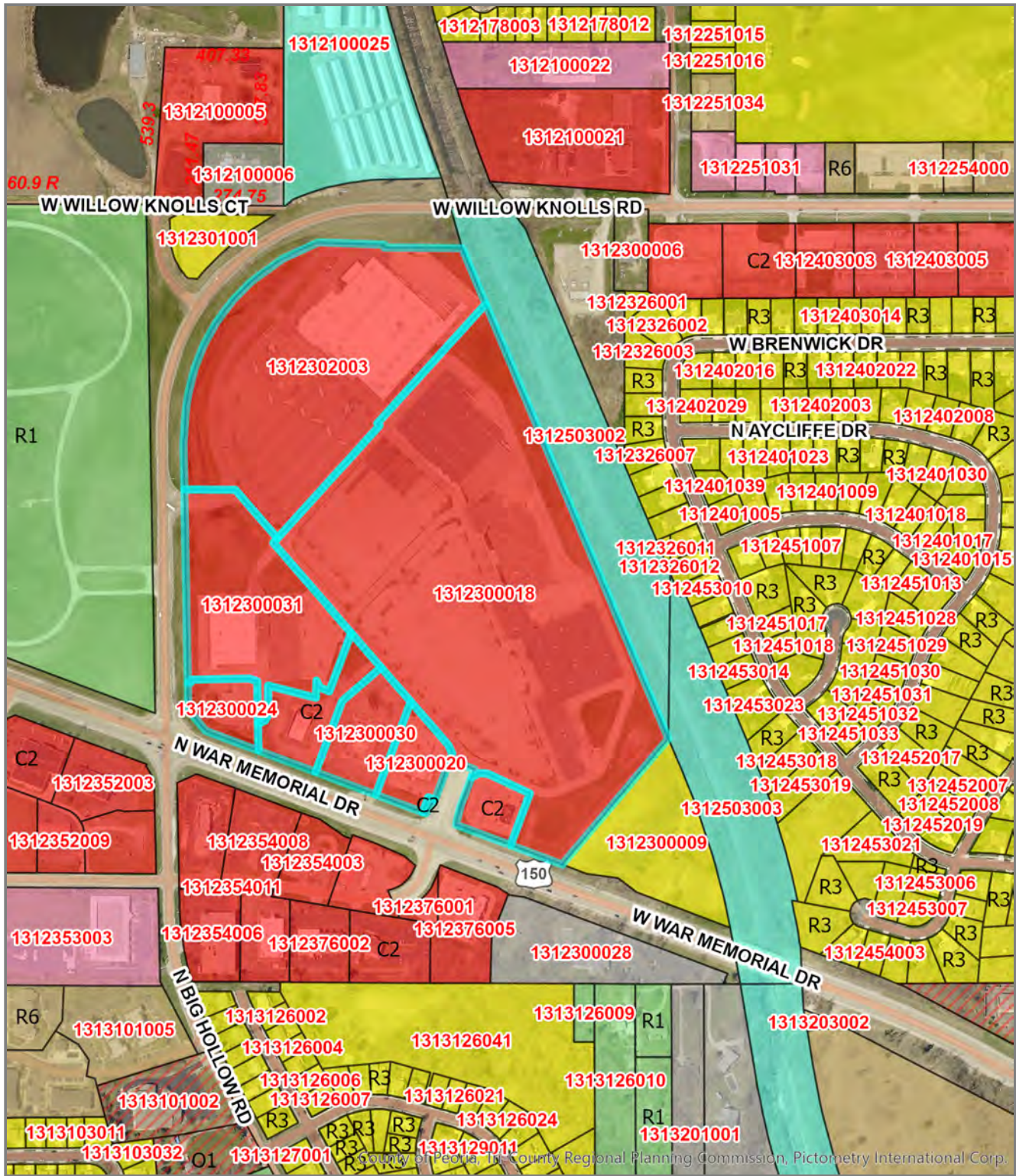
The condition for sign design is consistent with the previously approved Burlington Coat Factory's signage and the existing signs for other tenants within the shopping center.

