

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS:

A meeting of the Planning & Zoning Commission was held on Thursday, August 4, 2022, at 1:00 PM, at City Hall, 419 Fulton St., in Room 400 with Commissioner George Ghareeb presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: George Ghareeb, Edward Barry, Eric Heard, and Robin Grantham. – 4. Absent: Michael Wiesehan, Richard Unes, and Branden Martin* - 3.

City Staff Present: Kerilyn Weick, Blake Eggleston, Julia Hertaus, and Grace Burgener.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Matt Smith.

MINUTES

Commissioner Grantham moved to approve the minutes of the Planning & Zoning Commission meetings held on July 7, 2022; seconded by Commissioner Heard.

The motion was approved unanimously by a viva voce vote 4 to 0.

*Commissioner Martin arrived at approximately 1:03 PM.

REGULAR BUSINESS

PZ 992-2022

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)

Urban Planner, Julia Hertaus, Community Development Department, read the case into the record and summarized the request to amend existing special use ordinances. 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 the 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.

Dawn Wilkie, of Honegger Sign Co., was present. Ms. Wilkie expressed, with one sign proposed, the 100 sq. ft. required size appears aesthetically too small on the façade.

Commissioner Ghareeb opened the public hearing at 1:13 PM. There being no public comment, closed the public hearing at 1:13 PM.

There were no comments from commissioners.

Discussion on the Findings of Fact was held.



Motion:

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

The motion was approved unanimously by a viva voce vote 5 to 0.

PZ 950-2022 *Deferred from the July 7, 2022, Meeting*

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, provided a description of data centers, and summarized staff's recommendation.

Mr. Eggleston recapped the discussion from the last meeting.

Senior Urban Planner, Kerilyn Weick, Community Development Department shared findings from the research that informed the proposed text amendment and explained the reasons for the industrial use classification for the data center use.

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

Commissioner Ghareeb asked for clarification on the purpose of this recommendation.

In response to the commission, Ms. Weick explained a new use is needed to address data centers in the Unified Development Code and that there have been no applications for the use.

Commissioner Heard asked if this would be permitted in the Warehouse District.

Ms. Weick responded the recommendation does not permit data centers in the warehouse district. Other heavy industrial use category uses are not permitted in the warehouse district.

Commissioner Ghareeb opened the public hearing at 1:30 PM. There being no testimony, Commissioner Ghareeb closed the Public Hearing at 1:30 PM.

Motion:

Commissioner Barry made a motion to APPROVE per staff recommendations; seconded by Commissioner Grantham.

The motion was approved unanimously by viva voce vote 5 to 0.

DISCUSSION ON FUTURE ELECTION OF OFFICERS

Commissioner Ghareeb asked for this item to be continued to the next meeting.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Heard made a motion to adjourn; seconded by Commissioner Martin at approximately 1:32 PM. The motion was approved unanimously by viva voce vote 5 to 0.



Grace Burgener, Development Technician