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 meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Sign Exhibit
5. Existing Conditions

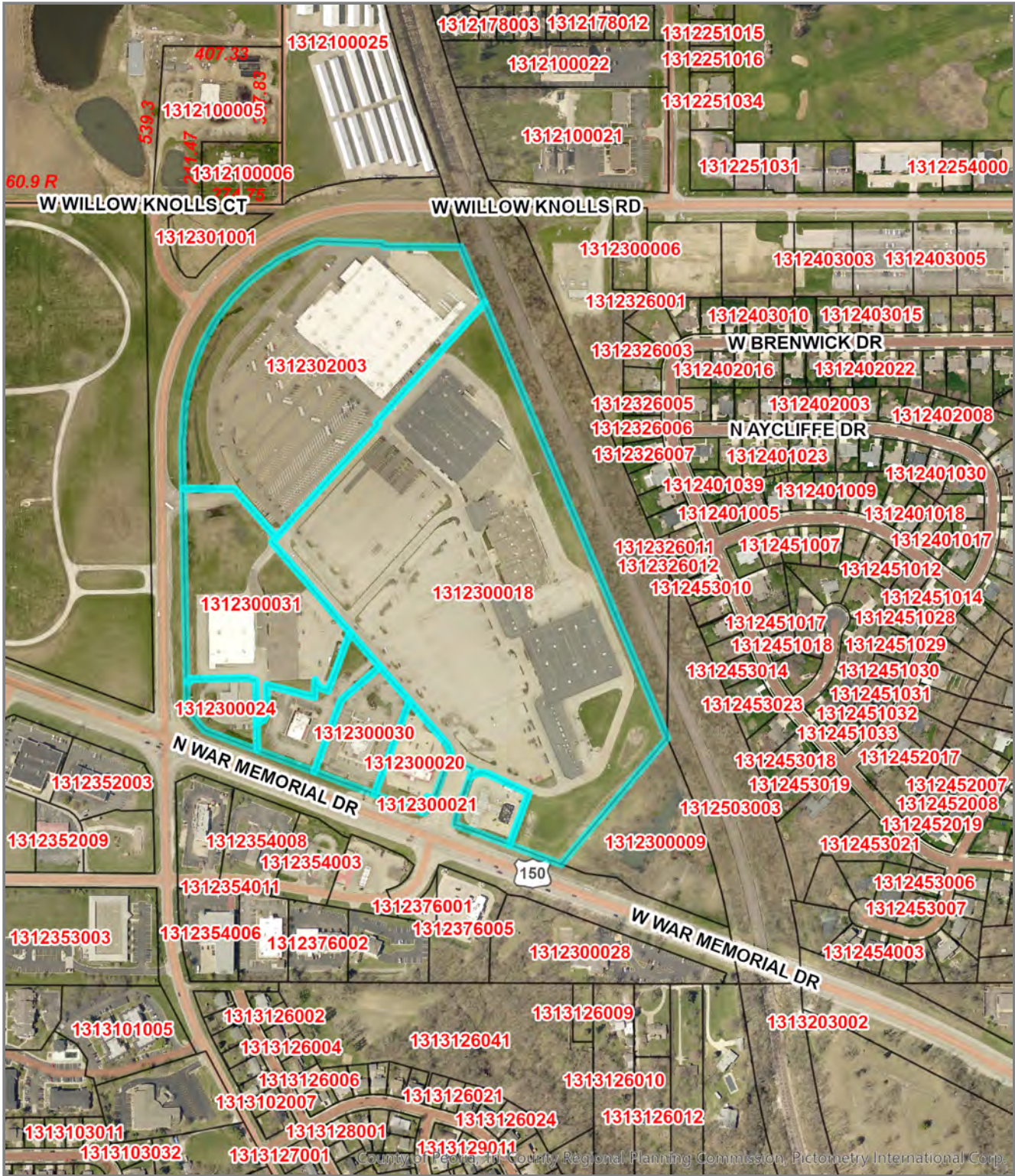
Willow Knolls Shopping Center Aerial + Zoning



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
 7/27/2022

Willow Knolls Shopping Center Aerial



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Map Scale
1 inch = 500 feet
 7/27/2022



WEST WILLOW KNOLLS DRIVE

WEST WAR MEMORIAL (U.S. ROUTE 150)

SITE PLAN
1" = 60'-0"



Design and construction documents are instruments of service prepared by or under the direct supervision of a professional engineer or architect. The use of this design and these construction documents for purposes other than the specific project stated herein is strictly prohibited without the written consent of Onyx Creative.



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E-MAIL: PAUL@
paragonconsultantsllc.com

WILLOW KNOLLS
PEORIA, IL
WILLOW KNOLLS COURT

Project No: T.B.A.
Drawn By: S.B.
Date: 09-29-21

SITE

OLLIE'S



FRONT ELEVATION
SIGN N-01

PYLON SIGN N-02

CITY CODE INFORMATION

WALL SIGN REGULATIONS

Max size: 20% of facade.

Landlord Contact Info:

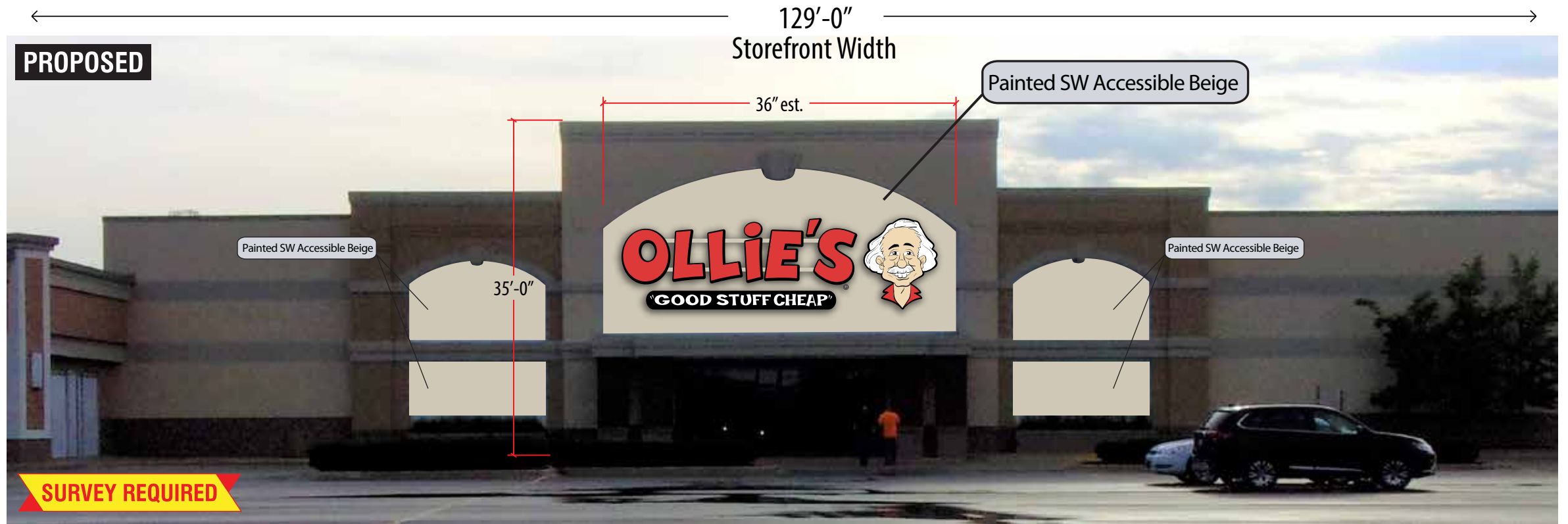
AJ Solomon
Schottenstein Property Group
614-449-4863
aj.solomon@spgroup.com



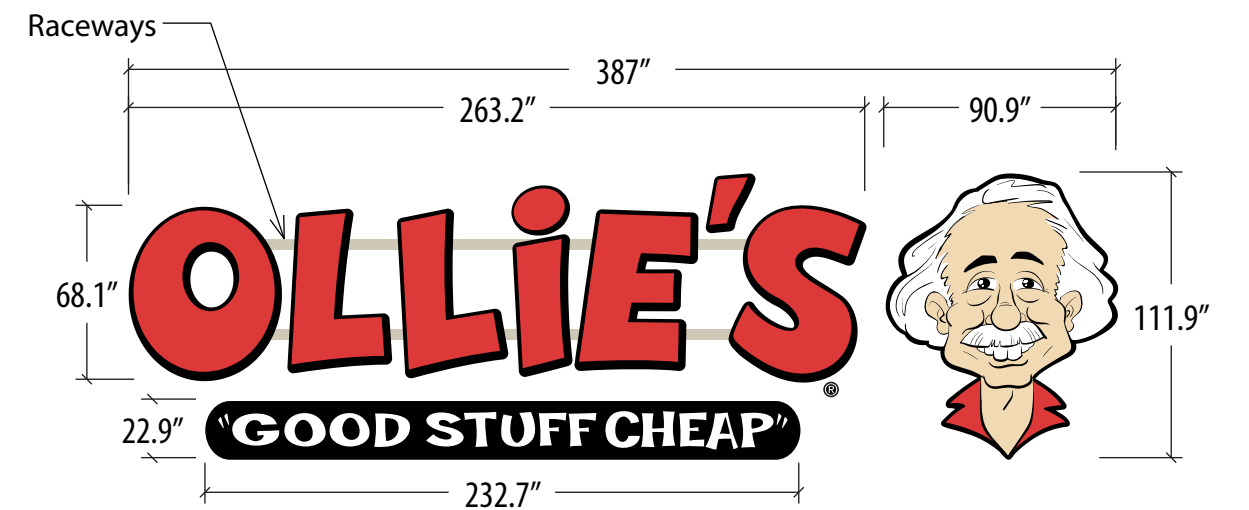
Customer Approval:

Date:	Location:	Drawn by:	Dwg/ Rev:
09-20-21	4100 W. Willow Knolls Dr. Peoria, IL 61615	CD	1

By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing including artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly.

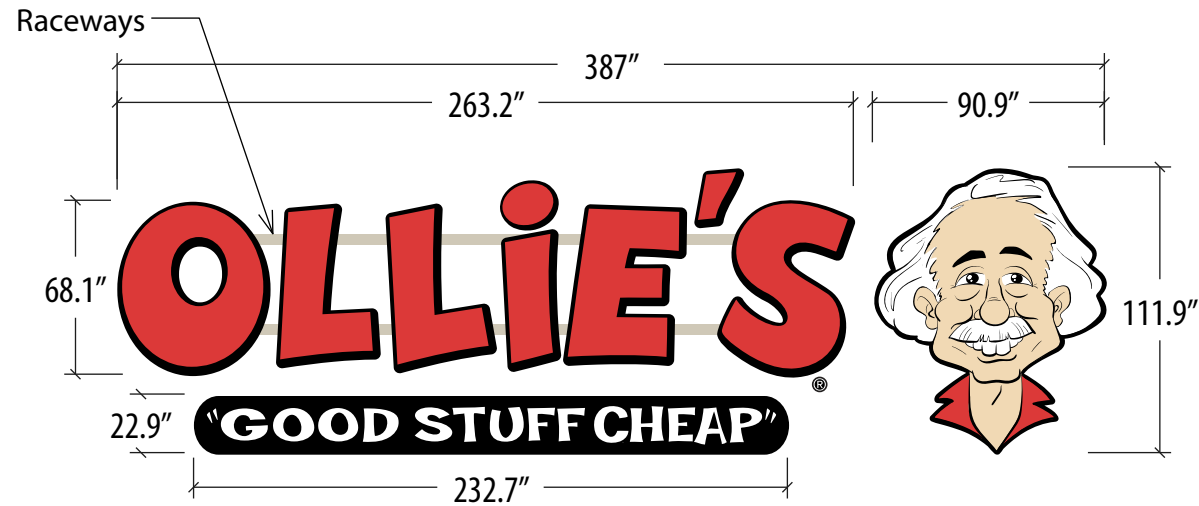


EXISTING



A Letter/Logo Layout
68.1" Ollie's, 111.9" Logo

300 Sq. Ft.
Scale: 3/16" = 1'-0"



A Letter/Logo Layout
68.1" Ollie's, 111.9" Logo

300 Sq. Ft.

Scale: 3/16" = 1'-0"

***FOR ANY LETTERS 60" OR GREATER
.063 RETURNS W/ WELDED RETAINERS & .080" BACKS**

***NOTE: BLACK VINYL IS APPLIED TO THE
PERIMETER OF ALL INDIVIDUAL LETTERS**

GENERAL SPECIFICATIONS

Face-Lit LED illuminated channel letters/logo.
White acrylic faces w/3M vinyl applied to 1st surface.

COLOR SPECIFICATIONS

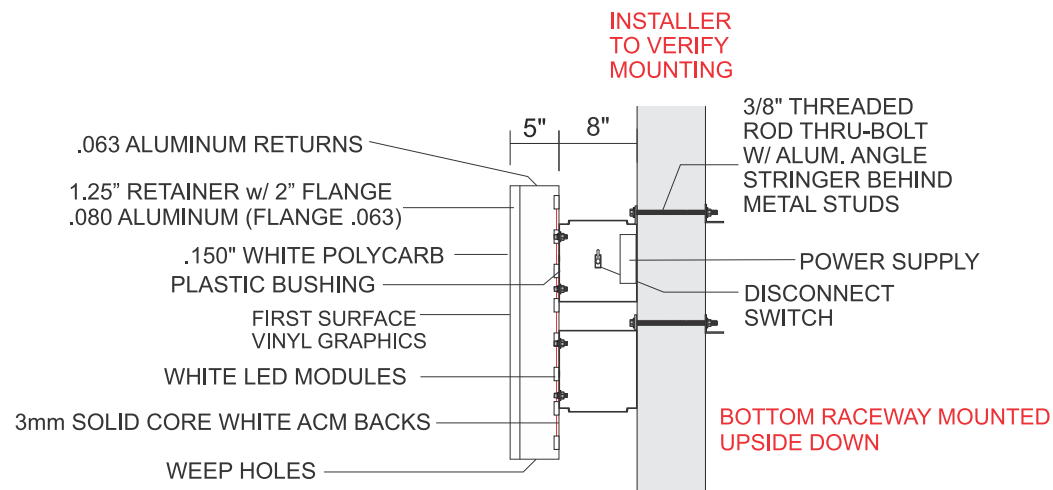
Acrylic Faces	LOGO Vinyl	"GOOD STUFF CHEAP" Vinyl
#7328 White	3M #3630-149 Lt. Beige	3M #3630-22 Black
#2283 Red	3M #3630-35 Cardinal Red	
	3M #3630-22 Black	

PAINT

BLACK, SATIN FINISH

SW 7036 ACCESSIBLE BEIGE

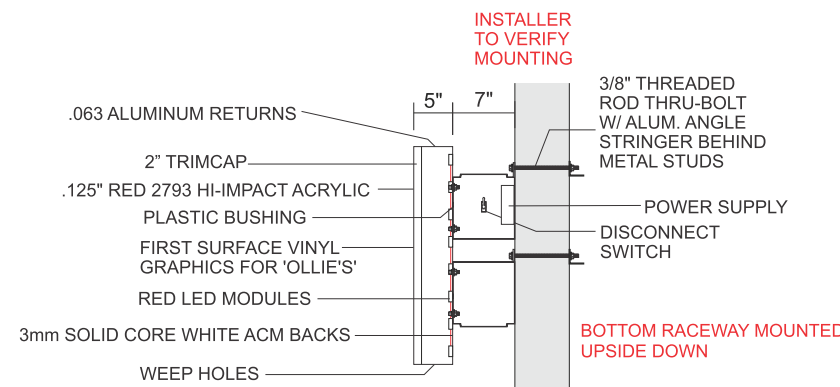
NOTE: ALL RACEWAYS & ANCHOR BOLTS TO BE PAINTED "Sherwin Williams 7036 Accessible Beige"



'HEAD' CROSS SECTION

N.T.S.

GENERAL CROSS SECTION DETAIL

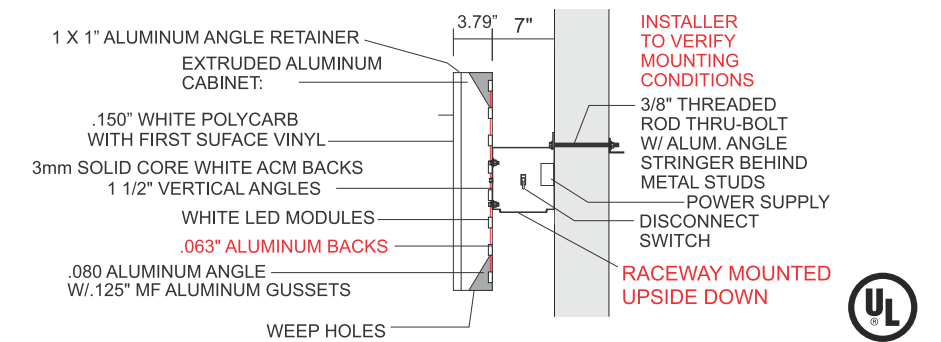


'OLLIE'S' CROSS SECTION

N.T.S.

GENERAL CROSS SECTION DETAIL

NOTE: ONE FACE TO HAVE 1.00" WIDE CLEAR POLYCARBONATE FISHPLATE GLUED TO BACK
NOTE: OTHER FACE TO HAVE CLEAR VHB TAPE 2ND SURFACE FOR FIELD ATTACHMENT



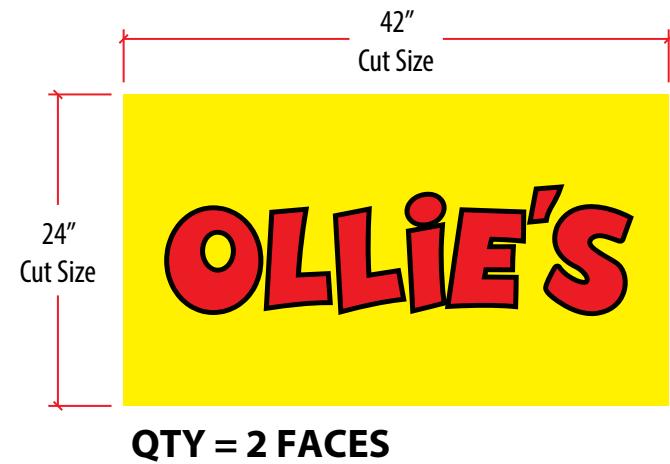
PILL CROSS SECTION

N.T.S.

GENERAL CROSS SECTION DETAIL

PAINTED: BLACK (SATIN FINISH)
NOTE: INTERIOR TO BE PAINTED WHITE

**Pill box raceway to be mounted upside down for ease of install.
The power supplies will be on a tray so they won't fall out when securing it to the wall.
"OLLIE'S" & "LOGO" lower raceway to be mounted upside down for ease of install.
All the power supplies for "OLLIE'S" & "LOGO" will be in the upper raceway**

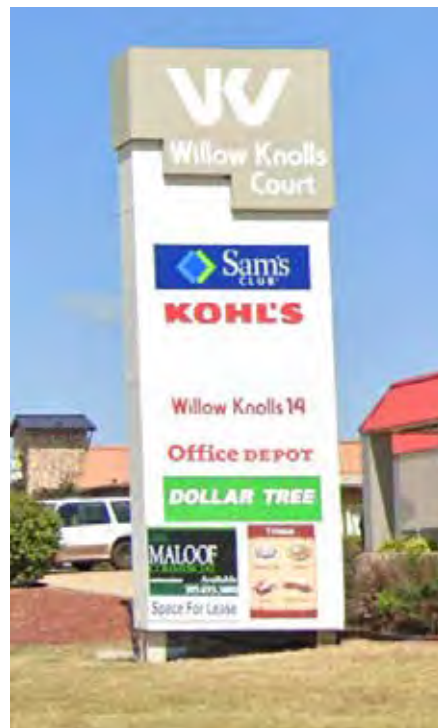


- 1/8" Routed Aluminum Panel with Show-Thru Acrylic Copy/Vinyl Graphics
- Fasten to pylon with screws through face around perimeter
- Paint screw heads yellow to match faces

COLOR SPECIFICATIONS

- Vinyl:
- 3M #3730-015L Yellow**
(background)
 - 3M #3630-22 Black**
(outline)
 - 3M #3630-35 Cardinal Red**
(‘OLLIE’S’)

EXISTING



PROPOSED

APPROVED LOCATION
PER LEASE

ALTERNATE LOCATION
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09-20-21	4100 W. Willow Knolls Dr. Peoria, IL 61615	CD	1

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Existing Conditions







PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Kerilyn Weick and Blake Eggleston)
DATE: August 4, 2022
CASE NO: PZ 950-2022 (deferred from July 7, 2022)
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code relating to Cryptocurrency Mining & Data Centers.

SUMMARY

An amendment to Appendix A of the Unified Development Code (UDC) is proposed to allow Data Centers by special use in the industrial and institutional zoning districts.

Types of data centers include: server farms, web hosting, cluster computing, cloud storage, colocation centers, and cryptocurrency mining. Data centers can come in all shapes and sizes. They might be large \$250 million dollar facilities or as small as shipping containers. What large and small data centers have in common are their externalities. First, they are very heavy users of electricity and water for powering and cooling their facilities. Second, this dense cluster of technology and fans run 24/7 and produce high-frequency, consistent noise. Lastly, data centers do not require a lot of staff and have little to no on-site customers, hence generate little traffic.

These characteristics of data centers most closely align with uses appropriate to the Class I-3 (General Industrial District). Special Use review is recommended to consider the compatibility with neighboring land uses and the need for special design considerations. With the Special Use review, data centers may be appropriate in Class I-1 (Industrial/Business Park) District and Class 1-2 (Railroad/Warehouse Industrial District); noting that uses in Class I-1 (Industrial/Business Park) District need to be designed for compatibility with neighboring residential, office and commercial districts. For uses common to the N-1 (Institutional) District, data centers may be compatible and required for the use, as such the recommendation allows data centers under special use review.

Data Centers are not appropriate for commercial districts. Uses in commercial districts are intended for commerce – providing commercial retail and service needs. The C-2 (Large-Scale Commercial) District is intended to support a variety of commercial uses which share common traits of large scale and bulk commercial uses. In many C-2 (Large-Scale Commercial) areas, foot traffic and clustering of like businesses is important to existing business. Permitting data center use in this district would not support the purpose and intent of the Unified Development Code to have vibrant commercial areas and active shop fronts.

The proposed text amendment recommends the following:

Use	Permitted Zoning Districts	Special Use Zoning Districts
Data Center	None	I-1, I-2, I-3, and N-1

See the attached proposed ordinance for complete details.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the proposed text amendment.

ATTACHMENTS

1. Proposed Ordinance

**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE
OF THE CITY OF PEORIA RELATING TO CRYPTOCURRENCY AND DATA CENTERS**

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the City of Peoria desires to amend Appendix A, the Unified Development Code;
NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 17,403 as adopted on October 11, 2016, is hereby amended by deleting the following stricken words and adding the following underlined words:

5.0 – PERMITTED LAND USES

5.2 PERMITTED USE TABLE

5.2.2 Permitted Use Table

KEY:		Blank cell = Not Permitted												■ = Permitted				□ = Special Use						
USE CATEGORY	SPECIFIC USE																							Use Performance Standard
INDUSTRIAL		A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1	I1	I2	I3	
Heavy Industrial (see 5.6.5.D)	All heavy industrial, except as listed below:																							■
	<u>Data Center</u>																							□ □ □ <u>5.3.4.B</u>

5.3 – USE AND PERFORMANCE STANDARDS

5.3.4 Industrial Use Performance Standards

B. Data Center

1. The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers for any component of the operation is strictly prohibited.
2. The use shall be designed, constructed, operated, and maintained so as not to cause noise in excess of the maximum noise levels established in Section 4.5.7 Industrial Districts Performance Standards.
3. Within 30 days of commencing operations, the Building Permit applicant shall submit an affidavit containing the following:
 - a. Name and qualifications of the person who performed the noise measurements;
 - b. Measured decibel levels;
 - c. A statement affirming the measurement was done in the manner outlined in Section 4.5.7; and
 - d. A statement affirming the sound emission levels do not exceed the allowable octave band sound pressure levels of Section 4.5.7.
4. The city reserves the right to require independent verification of noise measurements.

5.6– USE CATEGORIES

5.6.5 Industrial Use Categories

D. Heavy Industrial

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.

Principal Uses	Accessory Uses	Uses Not Included
Asbestos and radioactive materials products Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause Animal processing, packing, treating, and storage, livestock or poultry slaughtering, animal slaughter, stockyards, concentrate plant, processing of food and related products, production of lumber, tobacco,	Associated office Food preparation or dining area Product repair Repackaging of goods Warehouse, storage Residential Unit for Security purposes (single unit)	Animal waste processing (see Waste-Related Service) Dredging, earth extraction, clearing or grading (timber cutting), extraction of phosphate or minerals, extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing, stockpiling of sand, gravel, or other aggregate materials (see Resource Extraction) Recycling facility including recyclable material storage, including construction

<p>chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, batch plant Bulk storage of flammable liquids Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products Commercial feed lot Concrete batching and asphalt processing and manufacture, batch plant <u>Data Center</u> Earth moving and heavy construction equipment and transportation equipment Explosives Gypsum manufacture, linoleum manufacturing Fabricated metal products and machinery Foundry, forge plant Impound lot, wrecker service includes city wreckers, auto storage, automobile dismantlers and recyclers, wrecking, junk or salvage yard Leather and leather products includes tanning and finishing Petroleum, liquefied petroleum gas and coal products and refining Primary metal manufacturing, electroplating, graphite Pulp mills Rubber and plastic products, rubber manufacturing Scrap metal processors Sawmill, pulp mill Secondary materials dealers Tire recapping Tobacco products Transportation equipment</p>		<p>material (see Waste-Related Service) Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service)</p>
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6.0 – FORM DISTRICTS

6.5 WAREHOUSE DISTRICT

D. Warehouse District – Local

7. Permitted Uses

c. Industrial uses shall be considered to encompass all of the Industrial use categories except data center, waste-related services and animal processing, as defined in Section 5.6.

10.0 – DEFINITIONS

10.3 Defined Terms

Data Center: A facility used primarily for the storage, management, and processing of digital data and that is used to house computer and network systems, including associated components such as servers, network equipment and appliances, and data storage systems; systems for monitoring and managing infrastructure performance; internet related equipment and services; data communications connections; environmental controls; fire protection systems; and security systems and services. Uses include but are not limited to: server farms, web hosting, cluster computing, cloud storage, colocation centers, and cryptocurrency mining. Uses that include associated components of a data center as ancillary to the principal use on the property shall not be considered a Data Center.

Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS,
THIS _____ DAY OF _____, 2022

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel