PEORIA COUNTY BOARD
MEETING AGENDA
Thursday, January 10, 2019
6:00 PM
County Courthouse • 324 Main Street • County Board Room 403 • Peoria, Illinois 61602
Voice: (309) 672-6056 • Fax: (309) 672-6054 • TDD: (309) 672-6073
www.peoriacounty.org

CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
ROLL CALL BY THE COUNTY CLERK

I. APPROVAL OF MINUTES
   • Approval of December 3, 2018 County Board Organizational Meeting Minutes
   • Approval of December 3, 2018 County Board Regular Meeting Minutes

II. PROCLAMATIONS AND PRESENTATIONS
   • A Proclamation recognizing Cindy Ireland and Diane Craps of Joe’s Barbershop on their retirement
   • Chief Judge Update

III. CITIZENS’ REMARKS
    (To address the County Board, fill out a card and submit it to the Chairman before the Board Meeting.)

IV. CONSENT AGENDA (including reports to be filed)
   C1. The Treasurer report consisting of the Bank and CD's Portfolio for the month of November 2018 and Revenue & Expenditure Reports for the month of October 2018.

   C2. The Auditor’s report of expenditures from Accounts Payable system is accessible at www.peoriacounty.org/auditor/transparency.

   C3. A resolution from your Public Safety and Justice Committee recommending approval of a budget amendment to the Drug Forfeiture-Sheriff Fund to recognize $40,000.00 in expenditures and $50,000.00 in revenues incurred due to unanticipated drug enforcement operations

   C4. A resolution from your Ways and Means Committee recommending approval of the FY 2019 Legislative Program.

   C5. Chairman Appointments.
V. ZONING ORDINANCE AND RESOLUTIONS

1. Case #079-18-U, Petition of Alec & Jayne Story. A Special Use as required in Section 20.6.2.1.1.b of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 40-acre minimum lot size in the A-1 Agricultural Preservation Zoning District. The petitioner proposes to divide 5 acres from an existing 45.01 acre parcel in order to divide an existing single family dwelling from the farmland. The parcel is located in Elmwood Township. The Zoning Board of Appeals recommends approval. The Land Use Committee concurs.

2. Case #080-18-U, Petition of USS Jubilee Solar, LLC. A Special Use request from section 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Princeville Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

3. Case #081-18-U, Petition of DG Illinois Solar, LLC. A Special Use request from section 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Radnor Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

4. Case #082-18-U, Petition of Sustainable Holdings, LLC. A Special Use request from section 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Millbrook Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

5. Case #083-18-U, Petition of Illinois PV Peoria 3, LLC. A Special Use request from section 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agricultural Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Hallock Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

6. Case #084-18-U, Petition of Illinois PV Peoria 2, LLC. A Special Use request from section 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agricultural Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Limestone Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.
7. Case #085-18-U, Petition of Illinois PV Peoria 1, LLC. A Special Use request from section 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Limestone Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

8. A resolution from your County Operations Committee recommending approval of a Collective Bargaining Agreement (CBA) between Peoria County and AFSCME Council 31/Local 3473. (Pending Committee Approval)

VI. MISCELLANEOUS AND ANNOUNCEMENTS

VII. ADJOURNMENT
PEORIA COUNTY BOARD
Organizational Meeting Minutes
Monday December 3, 2018
6:00 PM
County Courthouse • 324 Main Street • County Board Room 403 • Peoria, Illinois 61602
Voice: (309) 672-6056 • Fax: (309) 672-6054 • TDD: (309) 672-6073
www.peoriacounty.org

1. Call to Order by Presiding Officer

2. Moment of Silence

3. Pledge of Allegiance

4. Appointment of a Temporary Chairperson by the Presiding Officer

Chairman Rand appointed Member O’Neill as Presiding Officer; Member O’Neill took the Chair.

5. Report of the County Clerk on member credentials

County Clerk Steve Sonnemaker reported the results from the November 6, 2018 General Election. He detailed the winners from each district elected to the County Board.

6. Swearing in of Newly Elected Members by the County Clerk

County Clerk Sonnemaker administered the oath to all that won election. Member O’Neill congratulated and welcomed the new Members.

7. Roll Call of the Members of the Board

Attendance was taken with the Roll Call-Pro voting system, and the following members of the Board were present: Members Adamson, Dillon, Elsasser, Fennell, Mayer, O’Neill, Pastucha, Rand, Reliford, Reneau, Robinson, Rosenbohm, Salzer, Watkins, Williams, and Windish, with Members Parker and Rieker absent.

8. Adoption of 2019-2020 Rules of Order

Member Mayer moved to approve the Rules of Order and Member Fennell seconded. The Rules of Order passed by a unanimous roll call vote of 16 ayes.

9. Nominations for Chairperson of the County Board
Member Williams nominated Member Rand as Chairperson and Member Fennell seconded, with no other nominations submitted.

10. Election of Chairperson of the County Board as provided in Article III, Section 1

The nomination of Member Rand as Chairperson was approved by a roll call vote of 14 ayes and 2 nays, with Members Adamson and Elsasser voting nay. Member Rand assumed the Chair.

11. Nominations for Vice-Chairperson of the County Board

Member Dillon nominated Member O’Neill as Vice-Chairperson and Member Salzer seconded, with no other nominations submitted.

12. Election of Vice-Chairperson of the County Board as provided in Article III, Section 2

The nomination of Member O’Neill as Vice-Chairperson was approved by a unanimous roll call vote of 16 ayes.

13. Unfinished Business

There was no unfinished business.

14. Miscellaneous

Chairman Rand thanked the Board for its support as Chair. He addressed the new members, stating that the other members are kind with new members. He said he and the other members will help them along the way.

15. Adjournment

There being no further business before the Board, the Chairman announced the meeting was adjourned.
CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
ROLL CALL BY THE COUNTY CLERK

Attendance was taken with the Roll Call-Pro voting system, and the following members of the Board were present: Members Adamson, Dillon, Elsasser, Fennell, Mayer, O’Neill, Pastucha, Rand, Reliford, Reneau, Robinson, Rosenbohm, Salzer, Watkins, Williams, and Windish, with Members Parker and Rieker absent.

I. APPROVAL OF MINUTES
   • Approval of November 8, 2018 County Board Meeting Minutes

Member Watkins moved for approval of the minutes, Member O’Neill seconded. The minutes were approved by a unanimous roll call vote of 16 ayes.

II. PROCLAMATIONS AND PRESENTATIONS
   • A Proclamation recognizing Cindy Ireland and Diane Craps of Joe’s Barbershop on their retirement.

The proclamation was not given, as the recipients were unable to attend.

County Clerk Steve Sonnemaker presented service pins to Member Elsasser and Chairman Rand.

III. CITIZENS’ REMARKS

Cynthia Hsieh, 2204 N Central Avenue, Peoria, addressed the Board with regard to possible savings from solar energy for County buildings. She explained that she requested proposals for solar usage at the courthouse, the jail, and Heddington Oaks. She reported that out of the three buildings, the jail would be the best candidate because it could offset about one-third of its electricity usage by using about 5 acres of land around it at the cost of $1.4 Million. She expressed that there is value in putting solar projects for the County out to bid. She urged the Board to act on solar use at its facilities to be considered for the lottery. She informed that the other county-owned facilities were not good candidates for solar panels due to shading, structure limitations, or lack of land.
Byron Joos, 16715 N Krause Road, Chillicothe, addressed the Board with regard to opposition to the road tax referendum. He emphasized that the citizens spoke by voting down the referendum and suggested that maybe the citizens could get to vote on other spending. He detailed some costs that the Board acted on in the past few months that could have had alternatives.

Carol Hornickle, 7501 N Villa Lake Drive 2A, President of Fairway Villas Home Owners’ Association, addressed the Board with regard to the Allen and Willow Knolls Roads intersection. She expressed that there was a need to reconstruct it, and it is hard to believe that the intersection is in Illinois. She noted that the businesses are thrilled and the citizens are grateful for the project. She conveyed that she used to believe that the County Board can be boring until it put in the work to get the project going. She expressed that the Board is on-budget and it doesn’t stress the community. She urged the Board to see the intersection and spend money at the businesses.

IV. **CONSENT AGENDA** *(including reports to be filed)*

C1. The Treasurer report consisting of the Bank and CD’s Portfolio for the month of October 2018 and Revenue & Expenditure Reports for the month of September 2018.


C3. A resolution (item 1 – surrender; items 2 – 38, 40-41 conveyances; item 39 – reconveyance; item 70 – defaulted surrender) from the Ways and Means Committee recommending that the County Board Chairman be authorized and directed to execute deed of said property to the highest bidder, and be authorized to cancel the appropriate Certificates of Purchase. This resolution shall be effective ninety days from December 3, 2018 and any transaction between the parties involved not occurring within this period shall be null and void. *(Poll Vote per Rules of Order, Article V, Section 18C)*

C4. A resolution from your Executive Committee recommending approval of an Agreement for Services between Peoria County and the Greater Peoria Economic Development Council for the term January 1, 2019 through December 31, 2020, in an amount not to exceed $100,000.00.

C5. A resolution from your Budget Subcommittee of the Executive Committee recommending approval of an additional appropriation in the amount of $566,000.00 in the Risk Management Fund to offset unanticipated liability expenses.

C6. A resolution from your Public Safety and Justice Committee recommending approval of SFY 2019 Illinois Supreme Court Commission on Access to Justice Grant for an Online Dispute Resolution (ODR) Program, in the amount of $5,000.00.

C7. A resolution from your Public Safety and Justice Committee recommending approval of the Peoria City/County Landfill budget for the time period January 1, 2019 through December 31, 2019.
C8. A resolution from your Ways and Means Committee recommending approval of the lowest responsive bid of Tameran Graphic Systems, Inc. Solon, OH, for the provision of microfilming services, with an initial cost of $0.0106 per image for 16mm film and $0.08 for 35mm film. *(Poll Vote per Rules of Order, Article V, Section 18C)*

C9. A resolution from your County Operations Committee recommending approval of the most responsive bid of Burwood Group, Inc., Peoria, IL, to perform an IT Security Risk assessment, in an amount not to exceed $61,685.00.

C10. A resolution from your County Operations Committee recommending approval of a contract with Excess Risk/Ironshore at an estimated annual cost of $830,125.20, for the provision of Stop Loss Excess Insurance coverage for the period January 1, 2019 through December 31, 2019.

C11. A resolution from your County Operations Committee recommending approval to approve excess insurance/broker quotes from various underwriters for Risk Management secured by Arthur J. Gallagher (AJG), for an estimated premium of $840,239.00.

C12. A resolution from your County Operations Committee recommending approval of a 1-year contract, with the option to renew up to two years, with Gallagher Bassett as Third Party Administrator for Risk Management Services, at an estimated annual cost of $47,040.00.

C13. A resolution from your Infrastructure Committee recommending approval of a Supplemental Construction Engineering Agreement with Hutchison Engineering, Inc., Peoria, IL, for construction engineering for improvements to Old Galena Road, at a cost not to exceed $82,463.14.

C14. A resolution from your Infrastructure Committee recommending approval of a Local Agency Agreement for Federal Participation with the State of Illinois for construction and construction engineering on Kickapoo-Edwards Road, and an appropriation in the amount of $250,000.00 in MFT Funds for the local match portion of reconstruction.

C15. Chairman Appointments

Member Mayer moved to approve the Consent Agenda and Member Fennell seconded. Member Mayer asked to pull Item C3 and Item C15. The Consent Agenda, except for Items C3 and C15, was approved by a unanimous roll call vote of 16 ayes.

C3. A resolution recommending that the Chairman be authorized and directed to execute deed, and be authorized to cancel the appropriate Certificates of Purchase.

Member Mayer moved to approve Item C3, excluding resolution number 11-18-040, and Member Salzer seconded. Item C3, excluding resolution number 11-18-40, was approved by a unanimous roll call vote of 16 ayes.

C15. Chairman Appointments
Member Mayer moved to approve Item C15 and Member Fennell seconded. Chairman Rand informed that he is pulling the Landfill Committee appointments. Item C15 was approved by a unanimous roll call vote of 16 ayes.

V. ZONING ORDINANCE AND RESOLUTIONS

1. Case #066-18-U, Petition of SolAmerica & George Mori. A Special Use request from section 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Hollis Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Rosenbohm seconded. Member Dillon noted that there are representatives present for all of the cases if there are questions. The ordinance passed by a unanimous roll call vote of 16 ayes.

2. Case #070-18-U, Petition of DG Illinois Solar, LLC. A Special Use request from section 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Limestone Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Rosenbohm seconded. The ordinance passed by a unanimous roll call vote of 16 ayes.

3. Case #071-18-U, Petition of AES DE DevCo NC, LLC. A Special Use request from section 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Akron Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Williams seconded. The ordinance passed by a unanimous roll call vote of 16 ayes.

4. Case #072-18-U, Petition of AES DE DevCo NC, LLC. A Special Use request from section 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Medina Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Rosenbohm seconded. The ordinance passed by a unanimous roll call vote of 16 ayes.

5. Case W04-18, Petition of Harry Miller. A resolution from your Land Use Committee recommending approval of a waiver from Section 20-8.3.4.1.b.2.a of the Unified Development Ordinance. This section requires a new minor subdivision to have public water supply. The petition is proposing to
serve a 1 (one) lot subdivision with private well. The parcel is located in Medina Township.

Member Dillon moved to approve the resolution and Member Rosenbohm seconded. Member Adamson inquired about the lack of access to public water for the new parcel and Planning and Zoning Director Kathi Urban described that the public water supply is a mile east, which is not a reasonable distance under the ordinance, and the well meets the requirements to grant a waiver. Member Adamson requested information on who shares the cost of getting to the public water source, and Ms. Urban informed that the cost would fall to the developer. Member Adamson asked about the location of the subdivision, and Ms. Urban identified that it is in the Mossville Industrial Park, where wells are predominant. The resolution passed by a unanimous roll call vote of 16 ayes.

6. Review of Executive Session Minutes

Mr. Evans stated that the State's Attorney's Office's recommends that all previously held minutes, continue to be held, as the need for confidentiality still exists, and to destroy executive session audio recordings more than two years old, except those that relate to pending litigation.

Member Mayer moved to approve the recommendation of the State's Attorney's office and Member Fennell seconded. The motion was approved by a unanimous roll call vote of 16 ayes.

VI. MISCELLANEOUS AND ANNOUNCEMENTS

Chairman Rand welcomed all the new board members and he suggested that the incumbent members help with their questions.

Member Reneau introduced his family, expressed that it is an honor to sit with the Board, the Board’s actions made it easy to campaign because it doesn’t create negativity, and noted that he looks forward to working with everyone.

Member Robinson congratulated all the new board members and perceived they will see the value of the Board to Peoria County.

Member Williams recognized Member Dillon for his selection as a 40 Leader Under Forty.

Member Dillon congratulated the board members and he noted that it is nice to see younger people than himself on the Board. He reported that there have been 23 solar projects that have been approved so far, with 6 more coming. He explained that there might not be discussion by the Board, but that is because the work is done in the ZBA and the Land Use Committee. He congratulated the new members and expressed his willingness to help them learn.

Member Mayer congratulated the new board members and offered his knowledge of parliamentary procedure to them.

Member Salzer congratulated the new board members and mentioned the birthday of the State of Illinois on December 3, 1818.

Member Elsasser shared his experience with past member Pat Hidden and expressed that communication goes a long way.
Member O’Neill wished all Happy Holidays and a blessed Christmas to all.

Member Dillon recognized Amy McLaren for winning the Athena award from the Chamber of Commerce.

Mr. Sorrel informed that the rescheduled memorial service for former member Carol Trumpe will be held at Grace Presbyterian Church on December 10th and a celebration of life for Highway Employee Jason Coulter on December 16th at 22804 W Southport Road, Elmwood.

VII. ADJOURNMENT

There being no further business before the Board, the Chairman announced the meeting was adjourned.
PROCLAMATION

WHEREAS, Peoria County wishes to recognize Joe’s Barbershop owners Diane Craps and Cindy Ireland on their retirement; and

WHEREAS, Joe’s Barbershop has been a staple in the West Peoria community since being opened in 1963 by their father, Joe Baumgardner; and

WHEREAS, Peoria County honors their commitment to the barber profession, which January 19, 2019 will mark as the 56th anniversary of the shop opening and the 18th year since Diane Craps and Cindy Ireland took over the business; and

WHEREAS, Joe’s Barbershop has a loyal following, seeing as many as four generations of customers coming through its doors; and

WHEREAS, Joe’s Barbershop’s is known to locals as the place to find out the news, catch up with friends, and perhaps receive a shot of bourbon; and

WHEREAS, Peoria County thanks Joe’s Barbershop for their commitment and service to the community.

NOW THEREFORE I, Andrew A. Rand, Chairman of the Peoria County Board, on behalf of the County Board, do hereby recognize Cindy Ireland and Diane Craps of Joe’s Barbership on their retirement.

Dated this 10th day of January, A.D., 2019

______________________________
Andrew A. Rand
PEORIA COUNTY BOARD CHAIRMAN

______________________________
R. Steve Sonnemaker
PEORIA COUNTY CLERK
County of Peoria, Illinois  
Bank Account Portfolio  
As of November 30, 2018

<table>
<thead>
<tr>
<th>Account Name</th>
<th>Current Month</th>
<th>Prior Month</th>
<th>Amount</th>
<th>Percent</th>
<th>Interest</th>
<th>Notes</th>
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<tr>
<td>Payroll</td>
<td>229,364</td>
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<td>Juror’s Payroll</td>
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<td>Peoria County Employee Benefit Plan</td>
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<td>621,019</td>
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<tr>
<td>Peoria County Flex Spending Acct</td>
<td>72,059</td>
<td>82,682</td>
<td>-10,623</td>
<td>-12.85%</td>
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<tr>
<td>County Collector</td>
<td>12,976,797</td>
<td>6,427,482</td>
<td>6,449,315</td>
<td>100.34%</td>
<td>19,784</td>
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<tr>
<td>Operating</td>
<td>9,195,237</td>
<td>12,927,652</td>
<td>-3,731,415</td>
<td>-28.86%</td>
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<tr>
<td>Peoria County Forfeiture - State</td>
<td>536,666</td>
<td>535,789</td>
<td>866</td>
<td>0.16%</td>
<td>811</td>
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<td>Peoria County Forfeiture - Federal</td>
<td>17,948</td>
<td>17,948</td>
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<td>0.00%</td>
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<tr>
<td>Emergency Telephone System-E911</td>
<td>3,198,354</td>
<td>2,982,624</td>
<td>215,730</td>
<td>7.23%</td>
<td>4,510</td>
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<tr>
<td>Trust &amp; Condemnation</td>
<td>37,490</td>
<td>37,490</td>
<td>0</td>
<td>0.00%</td>
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<td>County Motor Fuel</td>
<td>2,151,314</td>
<td>2,263,842</td>
<td>-112,629</td>
<td>-4.97%</td>
<td>2,920</td>
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<td>Township Bridge</td>
<td>131,128</td>
<td>130,930</td>
<td>196</td>
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<tr>
<td>Township Motor Fuel</td>
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<td>1,343,719</td>
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<tr>
<td>CDAP</td>
<td>664,861</td>
<td>655,765</td>
<td>9,106</td>
<td>1.39%</td>
<td>998</td>
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<tr>
<td>VSP - HRA</td>
<td>991,335</td>
<td>1,007,490</td>
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<tr>
<td>Rural Transportation</td>
<td>318,640</td>
<td>699,935</td>
<td>-381,295</td>
<td>-54.48%</td>
<td>39</td>
<td>C</td>
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<tr>
<td>Total Accounts at Illinois National Bank</td>
<td>32,914,015</td>
<td>29,986,627</td>
<td>2,927,388</td>
<td>9.76%</td>
<td>31,786</td>
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Accounts at Morton Community Bank

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<thead>
<tr>
<th>Account Name</th>
<th>Current Month</th>
<th>Prior Month</th>
<th>Amount</th>
<th>Percent</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Improvement</td>
<td>244,371</td>
<td>244,290</td>
<td>80</td>
<td>0.03%</td>
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<td>Operating - Investment</td>
<td>33,663,999</td>
<td>33,587,362</td>
<td>76,637</td>
<td>0.23%</td>
<td>76,637</td>
</tr>
<tr>
<td>County Motor Fuel - Investment</td>
<td>4,150,391</td>
<td>4,140,887</td>
<td>9,505</td>
<td>0.23%</td>
<td>9,505</td>
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<tr>
<td>Total Accounts at Morton Community Bank</td>
<td>38,058,761</td>
<td>37,972,539</td>
<td>86,222</td>
<td>0.23%</td>
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Accounts at Commerce Bank

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<th>Current Month</th>
<th>Prior Month</th>
<th>Amount</th>
<th>Percent</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Investment Acct</td>
<td>5,180,568</td>
<td>5,173,486</td>
<td>7,082</td>
<td>0.14%</td>
<td>7,082</td>
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Notes:
- C = Clearing Account Only
- S = Sweep Account
- D = Disbursed via Court Orders
- N/A = Current month information not yet rec'd
- M = Money Market Account
- ICS = Insured Cash Sweep
- MI = Mixed Investment Acct
# County of Peoria, Illinois
## Certificate of Deposit Portfolio
### As of November 30, 2018

<table>
<thead>
<tr>
<th>Investment Amount</th>
<th>Purchased Date</th>
<th>Maturity Date</th>
<th>Term (Months)</th>
<th>Interest Rate</th>
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<tbody>
<tr>
<td>Associated Bank</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employee Health Fund</td>
<td>1,000,000</td>
<td>8/3/18</td>
<td>8/3/19</td>
<td>12</td>
</tr>
<tr>
<td>Employee Health Fund</td>
<td>400,000</td>
<td>12/3/18</td>
<td>12/3/19</td>
<td>12</td>
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**Total Certificate of Deposits** | **5,693,252**

**Total Banks** | **5,693,252**

**Difference** | **0**
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### Revenue Status Report

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**SORTED BY:** FUND TYPE, 2ND SUBTOTAL  
**TOTAL ON:** FUND TYPE  
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<td>COMMODITIES</td>
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**TOTAL CAPITAL PROJECTS**
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<td>64,572.36</td>
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## Peoria County: Expenditure Status Report

**Accounting Period:** 10/18

**Selection Criteria:** All

**Sorted By:** Fund Type, 2nd Subtotal

**Touted On:** Fund Type

**Page Breaks On:** Fund Type

**Fund Type:** Internal Service

### Period Expenditures

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<th>Budget (1)</th>
<th>Expenditures (2)</th>
<th>Encumbrances (3)</th>
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**Total Internal Service**

<p>| 51000        | 20,729,546.00        | 1,578,240.09 | 387,932.43       | 15,387,022.23    | 4,950,591.34       | 76.11                  |</p>
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<th>2ND SUBT-</th>
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<th>PERIOD RECEIPTS</th>
<th>RECEIVABLES</th>
<th>YEAR TO DATE RECEIPTS</th>
<th>AVAILABLE BALANCE</th>
<th>YTD/ BUD</th>
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**TOTAL REPORT**

| | | | | | |
| | | | | | |
## EXPENDITURE STATUS REPORT

**FUND 076 PEORIA COUNTY PARKING FAC**

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</table>

**TOTAL PEORIA COUNTY PARKING FAC**

| TOTAL REPORT |                | 191,730.00 | 27,213.41    | 0.00         | 181,477.63  | 10,252.37 | 94.65    |

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26
AGENDA BRIEFING

COMMITTEE: Public Safety & Justice Committee
MEETING DATE: December 17, 2018
LINE ITEM: see below
AMOUNT:

ISSUE: Drug Forfeiture-Sheriff Fund – Budget Amendment

BACKGROUND/DISCUSSION:

In September 2016, The Sheriff’s Office took custody of a 2016 Dodge Hellcat as part of a drug enforcement operation. Earlier this year the Sheriff’s office was given title to the vehicle from the State of Illinois. The Sheriff’s Office then was able to exchange the Hellcat for a 2018 Tahoe that will be used by a K-9 officer and $14,000 in cash. This budget amendment is needed to recognize the revenue and expenses that were incurred as part of this transaction. Below are the requested increases in the designated revenue and expense accounts in the Drug Forfeiture-Sheriff Fund:

051-2-051-3-256-36300 $50,000
051-2-051-3-256-55081 $40,000

COUNTY BOARD GOALS:

Financial Stability

STAFF RECOMMENDATION: Approval

COMMITTEE ACTION: Approved 12/18/18 (6-0 votes) Ms. Williams absent

PREPARED BY: Randy Brunner, PCSO Finance Director
DEPARTMENT: Sheriff
DATE: December 7, 2018
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

Your Public Safety & Justice Committee does hereby recommend passage of the following Resolution: RE: Drug Forfeiture-Sheriff Fund – Budget Amendment

RESOLUTION

WHEREAS, the County Board has the authority and obligation to set the expenditure budget of the various offices and departments of Peoria County Government, including the County Sheriff; and

WHEREAS, the Drug Forfeiture-Sheriff Fund contains revenues and expenses under the sole discretion of the Peoria County Sheriff; and

WHEREAS, due to drug enforcement operations additional revenues and expenses were received and incurred in FY 2018 that were not part of the adopted FY 2018 budget; and

WHEREAS, the County Sheriff is requesting that these additional revenues and expenses for these unforeseen circumstances be appropriated in the FY 2018 budget for the Drug Forfeiture-Sheriff Fund;

NOW THEREFORE BE IT RESOLVED, by the County Board of Peoria County, that Fifty Thousand dollars ($50,000) be appropriated into revenue line item 051-2-051-3-256-36300 in the Drug Forfeiture-Sheriff Fund;

NOW THEREFORE BE IT FURTHER RESOLVED, by the County Board of Peoria County, that Forty Thousand dollars ($40,000) be appropriated into expense line item 051-2-051-3-256-55081 in the Drug Forfeiture-Sheriff Fund;

RESPECTFULLY SUBMITTED,
PUBLIC SAFETY & JUSTICE COMMITTEE
For RESOLUTION: Legislative Agenda for 2019 and 101st General Assembly

BACKGROUND/DISCUSSION:
The County Board’s Rules of Order place the responsibility of the annual Legislative Program with the Ways and Means Committee. As has been the case in past years, the legislative program is a joint initiative with the City of Peoria. Like last year, and at the request of the Legislators, the Board of Health’s legislative program is included.

Past practice was followed here again this year. Elected and Appointed Officials were asked for legislative initiatives important to the organization. To be the most effective with our legislators, the most critical to the organization were selected. Coordination between the City Manager and County Administrator and Public Health Administrator then created the attached program.

COUNTY BOARD GOALS:

- **FINANCIAL STABILITY**
- **INFRASTRUCTURE STEWARDSHIP**
- **EFFECTIVE SERVICE DELIVERY**
- **HEALTHY VIBRANT COMMUNITIES**
- **WORKFORCE DEVELOPMENT**
- **COLLABORATION**

STAFF RECOMMENDATION:

**APPROVAL**

COMMITTEE ACTION: Approved 12/19/18 (7-0 votes) Mr. Mayer absent

PREPARED BY: Scott Sorrel, County Administrator
DEPARTMENT: County Administration
DATE: December 11, 2018
2019 Joint Legislative Agenda

January 11, 2019

Requests for Direct Sponsorship

- **Joint Request – Sales and Use Tax Reform:** Reform sales and use taxes related to internet / online sales. Specifically, converting online sales tax collection from a point-of-origin to a point-of-destination methodology.

- **City Request – Broaden Sales Tax Base:** Taxing services (in addition to goods) would increase state and local revenues, bring Illinois in line with most other states, and allow localities to lower home rule sales tax rates on goods.

- **City Request – Public Safety Pension Reform:** Support common sense reforms for the public safety pension system, including adoption of a 30-year rolling amortization period and allowing Police and Fire pension boards the ability to make investments similar to IMRF. Support consolidation of all downstate police and fire pension funds into a downstate police pension fund and downstate fire pension fund that treats each municipal obligation separate and unique, but consolidates investment responsibility into one entity.

- **County Request – County Motor Fuel Tax Law:** Expand 55 ILCS 5/5-1035.1 to include counties with a population greater than 100,000 at the time of the most recent federal census.

- **County Request – Juvenile Justice Reform:** Find lead sponsor in House (other than Gabel) for SB 2581 (Mulroe) to make time from arrest to detention hearing 48 hours (federal standard); requires an evidence and data-based screening tool be created by July 1, 2020.

- **County Request – Bail Reform Act:** Appropriate dollars in State Supreme Court budget for their request to fund pre-trial supervision staffing.

- **PCCHD / County Request - Grant Accountability & Transparency Act (30 ILCS 708/):**
  - Part 1: IDOT has determined that Motor Fuel Tax (MFT) allotments to local governments are a grant and therefore subject to GATA. MFT allotments are not grants and should be exempt from GATA.
  - Part 2: While the intent of GATA in supporting increased accountability within government is appreciated, the state implementation creates additional burdens to local government; reporting of non-grant funding (WIC benefits, VFC inventory, MFT), dependency outside of the scope and control of individual agencies, and reporting/reimbursement delays.

- **PCCHD Request – Increase Public Health Funding:** Increase funding to the Local Health Protection Grant from the current $18.1 million to $26 million (represent $2/resident cost). The LHP Grant
supports essential public health funding of disease control, investigation, prevention, and assessments.

- **PCCHD Request – Health Impact Assessment (HIA):** Establish a state policy for requesting and conducting HIA, thus allowing for ensured integration of health concerns in policy decisions, legislative development, and collaboration by various stakeholders. In addition, LHD will be required to continue development of Community Health Needs Assessments and Improvement Plans as identified within 77 IL Admin Code 600.

- **PCCHD Request – Increased Funding and Legislation on Integrated Data Systems between Government, Healthcare, and Human Service Providers.** Integrated health systems allow for development of appropriate programming for diversion and housing.

### Request for Position Support

- **Joint Request - Illinois Fiscal Concerns:** Support efforts that protect and enhance existing revenue base of local governments in the face of increasing pressure to use traditionally local revenues to bridge the State budget gap.

- **City / PCCHD Request - Walkable Urban Areas:** Funnel the local share of State Motor Fuel Taxes directly to municipalities or require IDOT to comply with local design guidelines and policies when rehabilitating infrastructure. (PCCHD endorses through BOH HIAP)

- **City Request - Preserve Home Rule Powers:** Support efforts to preserve home rule authority when drafting statewide legislations (i.e. cannabis, video gambling, etc.)

- **City Request - Abandoned Property Process:** Support change to Abandoned Property legislation to allow municipalities to petition the Court to declare vacant lots abandoned similar to the process for vacant abandoned structures.

- **City Request - Tax Buyer Fees:** Sponsor legislation to implement a non-refundable fee when taxes are purchased through the County tax auction that would be specifically earmarked for blight removal efforts related to demolition and lot maintenance for abandoned properties.

- **City Request - Blight Task Force Recommendations:** Support Illinois Housing Development Authority's recommendations from Blight Task Force related to allowing counties and municipalities to recoup costs related to Trustee property maintenance from auction proceeds.

- **County Request – Probation Funding:** Support supplemental appropriation to the Supreme Court budget to increase funding for probation services.

- **County Request - Medicaid Pending for Skilled Nursing Facilities:** Resolve backlog of CMS' Macon County office to comply with Federal Law and rule on Medicaid Pending requests with 45 days.

- **PCCHD Request – Tobacco21 (SB 2332):** Support raising the minimum age of tobacco sales from 18 to 21 years old to improve tobacco control and align with Tri-County Health Priorities. The bill was vetoed by Governor Rauner August 24th. The Senate passed a veto override on November 14th however the House did not have the 3/5 vote on November 28th.

- **PCCHD Request – Role of Public Health within Scope of Legalization of Marijuana:** Public Health along with medical associations continue to oppose legalization of marijuana however, understanding that legislation towards legalization is a probability, Public Health is advocating for supporting a healthy equity framework to address the legalization within Illinois.
Capital Projects

- **Joint Request – Connected Autonomous Vehicle Technologies**: Support funding a digital copy of the street network and surroundings to support innovation strategies related to the region’s strength in Connected Autonomous Vehicle technologies. Its applications include enabling greater efficiencies in municipal public works and transportation.

- **City Request - West Main Street**: Support funding for the rehabilitation of West Main Street from Farmington Road to Adams Street (Districts 1 and 2).

- **City Request - Pioneer Parkway**: Support funding for the rehabilitation of Pioneer Parkway from Knoxville to Allen Rd (District 5).

- **City Request - Glen Avenue**: Support funding for the rehabilitation of Glen Avenue from University to War Memorial Drive (District 4).

- **City Request – Allen Road**: Support funding for the rehabilitation of Allen Road from War Memorial Drive to Willow Knolls (District 5).

- **City Request - Commercial Street**: Support the extension of Commercial Street from Oak to Persimmon (District 1)

- **City Request - Western Avenue from Farmington to Lincoln**: Support funding to reconstruct Western Avenue from Farmington Road to Lincoln (State Project – Districts 1 and 2).

- **City Request - Adams and Jefferson**: Support funding to convert Adams and Jefferson to two-way traffic from Bryan St. northeast to the convergence of the streets (District 1).

- **City Request - Knoxville Avenue**: Support funding for the reconstruction of Knoxville Avenue from Pennsylvania to McClure (State Project - District 2 and 3)

- **City Request - Sterling and War Memorial Intersection Reconstruction**: Support funding to reconstruct the intersection of Sterling and War Memorial (State Project District 4).

- **City Request - Pedestrian Infrastructure on State Routes**: Support funding for construction of pedestrian infrastructure on existing state routes, especially War Memorial/150 and Knoxville (State Routes Districts 2, 3, 4 and 5).

- **City Request - Warehouse District Parking Structure**: Support funding for a parking deck in the Warehouse District to accommodate the parking needs of new residential units (District 1)

- **City Request - New South Side Fire Station/Community Center**: Support funding for the construction of a new fire station and community center on the South Side of Peoria (District 1)

- **City Request - Ameren Substation relocation at Sterling**: Support funding to relocate the Ameren Substation from Sterling Avenue (District 4)

- **County Request – Lake Street Reconstruction**: Support funding to reconstruct Lake Street from Sheridan Road to Ill Rte 40 / Knoxville Avenue to an urban cross-section.

- **County Request – Gale Avenue Reconstruction**: Support funding to reconstruct Gale Avenue from Sterling Avenue to Forest Hill Avenue to an urban cross-section.

- **County Request – Sheridan Road Reconstruction**: Support funding to reconstruct Sheridan Road from Glen Avenue to Northmoor Road to an urban cross-section.
- **County Request - Maxwell / Middle Roads Reconstruction**: Support funding to reconstruct Maxwell Road from Ill Rte 116 to E.M. Dirksen Parkway, including rehabilitation of a bridge structure over unused Union Pacific RR right-of-way.

- **County Request – Willow Knolls Road Reconstruction**: Support funding to reconstruct Willow Knolls Road from Allen Road to University Street to an urban cross-section.

- **County Request – US Rte 24 Improvements**: Support IDOT funding to safety improvements in Peoria County for US Rte 24 from I-474 to Fulton County line.

- **PCCHD/County Request – Roof Replacement**: Support funding to replace the roofs of the Peoria County Juvenile Detention Center and Peoria City-County Health Department.

- **County Request – Jail HVAC Upgrades**: Support funding to replace HVAC systems at the County Jail.

- **County Request – Juvenile Detention & Health Department Roofs**: Support funding to replace both roofs at the Juvenile Detention Center and Peoria City-County Health Department.

- **County Request – Replace Fleet Garage and Salt Dome**: Support funding to replace the County Fleet Garage and adjacent Salt Dome.

- **County Request – Election Commission**: Support funding to acquire the land and building where the Peoria County Election Commission currently resides.

- **County Request – PCAPS Veterinary Surgical Suite**: Support funding for either an addition or remodeling of PCAPS to create a veterinary surgical suite for in-house spay-neuter procedures.

- **PCCHD Request – Support Funding that promotes HiAP approach towards Capital Projects; incorporating Complete Streets projects to address multi-usage, increase walkability, and promote neighborhood safety.**
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your County Board and Elected Officials Collaboration Committee does hereby recommend passage of the following Resolution.

RE: FY2019 Legislative Initiatives

RESOLUTION

WHEREAS, it is important that the County of Peoria advises its area legislators on proposed legislation which may have an effect upon the County, its officials, and its citizens; and

WHEREAS, the schedule of presenting bills and amendments of the General Assembly often prevents the County of Peoria from advising the area legislators in a timely or meaningful manner; and

WHEREAS, it is in the best interest of the County of Peoria to permit the Ways and Means Committee to respond to pending legislation in a timely manner and make recommendations directly to the General Assembly; and

WHEREAS, that authority has been granted through established guidelines set forth in the County Board Rules of Order; and

WHEREAS, the County Board and the Ways and Means Committee shall develop an annual State and Federal legislative program of primary legislative concerns; and

WHEREAS, the County Board and Ways and Means Committee has considered the proposed topics on the attached list to pursue with area legislators.

NOW THEREFORE BE IT RESOLVED, that the topics listed be discussed and full position statements regarding potential legislation be developed and presented to the legislators.

RESPECTFULLY SUBMITTED,
WAYS AND MEANS COMMITTEE
**Board of Health**  
(*Length of Term: 1 year - liaison*)  
Rachel Reliford – County Board Liaison  
4519 N. Thornhill  
Peoria, IL 61615  
Expiring: 1/31/2020

**County Health Committee**  
(*Length of Term: concurrence of term*)  
Rachel Reliford – County Board Liaison  
4519 N. Thornhill  
Peoria, IL 61615

**ETSB**  
(*Length of Term: 4 years*)  
Loren Marion  
600 S.W. Adams St.  
Peoria, IL 61602  
Expiring: 2/28/2021  
**Replaces: Jerry Mitchell**

**Local FEMA Board**  
(*Length of Term: Annually*)  
Kathi Urban  
324 Main Street, Room 301  
Peoria IL 61602-2332  
Expiring: 1/31/2020

**Tri-County River Valley Development Authority**  
(*Length of Term: 3 years*)  
Jimmy Dillon  
2613 W Belle Vista Court  
West Peoria IL 61604-4936  
Expiring: 1/21/2022
Agricultural Areas Committee  
(*Length of Term: 2 years*)
Brad Harding  
208 S Trivoli Rd  
Trivoli, IL 61569  
Expiring: 2/1/2019

Robert Wieland  
19713 W Route 90  
Laura, IL 61451-9723  
Expiring: 2/1/2019

Economic Development Council  
(*Length of Term: 1 year*)
Andrew Rand  
1230 W. Moss Ave  
Peoria, IL 61606  
Expiring: 2/1/2019
ISSUE:
Zoning Case #079-18-U. A Special Use as required in Section 20.6.2.1.1.b of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 40 acre minimum lot size in the A-1 Agricultural Preservation Zoning District. The petitioner proposes to divide 5 acres from an existing 45.01 acre parcel in order to divide an existing single family dwelling from the farmland.

BACKGROUND/DISCUSSION:
This case is in District #16, which is county board member Matt Windish’s district. The petitioners, Alec and Jayne Story, request a special use in order to divide an approximately 5 acre lot from a 45.01 acre parcel. The parcel is located at 6417 N Windish Rd. in the northeast quarter of Section 13 in Elmwood Township. There are 0 consents and 0 objections on file. The subject parcel consists of a single-family dwelling with an agricultural accessory structure, cropland and timberland. The property is zoned “A-1” Agricultural Preservation along with all adjacent parcels to the north, south, east and west. The land uses adjacent to this area are agriculture and residential to the north, east and west and agriculture to the south. There are approximately 11 parcels within 1.5 miles or less of the subject case that range from 1 to 6 acres and include existing dwellings and accessory structures, like agricultural buildings. The petitioners’ plan to sell the home and barn while maintaining ownership and production of the remaining cropland and timber. The proposed request is consistent with the residential and agricultural land use and character of the surrounding area. The overall LESA score is 170.6 out of 300, which is a low rating for protection. According to the petition, the single family home on the parcel is served by an existing private septic system and an existing private well. The subject parcel is located on N Windish Rd., a Rosefield Township collector street. There is no information available from the IDOT traffic map on the number of vehicle trips in a 24-hour period along this section of N Windish Rd. The dwelling and barn have an existing driveway while the farmland is accessed separately by the landowner to the south, who farms the subject property. The County Highway Department has deferred to the Rosefield Township Road Commissioner, as Windish Road is maintained by the road district. At the time of the report, there was no comment from the Rosefield Township Road Commissioner. The Peoria County Future Land Use Map designates this area as Agricultural Preservation. The land uses allowed in the Agricultural Preservation form according to the Peoria County Comprehensive Land Use Plan are Agriculture and Open Space. The Comprehensive Plan indicates that the Agricultural Preservation Land Use Form is largely agricultural and is distinguished from the Agriculture Land Use Form by a strict commitment to keeping prime farmland in production and protecting native plant species. The proposed 5 acre parcel is intended to be sold solely for residential purposes by the petitioner. The petitioner has ownership of and currently farms the additional land on the existing parcel and proposes to continue farming that remaining land. The proposal is consistent with the Peoria County Comprehensive Land Use Plan Agricultural Preservation Principle of preserving prime agricultural land from development. The request is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-1” district by supporting small scale farming uses and permitting low density residential living. The proposed land split will not disrupt farming operations on adjacent sites.

COUNTY BOARD GOALS:
Healthy Vibrant Communities

STAFF RECOMMENDATION: Approval
ZBA RECOMMENDATION: Approval (6-0)
COMMITTEE ACTION: Approved (4-0) (Mr. Robinson & Ms. Williams absent.)

PREPARED BY: Celia Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: December 7, 2018
DATE: December 4, 2018

CASE/PETITIONER: 079-18-U Alec and Jayne Story / 7171 Buffalo Speedway, Apt 1826, Houston, TX 77025

REQUEST: A Special Use as required in Section 20.6.2.1.1.b of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 40 acre minimum lot size in the A-1 Agricultural Preservation Zoning District. The petitioner proposes to divide 5 acres from an existing 45.01 acre parcel in order to divide an existing single family dwelling from the farmland.

LOCATION: NE 1/4, Section 13, Elmwood Township
6417 N Windish Rd., Elmwood, IL 61529 / Parcel ID# 11-13-200-011

LAND USE FORM: Agriculture Preservation/Environmental Corridor

CURRENT ZONING: “A-1” Agricultural Preservation

PRESENT USE: Agriculture / Residential

SIZE OF SITE: 45.01 acres

SURROUNDING ZONING: North, South, East, and West: “A-1” Agricultural Preservation

SURROUNDING LAND USES: North, East, and West: Agriculture/Residential
South: Agriculture

PUBLIC SERVICES: Fire: Elmwood Water: Private Well
Schools: Elmwood USD #322 Sewer: Private Septic

TRANSPORTATION: Windish Rd., Rosefield Township collector street

Pertinent Zoning Cases on Site: None

Pertinent Zoning Cases in Surrounding Area: Variance cases #029-00-V, #049-10-V, #064-10-V and Special Use case #014-13-U

Planning and Zoning Department Recommendation: Approval
C A S E  A N A L Y S I S

REQUEST AND LOCATION: The petitioners, Alec and Jayne Story, request a special use in order to divide an approximately 5 acre lot from a 45.01 acre parcel. The parcel is located at 6417 N Windish Rd. in the northeast quarter of Section 13 in Elmwood Township.

PERTINENT ZONING CASES ONSITE: None

PERTINENT ZONING CASES IN SURROUNDING AREA: Case #029-00-V, a variance request to split 5 acres from a 27 acre parcel for the construction of a new home in the “A-1” Agricultural zoning district, approximately 1.9 miles southwest from the subject area. The case area received a medium LESA rating. The Zoning Board of Appeals approved the variance on May 11, 2000.

Case #049-10-V, a variance request to split 5 acres from a 77 acre parcel for the construction of a new home in the “A-1” Agricultural zoning district, approximately 0.65 miles northeast from the subject area. The case area received a medium LESA rating. The Zoning Board of Appeals approved the variance on August 12, 2010.

Case #064-10-V, a variance request to split 5 acres from a 72 acre parcel for the construction of a new home in the “A-1” Agricultural zoning district, approximately 0.82 miles northeast from the subject area. The case area received a medium LESA rating. The Zoning Board of Appeals approved the variance on November 11, 2010.

Special use case #014-13-U was a request to split 5.5 acres from an existing 18.05 acre parcel located in the “A-1” Agricultural zoning district, approximately 0.48 miles northwest from the subject area. The case area received a low LESA rating. The Zoning Board of Appeals approved the variance on March 14, 2013.

SURROUNDING ZONING AND LAND USE: The subject parcel consists of a single-family dwelling, agriculture building, timber and pasture land. The property is zoned “A-1” Agricultural Preservation along with all adjacent parcels. The land uses are agriculture and residential to the north, east and west and agriculture to the south. There are approximately 11 parcels within 1.5 miles or less of the subject case that range from 1 to 6 acres and include existing dwellings and accessory structures, like agricultural buildings. According to the petitioners, the proposed parcel is to be approximately 5 acres and will include the existing dwelling and barn, while the remaining 40 acre parcel will consist of timber and a pasture. The petitioners plan to sell the home and barn while maintaining ownership and production of the timber and pasture. The proposed request is consistent with the residential and agricultural land use and character of the surrounding area.

TECHNICAL ADEQUACY: Section 20-6.2.1.1.b of the Peoria County Unified Development Ordinance allows for a special use when a proposed land split does not meet the 40 acre minimum lot size in the “A-1” Agricultural Preservation Zoning District. The petitioner proposes to split a 5 acre piece from a 45.01 acre parcel. The petitioners intend to sell their home and barn on the 5 acre parcel. The remaining land will continue to be used for farm operations. The petitioner has indicated that no farmland will be taken out of production. The existing house is on land in the parcel not used for agricultural purposes. A LESA was conducted on the parcel. The site scored 45.7 out of 100 for agland evaluation and 124.9 out of 200 for the site assessment component. The overall LESA score was 170.6 out of 300, which is a low rating for protection.

ENVIRONMENTAL IMPACTS: According to the petition, the single family home on the parcel is served by an existing private septic system and an existing private well. With proper maintenance, the septic system should have little to no negative impacts on the surrounding environment. The petitioner has submitted a well construction report indicating an estimated well yield of 3 gpm. The Peoria County Health Department has not provided any comment at the time of this report.
TRANSPORTATION IMPACTS:
The subject parcel is located on N. Windish Rd., a Rosefield Township collector street. There is no information available from the IDOT traffic map on the number of vehicle trips in a 24-hour period along this section of N. Windish Rd. The proposed 5 acre parcel will be accessed by an existing driveway from Windish Rd. According to the petitioner, the remaining 40 acres is farmed by the landowner immediately adjacent to the south. The farmland will be accessed from the adjacent property and no new access points off of Windish Rd. are proposed at this time. The County Highway Department has deferred to the Rosefield Township Road Commissioner, as Windish Road is maintained by the road district. At the time of this report, there is no comment from the Rosefield Township Road Commissioner.

LAND USE FORM:
The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation and Environmental Corridor. The land uses allowed in the Agriculture Preservation form according to the Peoria County Comprehensive Land Use Plan are Agriculture and Open Space. The land uses allowed in the Environmental Corridor form according to the Peoria County Comprehensive Land Use Plan are Agriculture, Open Space and Conservation Design Residential. The Peoria County Comprehensive Land Use Plan indicates that the Agricultural Preservation Land Use Form is largely agricultural and is distinguished from the Agriculture Land Use Form by a strict commitment to keeping prime farmland in production and protecting native plant species. The Environmental Corridor Land Use Form seeks to protect valuable environmental habitats, including forests or timber lands. The proposed 5 acre parcel includes an existing dwelling and is intended to be sold solely for residential purposes by the petitioner, with no proposed plans for new development. The petitioner has ownership of and currently farms the additional land on the existing parcel and proposes to continue farming that remaining land. The proposal is consistent with the Peoria County Comprehensive Land Use Plan Agricultural Preservation Principle of preserving prime agricultural land from development. The existing farmland on the subject parcel obtained a low rating for protection through the LESA. According to the petition, the proposed 5 acres to be split from the larger 45.01 acre parcel will not be used as farmland and is only covered in grass and some hardwoods. The request is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-1” district by supporting small scale farming uses and permitting low density residential living. The proposed land split will not disrupt farming operations on adjacent sites.

CONCLUSIONS

CONSISTENCY WITH ADOPTED COUNTY PLAN:
The request is consistent with the Peoria County Future Land Use Form map which designates this area as Agriculture Preservation and Environmental Corridor. Agriculture and Open Space are the allowed uses in the Agriculture land use form while Agriculture, Open Space and Conservation Design Residential are the allowed uses in the Environmental Corridor land use form. The request is consistent with the Peoria County Comprehensive Land Use Plan Agricultural Preservation Principal of preserving prime agricultural land from development. The existing farmland on the subject parcel received a low rating for protection. According to the petitioner, the proposed 5 acre parcel with the existing dwelling and barn is not used for farming and is intended solely for residential use. The request is consistent with the Peoria County Growth Strategy to preserve the character of the “A-1” district. The request will allow the petitioner to benefit from the sale of their home and continue production on their family farm.

CONSISTENCY WITH COMMUNITY CHARACTER:
The area surrounding the subject parcel consists of agricultural and residential uses. The subject parcel contains a dwelling, barn, timbers and pasture land. The parcel earned a LESA score of 170.6 out of 300, which is a low rating for protection. The petition states that the house will remain on a portion of land that is not currently in
crop production. Approximately 11 residential parcels of similar size to the proposed 5 acre parcel lie within 1.5 miles of the subject site. The request is consistent with the agricultural character of the surrounding area.

**MINIMIZING ADVERSE EFFECTS:**
The separation of one single family dwelling and accessory barn should not adversely affect surrounding uses. The proposed use should not create excess noise or negative visual effects. Any change to the transportation system should be minimal. The petitioner intends to utilize an existing driveway to access the proposed dwelling and barn and there are no new access points along Windish Rd. proposed. According to the petitioner, the 5 acres will be split from a portion of land that is not currently in farm production. The split will not impact existing farm operations.

**PRESENCE OF NATURAL/HISTORICAL RESOURCES:**
The request does not impact known natural or historical resources.

**COMPLIANCE WITH ADDITIONAL STANDARDS:**
The proposed use will comply with additional standards for the creation of lots in the “A-1” Agricultural Preservation district as specified in the Unified Development Ordinance. If this special use request is granted, the proposed use will be compliant with the use standards of the Unified Development Ordinance. The applicant will be responsible to attain all required permits from the Peoria City/County Health Department and Peoria County Planning & Zoning Department.
RECOMMENDATION

Based on the above information, the Department recommends **approval**.

Respectfully submitted,

Celia Burke  
Planner I

Kathi Urban  
Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, December 13, 2018, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Justin Brown, Andrew Keyt, John Harms

STAFF: Kathi Urban – Director
Celía Burke – Planner I
Corbin Bogle – Planner I
Alex Kurth – Civil Assistant State’s Attorney
Ellen Hanks - ZBA Administrative Assistant

Case No. 079-18-U at 10:00 a.m.  Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of ALEC & JAYNE STORY, acting on their own behalf, a SPECIAL USE as required in Section 20.6.2.1.1.b of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 40 acre minimum lot size in the A-1 Agricultural Preservation Zoning District. The petitioner proposes to divide 5 acres from an existing 45.01 acre parcel in order to divide an existing single family dwelling from the farmland.

FINDINGS OF FACT FOR SPECIAL USES
Section 20-3.5.4

When considering an application for a special use permit, the decision making body shall consider the extent to which:

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   • The request is consistent with the Peoria County Future Land Use Form Map, which designates this area as Agriculture Preservation and Environmental Corridor. Agriculture and Open Space are the allowed uses in the Agriculture Land Use Form while Agriculture, Open Space and Conservation Design Residential are the allowed uses in the Environmental Corridor land use form. The request is consistent with the Peoria County Comprehensive Land Use Plan Agricultural Preservation Principal of preserving prime agricultural land from development. The existing farmland on the subject parcel received a low rating for protection. According to the petitioner, the proposed 5 acre parcel with the existing dwelling and barn is not used for farming and is intended solely for residential use. The request is consistent with the Peoria County Growth Strategy to preserve the character of the “A-1” district. The request will allow the petitioner to benefit from the sale of their home and continue production on their family farm.
2. That the special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development, or if not consistent, the factors which justify the inconsistency:
   • The area surrounding the subject parcel consists of agricultural and residential uses. The subject parcel contains a dwelling, barn, timbers, and pasture land. The parcel earned a LESA score of 170.6 out of 300, which is a low rating for protection. The petition states that the house will remain on a portion of land that is not currently in crop production. The request is consistent with the agricultural character of the surrounding area.

3. That the design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties, except for land splits in the A-2 District and individual mobile homes;
   • The separation of one single family dwelling and accessory barn should not adversely affect surrounding uses. The petitioner intends to utilize an existing driveway to access the proposed dwelling and barn and there are no new access points along Windish Road proposed. According to the petitioner, the 5 acres will be split from a portion of land that is not currently in form production. The split will not impact existing farm operations.

4. That the development has been reviewed and approved by the Illinois Department of Natural Resources with regard to the presence of endangered species, and archaeological and/or historical resources, if applicable; and
   • The request does not impact known natural or historical resources.

5. That the proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the County.
   • The proposed use will comply with additional standards for the creation of lots in the “A-1” Agricultural Preservation district as specified in the Unified Development Ordinance. If this special use request is granted, the proposed use will be compliant with the use standards of the Unified Development Ordinance. The applicant will be responsible to attain all required permits from the Peoria City/County Health Department and Peoria County Planning and Zoning Department.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Mr. Bateman. Six affirmative votes; (6-0). A motion to approve the Special Use was made by Mr. Unes and seconded by Mr. Bateman. A vote was taken and the motion was approved; (6-0).

Meeting adjourned 4:26 p.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD  
COUNTY OF PEORIA, ILLINOIS

Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Approval of Special Use, Petition of Alec and Jayne Story

RESOLUTION

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of the Peoria County Code; and

WHEREAS, said ordinance requires a Special Use when a proposed land split does not meet the 40 acre minimum lot size requirement in the A-1 Agricultural Preservation District.; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on December 13, 2018 in Case No. 079-18-U; a copy of the deliberation minutes of said hearing and a legal description of the subject property are attached; and

WHEREAS, the ZBA deliberated its decision on December 13, 2018, and voted to recommend approval of the Special Use; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on December 18, 2018 to consider the ZBA’s recommendation, and voted to approve the Special Use.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 079-18-U is hereby approved.

NOTICE: Approval of this special use does not constitute approval of wells or septic systems for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use  LINE ITEM: N/A
MEETING DATE: December 18, 2018  AMOUNT: N/A

ISSUE: Zoning Case #080-18-U. A Special Use request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation zoning district for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

BACKGROUND/DISCUSSION: This case is in District #14, which is county board member Brian Elsasser’s district. The petitioner, USS Jubilee Solar, LLC, requests a special use for a Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district. The parcel is located on W Laura Rd. in the NW 1/4 of Section 27, Princeville Township. Ameren’s Wilson Substation is the proposed substation for the project site and the petitioners testified during the ZBA hearing to address the distance of the substation from the facility equipment and the estimated cost of interconnection. The stated that the arrays are within a mile of the substation. There are 1 consent and 0 objections on file. The distance from the arrays to the nearest single-family dwelling is approximately 0.41 miles to the southwest. The parcel and surrounding zoning is “A-1” Agricultural Preservation. The racking for the panels is installed with noise mitigating, vibrated piles. The petitioner expects negligible impact to any nearby properties. The panels will rotate to track the sun, reaching a maximum height of 10 feet and be designed with an anti-reflective coating to reduce glare. The Peoria County Unified Development Ordinance (UDO) requires a secured perimeter fence. According to the petition, the facility will have a 6 to 8 foot high farm-field style fence, which will allow for access to emergency personnel if needed. Section 20-5.1.3.2.f of the UDO allows for a special use for a Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district, provided that the conditions in Section 20-7.17 (“Ground Mounted Solar Energy Equipment”) are met. The request met all requirements for special use application specified in Section 20-7.17. If granted, the use is required to obtain building permits and stormwater and erosion control permit prior to construction. Pursuant to Section 20-7.17.5 (“Decommissioning Plan”), the applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be removed including restoring the land to a condition reasonably similar to its condition before the development and is required, with financial security, for a building permit. The LESA score is 204.4 out of 300, a medium rating for agriculture protection. According to the EcoCAT report, the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. The IDNR consultation was terminated based on the results of the review. There is no need for a well or private wastewater disposal system. There are no comments from the Health Department. The impact to the transportation system is limited. The site is located on W Laura Rd., a township collector street. The greatest traffic impact will be during the 5 to 6 month construction phase with a potential increase of no more than 4 vehicle visits per weekday during standard daytime working hours. Material will be delivered using trucks no larger than a typical 18-wheeler and within the road weight limit. Post construction, the site is unmanned and monitored remotely and requires only 5-7 maintenance trips a year. The Princeville Township Road Commissioner has no objection. The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation and Environmental Corridor. Solar Energy Generation Facilities are not an identified use in the Peoria County Comprehensive Land Use Plan. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability.

COUNTY BOARD GOALS: 🌿 Healthy vibrant communities
STAFF RECOMMENDATION: Approval with the following restrictions:

1. The use is restricted to the 55.3 acres of the project area, as identified in the petitioner's site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. All transformers and inverters must be located at least 150 feet from the nearest existing residentially used property to mitigate the noise heard on adjacent residential properties.
4. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
5. The applicant must attain all required overweight & access permits from the Peoria County Highway Department.
6. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
7. Except during a valid permit period or scheduled maintenance, which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
8. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

ZBA RECOMMENDATION: Approval with Restrictions (6-0)

COMMITTEE ACTION: Approved with restrictions (4-0) (Mr. Robinson & Ms. Williams absent.)

PREPARED BY: Celia Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: December 7, 2018
**REPORT TO THE ZONING BOARD OF APPEALS FOR THE DECEMBER 13, 2018 PUBLIC HEARING**

<table>
<thead>
<tr>
<th><strong>DATE:</strong></th>
<th>December 4, 2018</th>
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<tbody>
<tr>
<td><strong>CASE/PETITIONER:</strong></td>
<td>080-18-U / USS Jubilee Solar LLC / 100 N 6th St, Suite 218C, Minneapolis, MN 55403 (owner, Frederick &amp; Gale Gilbert, 19226 W Laura Rd., Princeville, IL 61559)</td>
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**REQUEST:** A Special Use request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation zoning district for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

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<tr>
<th><strong>LOCATION:</strong></th>
<th>NW1/4, Section 27, Princeville Twp., Parcel ID #02-27-100-002</th>
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<tbody>
<tr>
<td><strong>LAND USE FORM:</strong></td>
<td>Agriculture Preservation/Environmental Corridor</td>
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<tr>
<td><strong>CURRENT ZONING:</strong></td>
<td>“A-1” Agricultural Preservation</td>
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<td><strong>PRESENT USE:</strong></td>
<td>Agriculture</td>
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<td><strong>SIZE OF SITE:</strong></td>
<td>80 acres</td>
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<td><strong>SURROUNDING ZONING:</strong></td>
<td>North, South, East, West: “A-1” Agricultural Preservation</td>
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<td><strong>SURROUNDING LAND USES:</strong></td>
<td>North, East, West: Agriculture South: Agriculture/Residential</td>
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<td><strong>PUBLIC SERVICES:</strong></td>
<td>Fire: Akron-Princeville Water: None existing or requested Schools: Princeville #326 Sewer: None existing or requested</td>
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<td><strong>TRANSPORTATION:</strong></td>
<td>W Laura Rd., township collector street</td>
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<td><strong>PERTINENT ZONING CASES ON SITE:</strong></td>
<td>None</td>
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<td><strong>PERTINENT ZONING CASES IN SURROUNDING AREA:</strong></td>
<td>Special Use Cases #041-18-U and #057-18-U</td>
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<td><strong>PLANNING AND ZONING DEPARTMENT RECOMMENDATION:</strong></td>
<td><strong>APPROVAL WITH RESTRICTIONS</strong></td>
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</table>
CASE ANALYSIS

REQUEST AND LOCATION: The petitioner, USS Jubilee Solar LLC, requests a special use for a Solar Energy Generation Facility in the "A-1" Agricultural Preservation zoning district. The applicant proposes to develop up to a 4 megawatt (MW) Solar Energy Generation Facility. The use consists of rows of photovoltaic cell panels mounted on posts set in the ground, perimeter fence, and associated electrical equipment to collect, convert and transfer the electricity to the main grid. The panels will be in rows arranged north to south, spaced 10 feet apart, and will rotate east to west to track the sun. The solar panels will be designed with an anti-reflective coating to reduce glare. The project area will consist of approximately 55.3 acres of an 80 acre parcel. According to the petition, the system will generate enough electricity to power up to 900 homes. The electricity is transferred to the utility provider, Ameren Illinois. Ameren customers will then have the opportunity to subscribe to electricity sourced from solar energy. The petitioner states that subscribers will receive bill credits to discount the cost of their electricity, though the exact discount to the customer is not yet determined. The expected project life is 25 years.

PERTINENT ZONING CASES ON SITE: None.

PERTINENT ZONING CASES IN SURROUNDING AREA: Special use case #041-18-U, filed by FFP IL Community Solar, LLC, requests a special use to develop a 2 megawatt (MW) solar energy generation facility in the "A-1" Agricultural Preservation zoning district. The proposed equipment requires approximately 16.6 acres of an approximately 20 acre parcel. The parcel for case #041-18-U is on Beall Rd, approximately 1.5 miles west of the subject case. On June 14, 2018, the Zoning Board of Appeals recommended approval with restrictions, and the County Board approved the request with restrictions on July 12, 2018.

Special use case #057-18-U, filed by Swinghouse Solar, LLC, requests a special use to develop a 2 megawatt (MW) solar energy generation facility in the "A-2" Agriculture zoning district. The proposed equipment requires approximately 36.33 acres on the northern acres of a 76.48 acre parcel. The parcel for case #57-18-U is on Route 90, approximately 2 miles northeast of the subject case. On August 9, 2018, the Zoning Board of Appeals recommended approval with restrictions, and the County Board approved the request with restrictions on September 13, 2018.

SURROUNDING ZONING AND LAND USE: The subject area is 55.3 acres of an 80 acre parcel consisting of cropland. According to the petition, the site will utilize the existing distribution line across Laura Rd. and Ameren’s Wilson Substation will serve as the proposed substation for interconnection. The petitioner has declined to provide the distance from the proposed project site to the substation as well as the estimated interconnection costs. The parcel is zoned “A-1” Agricultural Preservation. Surrounding zoning is “A-1” Agricultural Preservation. The surrounding land use is Agriculture to the north, south, east and west with a residence on the parcel to the south. The residence closest to the solar equipment is approximately 0.41 miles to the southwest. Section 20-7.17.3.1.c of the Unified Development Ordinance requires that the equipment must be at least 75 feet from the nearest principal residential dwelling, which this proposed project exceeds according to the site plan. It is anticipated the use will not create negative consequences on surrounding uses. The use does not create dust or odors. The racking for the panels is installed with noise mitigating, vibrated piles. As such, the petitioner expects negligible impact to any nearby properties. While the use is not agricultural, it is not expected to affect agricultural practices.

TECHNICAL ADEQUACY: Section 20-5.1.3.2.f of the Unified Development Ordinance (UDO) allows for a special use for a Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district, provided that the conditions in Section 20-7.17 (“Ground Mounted Solar Energy Equipment”) are met. According to the UDO, a Solar Energy Generation Facility is a facility consisting of ground mounted solar collectors and supplementary solar energy equipment used to produce electric power and is either the stand alone use or one of the principal uses for the parcel of land on which it is located. In a Solar Energy Generation Facility, the electric power may be
used onsite, but its primary purpose is to generate electric power for offsite utility bill credit, subscription sale, retail sale, or wholesale. The petitioner proposes a principal use of ground mounted solar collectors to generate electric power for subscription sale.

Section 7.17.3 (“Standards for a Solar Energy Generation Facility”) parts 1-3 address the standards for the setbacks, height, and special use permit for a Solar Energy Generation Facility. The applicant addresses these standards as summarized here:

- **Setbacks** – the project must meet road and side setbacks in the “A-1” zoning district. The road setback for a township collector street is 65 feet from the right of way. The side setback is 30 feet from the property line. The minimum distance to a principal residential dwelling shall be 75 feet. The site plan indicates the required setbacks are met with the project equipment being approximately 681 feet from Laura Rd. and the closest residence being approximately 0.41 miles away.

- **Height** – the maximum height in the “A-1” zoning district is 36 feet. The tallest equipment is the solar panels. The site plan indicates the maximum height of the panels will be 10 feet and at a 60 degree tilt.

- **Design and installation** - the ordinance requires the use is designed to minimize glare or reflection. According to the petition, glare or reflection are minimized because the solar panels are designed with anti-reflective coating and will track the sun throughout the day, not exceeding a 60 degree angle.

- **Lighting** – the ordinance requires lighting be limited to security and safety purposes only. According to the petition, there will be motion sensor triggered security lighting located near the facility’s entrance.

- **Security Fencing** – the ordinance requires a secured perimeter fence of 6 to 8 feet in height. According to the petition, the facility will not exceed 8 feet in height and will likely be a farm-field style. The petition indicates that emergency personnel will be provided with access to the site as needed.

- **Warning signage** – the ordinance requires “High Voltage” signs on the perimeter fence, at a maximum of 300 feet apart and a sign at all entrances containing the facility’s 911 address and 24-hour emergency contact. The petitioner states it will comply with the signage requirements of this ordinance.

- **Utility connection** – the ordinance requires proof of application for interconnection from the electric utility company. The applicant provided a DER analysis report which indicates the Wilson Substation as the likely substation to serve as the point of interconnection. The applicant refused to provide the distance to the substation from the proposed project site or the estimated cost of interconnection. Ameren must still review the full interconnection which will be completed prior to attaining the building permit.

- **Fire safety** - the applicant provided the required letter of approval from the Akron-Princeville Fire Protection District. The district chief finds no cause for objection to the request.

- **Road approval** - the applicant provided the required road jurisdiction letter from the Princeville Township Road Commissioner which is addressed in the Transportation Impacts section of this report.

- **Endangered species** – the applicant provided the required EcoCAT consultation from the Illinois Department of Natural Resources, which is addressed in the Environmental Impacts section of this report.

- **Other regulations** – the ordinance states it is the responsibility of the applicant to attain any required approval from the FAA or other applicable federal or state authorities. The applicant included filing notice results from the FAA. The Notice Criteria Tool indicates the proposed site does not exceed the notice criteria.

Section 7.17 also includes requirements for the applicant to attain required building, stormwater and erosion control permits, to comply with maintenance expectations, and to provide a decommissioning plan with financial security. If the special use is granted, these items will be expected of the applicant prior to any construction.

A LESA was conducted on the parcel. The site scored 72.8 out of 100 for the agland evaluation, and 131.6 out of 200 for the site assessment component of the LESA. The overall LESA score was 204.4 out of 300, which is a medium rating for agriculture protection. During the life of the project, the ground will not be in agricultural production; however, the use is designed to minimize impact on soils. Pursuant to Section 20-7.17.5 (“Decommissioning Plan”), at the end of the project life or facility abandonment, the use must be removed. The applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will
be decommissioned including restoring the land to a condition reasonably similar to its condition before the development of the Solar Energy Generation Facility, including replacement of top soil. The decommissioning plan with financial security is required for a building permit.

**ENVIRONMENTAL IMPACTS:** The proposed use was reviewed and approved by the Illinois Department of Natural Resources (IDNR) with regard to the presence of endangered species, and archeological and/or historical resources. An EcoCAT (Ecological Compliance Assessment Tool) report was conducted on the subject property. According to the report, the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. The IDNR consultation was terminated, based on the results of the review. The proposed use will not consume water or create wastewater. The soils will not be impacted by the need for a well or private wastewater disposal system. At the time this report was written, there was no comment from the Health Department.

**TRANSPORTATION IMPACTS:** The subject parcel is located off of W Laura Rd., which is a Princeville Township collector street. The proposed 15 foot wide access road is off W Laura Rd. and will serve as the singular entrance and exit for the facility. According to the IDOT traffic map there are approximately 375 vehicle trips in a 24-hour period along this portion of W Laura Rd. All oversized / overweight construction loads to this construction site require an oversized / overweight permit. According to the petitioner, the greatest traffic impact will be during the five to six month construction phase with a potential increase of no more than 4 vehicle visits per weekday during standard daytime working hours. Material will be delivered using trucks no larger than a typical 18-wheeler and within the road weight limit. Post-construction, the traffic impact will be minimal. The site is unmanned and monitored remotely. The use requires only landscape maintenance trips, scheduled monthly during the growing season. Comparatively, once constructed, the use should create fewer vehicle trips than agricultural uses in the area. At this time, the Princeville Township Road Commissioner has no objection to the proposed access.

**LAND USE FORM:** The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation and Environmental Corridor. The land uses allowed in the Agriculture Preservation form according to the Peoria County Comprehensive Land Use Plan are Agriculture and Open Space. The land uses allowed in the Environmental Corridor form according to the Peoria County Comprehensive Land Use Plan are Agriculture, Open Space and Conservation Design Residential. Solar Energy Generation Facilities are not an identified use in the Peoria County Comprehensive Land Use Plan, which was adopted in 2009. The use is compatible with the primary uses in the Agriculture Preservation and Environmental Corridor Land Use Forms because it does not create dust or odor or conflict with residential or agricultural uses. According to the petition, where possible, the applicant will prioritize pollinator-friendly landscaping. While the proposed use is not consistent with the Environmental Corridor Land Use Form, the site plan indicates the facility will not be placed in those areas. The use agrees with the Agriculture Preservation theme of the County Land Use Plan. The site has a medium LESA rating for agriculture protection, will not require well or wastewater disposal, and is required to provide a decommissioning plan. The decommissioning plan must state how the facility will be decommissioned including removal of all structures to a depth of four feet, restoration of the soil, and restoration of vegetation. The use is consistent with the County Land Use Plan Environmental Stewardship principle that private entities use environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The use creates steady income for the land owners, will create economic activity, especially during construction period, and provides opportunity for residents and businesses to support environmentally-friendly technology.

**CONCLUSIONS**

**CONSISTENCY WITH ADOPTED COUNTY PLAN:** The special use request is for an up to 4 MW Solar Energy Generation facility. The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation and Environmental Corridor. While the use is not agricultural, open space or residential, it will not
disrupt surrounding farming activity, nor have an impact of surrounding residential uses. The use agrees with the Agriculture Preservation theme of the County Land Use Plan. The site has a medium LESA rating for agriculture protection, will not require well or wastewater disposal, and is required to provide a decommissioning plan. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The petitioner has stated that they will draw from Peoria County residents when hiring for the construction and maintenance of the facility.

**CONSISTENCY WITH COMMUNITY CHARACTER:** The uses in the surrounding area are primarily agriculture with scattered residential. The proposed use is not agricultural, but it is not disruptive to agricultural uses on adjacent farmland. The use does not create dust or odors. The proposed interconnection site is Ameren’s Wilson Substation. Once constructed, the use is monitored remotely, resulting in limited number of vehicle trips to the site over the life of the project.

**MINIMIZING ADVERSE EFFECTS:** The request is designed for low impact on adjacent properties. The tallest equipment would be the solar panels which rotate to track the sun. During the rotation, the maximum height would not exceed 10 feet, similar to the height of corn crop. The solar panels will be designed with an anti-reflective coating to reduce glare. For safety and security, the facility will be secured by an up to 8 foot tall, perimeter fence. The use does not produce odor or dust, and the noise level is expected to be inaudible from residential uses in the area. The use is designed for minimal impact on the soils. The use does not require private wastewater disposal system and will have a vegetative ground cover. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. The construction phase does not require vehicles over the road weight limits. Once constructed, vehicle trips to the site are limited, increasing to monthly for landscape maintenance during the growing season.

**PRESENCE OF NATURAL/HISTORICAL RESOURCES:** The petitioner consulted the Illinois Department of Natural Resources, which found no known natural or historical resources near the project. The request should not impact any known natural or historical resources.

**COMPLIANCE WITH ADDITIONAL STANDARDS:** The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical permit and fence permit are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of decommissioning plan with financial security in accordance with Section 20-7.17.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, an installation certificate from an Illinois licensed professional engineer must be submitted before a certificate of use can be issued.
RECOMMENDATION

Based on the above information, the Department recommends approval with the following restrictions:

1. The use is restricted to the 55.3 acres of the project area, as identified in the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. All transformers and inverters must be located at least 150 feet from the nearest existing residentially used property to mitigate the noise heard on adjacent residential properties.
4. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
5. The applicant must attain all required overweight & access permits from the Peoria County Highway Department.
6. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
7. Except during a valid permit period or scheduled maintenance, which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
8. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

Respectfully submitted,

Celia Burke
Planner I

Kathi Urban
Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, December 13, 2018, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Justin Brown, Andrew Keyt, John Harms

STAFF: Kathi Urban – Director
Celía Burke – Planner I
Corbin Bogle – Planner I
Alex Kurth – Civil Assistant State’s Attorney
Ellen Hanks - ZBA Administrative Assistant

Case No. 080-18-U at 11:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of USS JUBILEE SOLAR, LLC (A Company – Martin Mobley – President, of 2150 Post Rd., Suite 505, Fairfield, CT 06824; Reed Richerson – Vice President, of 100 N. 6th St., Suite 218C, Minneapolis, MN 55043; Robert Oden – Vice President, of 2150 Post Rd., Suite 505, Fairfield, CT 06824; Brian Lantz – Vice President, of 2150 Post Rd., Suite 505, Fairfield, CT 06824) acting on behalf of FREDERICK & GALE GILBERT (owners), a SPECIAL USE request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

FINDINGS OF FACT FOR SPECIAL USES
Section 20-3.5.4

When considering an application for a special use permit, the decision making body shall consider the extent to which:

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   • The Special Use request is for up to a 4 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation and Environmental Corridor. While the use is not agricultural, open space or residential, it will not disrupt surrounding farming activity, nor have an impact on surrounding residential uses. The use agrees with the Agricultural Preservation theme of the County Land Use Plan. The site has a medium LESA rating for agricultural protection, will not require well or wastewater disposal, and is required to provide a decommissioning plan. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The request is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The petitioner has stated
that they will draw from Peoria County residents when hiring for the construction and maintenance of the facility.

2. That the special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development, or if not consistent, the factors which justify the inconsistency:
   • The uses in the surrounding area are primarily agriculture with scattered residential. The proposes use is not agricultural, but it is not disruptive to agricultural uses on adjacent farmland. The use does not create dust or odors. The proposed interconnection site is Ameren’s Wilson substation. Once constructed, the use is monitored remotely, resulting in a limited number of vehicle trips to the site over the life of the project.

3. That the design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties, except for land splits in the A-2 District and individual mobile homes;
   • The request is designed for low impact on adjacent properties. The tallest equipment would be the solar panels which rotate to track the sun. During the rotation, the maximum height would not exceed 10 feet, similar to the height of corn crop. The solar panels will be designed with an anti-reflective coating to reduce glare. For safety and security, the facility will be secured by an up to 8-foot-tall perimeter fence. The use does not produce odor or dust, and the noise level is expected to be inaudible from residential uses in the area. The use is designed for minimal impact on the soils. The use does not require a private wastewater disposal system and will have a vegetative ground cover. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. The construction phase does not require vehicles over the road weight limits. Once constructed, vehicles trips to the site are limited.

4. That the development has been reviewed and approved by the Illinois Department of Natural Resources with regard to the presence of endangered species, and archaeological and/or historical resources, if applicable; and
   • The petitioner consulted the Illinois Department of Natural Resources, which found no known natural or historical resources near the project. The request should not impact any known natural or historical resources.

5. That the proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the County.
   • The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the county. The site plan mets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical and fence permits are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of decommissioning plan with financial security in accordance with Section 20-7.15.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, that an installation certificate from an Illinois licensed Professional Engineer must be submitted before a certificate of use can be issued.
   • The use is approved with the recommended restrictions.
A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Ms. O’Brien. Six affirmative votes; (6-0). A motion to approve the Special Use with restrictions was made by Mr. Bateman and seconded by Mr. Fletcher. A vote was taken and the motion was approved; (6-0).

Meeting adjourned 4:26 p.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Approval of Special Use with restrictions, Petition of USS Jubilee Solar, LLC

RESOLUTION

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of the Peoria County Code; and

WHEREAS, said ordinance requires a Special Use for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”) are met in the “A-1” Agricultural Preservation zoning district; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on December 13, 2018 in Case No. 080-18-U; a copy of the deliberation minutes of said hearing and a legal description of the subject property are attached; and

WHEREAS, the ZBA deliberated its decision on December 13, 2018, and voted to recommend approval of the Special Use with restrictions; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on December 18, 2018 to consider the ZBA’s recommendation, and voted to approve the Special Use with restrictions.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 080-18-U is hereby approved with the following restrictions:

1. The use is restricted to the 55.3 acres of the project area, as identified in the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. All transformers and inverters must be located at least 150 feet from the nearest existing residentially used property to mitigate the noise heard on adjacent residential properties.
4. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
5. The applicant must attain all required overweight & access permits from the Peoria County Highway Department.
6. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
7. Except during a valid permit period or scheduled maintenance, which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
8. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

NOTICE: Approval of this special use does not constitute approval of wells or septic systems for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,

LAND USE COMMITTEE
ISSUE: Zoning Case #081-18-U. A Special Use request from 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

BACKGROUND/DISCUSSION: This case is in District #15, which is county board member Steven Rieker’s district. The petitioner, DG Illinois Solar, LLC, requests a special use for a Solar Energy Generation Facility in the “A-2” Agriculture zoning district. The parcel is located on N Radnor Rd. in the NW 1/4 of Section 36, Radnor Township. Ameren’s Alta Substation is approximately 240 feet northwest from the project site. The estimated cost of interconnection for the first 2 MW project site, DER180482, is $115,000 and the estimated cost of interconnection for the second 2 MW project site, DER180107, is $90,000. There is 3 consents and 9 objections on file. The distance from the arrays to the nearest single-family dwelling is 360.47 feet to the west. The parcel and surrounding zoning is “A-2” Agriculture to the south and west, and the City of Peoria to the north and east. The petitioner states that no sounds above the surrounding ambient noises will be created and expects negligible impact to any nearby properties. The panels will be fixed, reaching a maximum height of 6.5 feet, and designed with an anti-reflective coating to reduce glare. The petitioner’s site plan shows a 12,800 square foot concrete pad to be utilized as a battery storage area. Due to the potential adverse effects this battery storage area could have on the soil and the visual impacts of the surrounding area, the petitioner has agreed to a staff recommended restriction preventing the battery storage area from being constructed. The Peoria County Unified Development Ordinance (UDO) requires a secured perimeter fence. According to the petitioner, the fence will be a height of 8 feet and will have manual swing gates at the main entrance. The petition indicates the fence will include a lock box and keys accessible only to emergency personnel. Section 20-5.2.2.2.h of the UDO allows for a special use for a Solar Energy Generation Facility in the “A-2” Agriculture zoning district, provided that the conditions in Section 20-7.17 (“Ground Mounted Solar Energy Equipment”) are met. The request met all requirements for special use application specified in Section 20-7.17. If granted, the use is required to obtain building permits and stormwater and erosion control permits prior to construction. Pursuant to Section 20-7.17.5 (“Decommissioning Plan”), the applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be removed including restoring the land to a condition reasonably similar to its condition before the development and is required, with financial security, for a building permit. The LESA score was 123.4 out of 300, a low rating for agriculture protection. According to an EcoCAT report conducted on the subject property, the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. The IDNR consultation was terminated based on the results of the review. There is no need for a well or private wastewater disposal system. There are no comments from the Health Department. The impact to the transportation system is limited. The site is located on N Radnor Rd., a Peoria County highway, and is bordered by W Alta Ln., a City of Peoria street. The greatest traffic impact will be during the 14 week construction phase with a potential increase of 6 to 10 vehicle visits per weekday per weekday during standard daytime working hours. Material will be delivered using trucks no larger than a typical 18-wheeler and within the road weight limit. Post construction, the site is unmanned and monitored remotely and requires only 5 to 7 maintenance trips a year. The Peoria County Highway Department and the City of Peoria’s Engineering Department have no objections. The Peoria County Future Land Use Form Map designates this area as Urban. Solar Energy Generation Facilities are not an identified use in the Peoria County Comprehensive Land Use Plan. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability.

COUNTY BOARD GOALS: Healthy vibrant communities
STAFF RECOMMENDATION: Approval with the following restrictions:

1. The use is restricted to the western 17.5 acres of the project area, as identified in the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. All transformers and inverters must be located at least 150 feet from the nearest existing residentially used property to mitigate the noise heard on adjacent residential properties.
4. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
5. The applicant must attain all required overweight & access permits from the appropriate road jurisdictions.
6. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
7. Except during a valid permit period or scheduled maintenance, which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
8. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.
9. A battery storage area will not be constructed as part of the Solar Energy Generation Facility.
10. Landscaping shall be required as per the plans identified in the petition on pages C-201 and C-601.

ZBA RECOMMENDATION: Approval with Restrictions (4-2)

COMMITTEE ACTION: Approved with restrictions (4-0) (Mr. Robinson & Ms. Williams absent.)

PREPARED BY: Célià Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: December 7, 2018
REVISED REPORT TO THE ZONING BOARD OF APPEALS FOR THE DECEMBER 13, 2018 PUBLIC HEARING

DATE: December 4, 2018
CASE/PETITIONER: 081-18-U / DG Illinois Solar, LLC / 700 Universe Blvd., Juno Beach, FL 33408 (owner, Robert Wiesehan Trust, 2518 W Hidden Lake Ct., Peoria, IL 61614)

REQUEST: A Special Use request from 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

LOCATION: NW1/4, Section 36, Radnor Twp., Parcel ID #08-36-100-003

LAND USE FORM: Urban
CURRENT ZONING: “A-2” Agriculture
PRESENT USE: Agriculture/Residence
SIZE OF SITE: 38.05 acres

SURROUNDING ZONING:
North: City of Peoria
South, West: “A-2” Agriculture
East: City of Peoria

SURROUNDING LAND USES:
North: Residential/Utility
South: Agriculture/Residential
East: Agriculture
West: Agriculture/Residential/Railroad

PUBLIC SERVICES:
Fire: Dunlap
Schools: Dunlap #323
Water: None existing or requested
Sewer: None existing or requested

TRANSPORTATION:
N Radnor Rd., county nonprimary highway and W. Alta Ln., City of Peoria street

PERTINENT ZONING CASES ON SITE: None

PERTINENT ZONING CASES IN SURROUNDING AREA: Special use cases #023-18-U and #024-18-U

PLANNING AND ZONING DEPARTMENT RECOMMENDATION: APPROVAL WITH RESTRICTIONS

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REQUEST AND LOCATION: The petitioner, DG Illinois Solar, LLC, requests a special use for a Solar Energy Generation Facility in the "A-2" Agriculture zoning district. The applicant proposes to develop two (2) co-located 2 megawatt (MW) Solar Energy Generation Facilities. The parcel is located at the southwest corner of the intersection of N. Radnor Rd. and W. Alta Ln. in the NW ¼ of Section 36 of Radnor Township. The use consists of rows of photovoltaic cell panels mounted on posts set in the ground, perimeter fence, and associated electrical equipment to collect, convert and transfer the electricity to the main grid. The petition indicates that the there is potential on the site for battery storage capacity. The petitioner’s site plan shows that the potential battery storage area would be 12,800 square feet of impervious surface and located in the northwest corner of the facility. Due to the potential adverse effects this battery storage area could have on the soil and the visual impacts of the surrounding area, the petitioner has agreed to a staff recommended restriction preventing the battery storage area from being constructed. According to the petitioner, the panels will be at a fixed tilt facing south and away from any adjacent residences. The solar panels will be designed with an anti-reflective coating to reduce glare. The project area will consist of approximately 17.5 acres of a 38.05 acre parcel. According to the petition, the system will generate enough electricity to power approximately 500 single-family homes. The electricity is transferred to the utility provider, Ameren Illinois. Ameren customers will then have the opportunity to subscribe to electricity sourced from solar energy. The petitioner states that subscribers will receive bill credits to discount the cost of their electricity, though the exact discount to the customer is not yet determined.

PERTINENT ZONING CASES ON SITE: None.

PERTINENT ZONING CASES IN SURROUNDING AREA: Special use case #023-18-U, filed by Southwood Solar, LLC, requests a special use to develop a 2 megawatt (MW) solar energy generation facility in the "A-2" Agriculture zoning district. The proposed equipment requires approximately the easternmost three-quarters of a 40 acre parcel. The parcel for case #023-18-U is on Trigger Rd., approximately 1.7 miles southwest of the subject case. On June 13, 2018, the petitioner requested to withdraw the petition.

Special use case #024-18-U, filed by Northwood Solar, LLC, requests a special use to develop a 2 megawatt (MW) solar energy generation facility in the "A-2" Agriculture zoning district. The proposed equipment requires the full 28 acres of a 28 acre parcel. The parcel for case #024-18-U is on bordered on the northeast corner by the intersection of Trigger Rd. and Grange Hall Rd., approximately 1.6 miles west of the subject case. On June 13, 2018, the petitioner requested to withdraw the petition.

SURROUNDING ZONING AND LAND USE: The subject area is 17.5 acres of a 38.05 acre parcel consisting of cropland. Ameren’s Alta Substation is approximately 240 feet northwest from the project site. The estimated cost of interconnection for the first site, DER180482, is $115,000 and the estimated cost of interconnection for the second site, DER180107, is $90,000. The parcel is zoned “A-2” Agriculture. Surrounding zoning is “A-2” Agriculture to the south and west, and incorporated areas of the City of Peoria to the north and east. The surrounding land use is Agriculture and Residential to the south, Agriculture to the east, Agriculture, Residential and Railroad to the west and Residential and Utility to the north, with the Summer Ridge subdivision and Alta Substation directly across W. Alta Ln. According to the petitioner’s site plan, the closest residence to the solar equipment is 360.47 feet to the west. The site plan also includes the landowner’s residence on the eastern portion of the subject parcel at 733.18 feet from the solar equipment. Section 20-7.17.3.1.c of the Unified Development Ordinance requires that the equipment must be at least 75 feet from the nearest principal residential dwelling, which will be met according to the site plan. According to the petitioner’s site plan, fencing and a double row of coniferous trees will serve as a buffer for the adjacent parcel to the north. It is anticipated the use will not create negative consequences on surrounding uses. The use does not create dust or odors. According to the petitioner, the facility will operate quietly and not exceed the ambient noise typical of the area. As such, the petitioner expects the negligible impact to any nearby properties. While the use is not agricultural, it is not expected to affect agricultural practices.
TECHNICAL ADEQUACY: Section 20-5.2.2.2.h of the Unified Development Ordinance (UDO) allows for a special use for a Solar Energy Generation Facility in the “A-2” Agriculture zoning district, provided that the conditions in Section 20-7.17 (“Ground Mounted Solar Energy Equipment”) are met. According to the UDO, a Solar Energy Generation Facility is a facility consisting of ground mounted solar collectors and supplementary solar energy equipment used to produce electric power and is either the stand alone use or one of the principal uses for the parcel of land on which it is located. In a Solar Energy Generation Facility, the electric power may be used onsite, but its primary purpose is to generate electric power for offsite utility bill credit, subscription sale, retail sale, or wholesale. The petitioner proposes a principal use of ground mounted solar collectors to generate electric power for subscription sale.

Section 7.17.3 (“Standards for a Solar Energy Generation Facility”) parts 1-3 address the standards for the setbacks, height, and special use permit for a Solar Energy Generation Facility. The applicant addresses these standards as summarized here:

- **Setbacks** – the project must meet road and side setbacks in the “A-2” zoning district. The road setback for a City of Peoria street is 50 feet from the right of way. The side setback is 30 feet from the property line. The minimum distance to a principal residential dwelling shall be 75 feet. The site plan indicates the required setbacks are met with the closest residence being 360.47 feet west of the project equipment.

- **Height** – the maximum height in the “A-2” zoning district is 36 feet. The tallest equipment is the solar panels. The site plan indicates the maximum height of the panels will be 6.5 feet.

- **Design and installation** - the ordinance requires the use is designed to minimize glare or reflection. According to the petition, glare or reflection are minimized because the solar panels are designed with anti-reflective coating.

- **Lighting** – the ordinance requires lighting be limited to security and safety purposes only. According to the petition, minimal security lighting will be utilized on the site.

- **Security Fencing** – the ordinance requires a secured perimeter fence of 6 to 8 feet in height. According to the petition, the fence will be a height of 7 feet and will have manual swing gates at the main entrance. The petition indicates the fence will include a lock box and keys accessible only to emergency personnel.

- **Warning signage** – the ordinance requires “High Voltage” signs on the perimeter fence, at a maximum of 300 feet apart and a sign at all entrances containing the facility’s 911 address and 24-hour emergency contact. The petitioner states it will comply with the signage requirements of this ordinance.

- **Utility connection** – the ordinance requires proof of application for interconnection from the electric utility company. The applicant provided Ameren’s initial interconnection report, estimating the cost of interconnection to be $115,000 for the DER180482 site and $90,000 for the DER180107 site. The report identified the Alta Substation, on W. Alta Ln. 240 feet to northwest of the project equipment, as the likely substation to serve the point of interconnection. Ameren must still review the full interconnection which will be completed prior to attaining the building permit.

- **Fire safety** - the applicant provided the required letter of approval from the Dunlap Fire Protection District. The district chief finds no cause for objection to the request.

- **Road approval** - the applicant provided the required road jurisdiction letter from the Peoria County Highway Engineer which is addressed in the Transportation Impacts section of this report.

- **Endangered species** – the applicant provided the required EcoCAT consultation from the Illinois Department of Natural Resources, which is addressed in the Environmental Impacts section of this report.

- **Other regulations** – the ordinance states it is the responsibility of the applicant to attain any required approval from the FAA or other applicable federal or state authorities. The applicant included filing notice results from the FAA. The petitioner provided letters of Determination of No Hazard to Air Navigation from the FAA.

Section 7.17 also includes requirements for the applicant to attain required building, stormwater and erosion control permits, to comply with maintenance expectations, and to provide a decommissioning plan with financial security. If the special use is granted, these items will be expected of the applicant prior to any construction.
A LESA was conducted on the parcel. The site scored 93.2 out of 100 for the agland evaluation, and 30.2 out of 200 for the site assessment component of the LESA. The overall LESA score was 123.4 out of 300, which is a low rating for agriculture protection. During the life of the project, the ground will not be in agricultural production; however, the use is designed to minimize impact on soils. Pursuant to Section 20-7.17.5 ("Decommissioning Plan"), at the end of the project life or facility abandonment, the use must be removed. The applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be decommissioned including restoring the land to a condition reasonably similar to its condition before the development of the Solar Energy Generation Facility, including replacement of top soil. The decommissioning plan with financial security is required for a building permit.

**ENVIRONMENTAL IMPACTS:** The proposed use was reviewed and approved by the Illinois Department of Natural Resources (IDNR) with regard to the presence of endangered species, and archeological and/or historical resources. An EcoCAT (Ecological Compliance Assessment Tool) report was conducted on the subject property. According to the report, the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. The IDNR consultation was terminated, based on the results of the review. The proposed use will not consume water or create wastewater. The soils will not be impacted by the need for a well or private wastewater disposal system. At the time of this request, there were no comments from the Health Department.

**TRANSPORTATION IMPACTS:** The subject parcel is located at the southwest corner of the intersection of N. Radnor Rd., which is a Peoria County nonprimary highway, and W. Alta L., a City of Peoria street. The proposed access road is along W. Alta Ln. and will serve as the singular entrance and exit from the facility. According to the IDOT traffic map there are approximately 1700 vehicle trips in a 24-hour period along this portion of N. Radnor Rd. and 7000 vehicle trips in a 24-hour period along this portion of W. Alta Ln. According to the County Highway Engineer, the truck weight limit is 80,000 pounds on these two roads. At this time, the City of Peoria’s Engineering Department has no objection to the proposed project but requires the petitioner to meet with City of Peoria Public Works staff for access permits. The County Highway Department also has no objections at this time but requires the property owner meet with their staff for an access permit, should the proposed point of access change. All oversized / overweight construction loads to this construction site require an oversized / overweight permit. According to the petitioner, the greatest traffic impact will be during the 14 week construction phase with a potential increase of up to 6 to 10 vehicle visits per weekday during standard daytime working hours. Material will be delivered using trucks no larger than a typical 18-wheeler and within the road weight limit. Post-construction, the traffic impact will be minimal. The site is unmanned and monitored remotely. The use requires only maintenance trips scheduled five to seven times a year. Comparatively, once constructed, the use should create fewer vehicle trips than agricultural uses in the area.

**LAND USE FORM:** The Peoria County Future Land Use Form Map designates this area as Urban. The City of Peoria Future Land Use Plan map designates this area as Agricultural. Although the proposed use does fall into the Agricultural land use as indicated on the City of Peoria Future Land Use Plan map, it is consistent with the Peoria County Comprehensive Land Use Plan. The uses allowed in the Urban Land Use Form include commercial and industrial. Solar Energy Generation Facilities are not an identified use in the Peoria County Comprehensive Land Use Plan, which was adopted in 2009. The Urban Land Use Form is the primary area of growth and development and typically offers a greater range of land uses, and more intense uses than other forms. The vast majority of commercial and industrial development occurs in this Land Use Form. The subject proposal adds a new commercial use to the area. According to the petition, where possible, the applicant will prioritize landscaping that will act as a buffer for adjacent residential areas. The use is consistent with the County Land Use Plan Environmental Stewardship principle that private entities use environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The use
creates steady income for the land owners, will create economic activity, especially during construction period, and provides opportunity for residents and businesses to support environmentally-friendly technology.

**CONCLUSIONS**

**CONSISTENCY WITH ADOPTED COUNTY PLAN:** The special use request is for two (2) co-located 2 MW Solar Energy Generation facilities. The Peoria County Future Land Use Form Map designates this area as Urban. The use is consistent with the Urban Land Use Form described in the Peoria County Comprehensive Land Use Plan, which allows for commercial and industrial uses. If approved, the proposal would bring a new commercial use to the area. The site has a low LESA rating for agriculture protection, will not require well or wastewater disposal, and is required to provide a decommissioning plan. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The petitioner has stated that they will draw from Peoria County residents when hiring for the construction and maintenance of the facility.

**CONSISTENCY WITH COMMUNITY CHARACTER:** The uses in the surrounding area are agriculture, residential, railroad and utility. The use is not agricultural or residential, but it is not disruptive to agricultural or residential uses on adjacent land. The use does not create dust or odors. Ameren’s Alta substation is approximately 240 feet north from the project area. Once constructed, the use is monitored remotely, resulting in limited number of vehicle trips to the site over the life of the project.

**MINIMIZING ADVERSE EFFECTS:** The request is designed for low impact on adjacent properties. The tallest equipment would be the fixed solar panels. The maximum height would not exceed 6.5 feet, similar to the height of corn crop. The solar panels will be designed with an anti-reflective coating to reduce glare. For safety and security, the facility will be secured by a 7 foot tall perimeter fence. The use does not produce odor or dust, and the noise level is expected to be inaudible from residential uses in the area. The use is designed for minimal impact on the soils. The use does not require private wastewater disposal system and will have a vegetative ground cover. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. The construction phase does not require vehicles over the road weight limits. Once constructed, vehicle trips to the site are limited to periodic maintenance and inspection trips each year.

**PRESENCE OF NATURAL/HISTORICAL RESOURCES:** The petitioner consulted the Illinois Department of Natural Resources, which found no known natural or historical resources near the project. The request should not impact any known natural or historical resources.

**COMPLIANCE WITH ADDITIONAL STANDARDS:** The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical permit and fence permit are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of decommissioning plan with financial security in accordance with Section 20-7.17.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, an installation certificate from an Illinois licensed professional engineer must be submitted before a certificate of use can be issued.
RECOMMENDATION

Based on the above information, the Department recommends approval with the following restrictions:

1. The use is restricted to the western 17.5 acres of the project area, as identified in the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. All transformers and inverters must be located at least 150 feet from the nearest existing residentially used property to mitigate the noise heard on adjacent residential properties.
4. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
5. The applicant must attain all required overweight & access permits from the appropriate road jurisdictions.
6. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
7. Except during a valid permit period or scheduled maintenance, which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
8. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.
9. A battery storage area will not be constructed as part of the Solar Energy Generation Facility.
10. Landscaping shall be required as per the plans identified in the petition on pages C-201 and C-601.

Respectfully submitted,

Celía Burke Kathi Urban
Planner I Director

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MINUTES OF THE DELIBERATION OF THE
PEORIA COUNTY ZONING BOARD OF APPEALS

A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, December 13, 2018, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Justin Brown, Andrew Keyt, John Harms

STAFF: Kathi Urban – Director
Celia Burke – Planner I
Corbin Bogle – Planner I
Alex Kurth – Civil Assistant State’s Attorney
Ellen Hanks - ZBA Administrative Assistant

Case No. 081-18-U at 11:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of DG ILLINOIS SOLAR, LLC (A Limited Liability Company), acting on behalf of the ROBERT WIESEHAN TRUST (owner), a SPECIAL USE request from 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

Mr. Bateman stated that although he was sympathetic to Mr. Waibel’s cause, he was struggling with the fact that it was Mr. Waibel’s personal plan and not a county or city plan for development. Mr. Bateman added that Mr. Waibel only owned one the four properties included in his conceptual plan, so he could not see how this plan would be realized any time soon. Ms. O’Brien stated that she agreed with Mr. Bateman. Ms. O’Brien added that Mr. Waibel could still choose to develop the property that he owned.

Mr. Unes stated that he felt partial to Mr. Waibel as he is a respected developer and builder in Peoria County who has proved to be an asset to the community. Mr. Unes added that he was sympathetic to the Steidings, who had written in an objection and had a property located just across the road from the property. Mr. Unes added that the county does not urgently need solar farm develop, it needs residential development and this is a good place for it. Mr. Fletcher stated that he agreed that this was a growing area, and the city had spent a lot of money making improvements to the roadways recently.

Mr. Bailliez stated that this parcel is only a small area out of the area that could be developed in this area and the solar farm will only occupy several acres in this area. Mr. Bailliez also added that the testimony has indicated that solar farm development is not detrimental to property values. Mr. Bailliez added that this would be a relatively low impact development as opposed to some sort of high impact commercial development. Mr. Bailliez pointed out that the zoning of
the property would not change with this request, and this option would be a good neighbor for the area. Ms. O’Brien stated that it was her belief that solar farms and residential areas could co-exist nicely.

FINDINGS OF FACT FOR SPECIAL USES
Section 20-3.5.4
When considering an application for a special use permit, the decision making body shall consider the extent to which:

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   - The Special Use request is for two (2) co-located 2 MW Solar Energy Generation Facilities. The Peoria County Future Land Use Form Map designates this area as Urban. The use is consistent with the Urban Land Use Form described in the Peoria County Comprehensive Land Use Plan, which allows for commercial and industrial uses. The site has a low LESA rating for agricultural protection, will not require well or wastewater disposal, and is required to provide a decommissioning plan. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The request is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The petitioner has stated that they will draw from Peoria County residents when hiring for the construction and maintenance of the facility.

2. That the special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development, or if not consistent, the factors which justify the inconsistency:
   - The uses in the surrounding area are agriculture, residential, railroad and utility. The use is not agricultural or residential, but it is not disruptive to agricultural or residential uses on adjacent land. The use does not create dust or odors. Ameren’s Alta substation is approximately 240 feet north from the project area. Once constructed, the use is monitored remotely, resulting in a limited number of vehicle trips to the site over the life of the project.

3. That the design of the of the proposed use will minimize adverse effects, including visual impacts on adjacent properties, except for land splits in the A-2 District and individual mobile homes;
   - The request is designed for low impact on adjacent properties. The tallest equipment would be the fixed solar panels. The maximum height would not exceed 6.5 feet, similar to the height of corn crop. The solar panels will be designed with an anti-reflective coating to reduce glare. For safety and security, the facility will be secured by a 8-foot-tall perimeter fence. The use does not produce odor or dust, and the noise level is expected to be inaudible from residential uses in the area. The use is designed for minimal impact on the soils. The use does not require a private wastewater disposal system and will have a vegetative ground cover. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. The construction phase does not require vehicles over the road weight limits. Once constructed, vehicles trips to the site are limited to periodic maintenance and inspection trips each year.

4. That the development has been reviewed and approved by the Illinois Department of Natural Resources with regard to the presence of endangered species, and archaeological and/or historical resources, if applicable; and
The petitioner consulted the Illinois Department of Natural Resources, which found no known natural or historical resources near the project. The request should not impact any known natural or historical resources.

5. That the proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the County.

The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the county. The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical and fence permits are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of decommissioning plan with financial security in accordance with Section 20-7.15.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, that an installation certificate from an Illinois licensed Professional Engineer must be submitted before a certificate of use can be issued.

The use is approved with the recommended restrictions.

A motion to approve the Findings of Fact was made by Mr. Happ and seconded by Mr. Fletcher. Six affirmative votes; (6-0). A motion to approve the Special Use with restrictions was made by Ms. O’Brien and seconded by Mr. Happ. A roll call vote was taken and the motion was approved; (4-2) (Mr. Unes and Mr. Fletcher voted no.)

Meeting adjourned 4:26 p.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Approval of Special Use with restrictions, Petition of DG Illinois Solar, LLC

RESOLUTION

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of the Peoria County Code; and

WHEREAS, said ordinance requires a Special Use for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment") are met in the “A-2” Agriculture zoning district; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on December 13, 2018 in Case No. 081-18-U; a copy of the deliberation minutes of said hearing and a legal description of the subject property are attached; and

WHEREAS, the ZBA deliberated its decision on December 13, 2018, and voted to recommend approval of the Special Use with restrictions; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on December 18, 2018 to consider the ZBA’s recommendation, and voted to approve the Special Use with restrictions.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 081-18-U is hereby approved with the following restrictions:

1. The use is restricted to the western 17.5 acres of the project area, as identified in the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. All transformers and inverters must be located at least 150 feet from the nearest existing residentially used property to mitigate the noise heard on adjacent residential properties.
4. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
5. The applicant must attain all required overweight & access permits from the appropriate road jurisdictions.
6. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 ("Decommissioning Plan") of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
7. Except during a valid permit period or scheduled maintenance, which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
8. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.
9. A battery storage area will not be constructed as part of the Solar Energy Generation Facility.
10. Landscaping shall be required as per the plans identified in the petition on pages C-201 and C-601.

NOTICE: Approval of this special use does not constitute approval of wells or septic systems for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,

LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use  
MEETING DATE: December 18, 2018  
LINE ITEM: N/A  
AMOUNT: N/A

ISSUE: ZBA Case #082-18-U. A Special Use request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the "A-1" Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment"), of these regulations are met.

BACKGROUND/DISCUSSION: This case is in District #14, which is county board member Brian Elsasser's district. The petitioner, Sustainable Holdings, LLC, requests a special use for a 4 megawatt (MW) Solar Energy Generation Facility in the "A-1" zoning district on 30.8 acres of an 80 acre parcel. The parcel is located on the southeast corner of the intersection of Route 150, a state highway, and Elmore Road, a non-primary county highway in the NW ¼ of Section 32, Millbrook Township. The parcel also borders Moore Road, a township road, to the south. According to the petitioner, the Williamsfield Substation is approximately 1.39 miles southwest of the panels. The estimated cost of interconnection for a 2 MW portion of the site is $110,000. The estimated cost of interconnection for the other 2 MW portion of the site is $435,000. There are 0 consents and 0 objections on file. The subject parcel and all surrounding parcels contain cropland. According to the petition, the nearest home is over 1,500 feet from the nearest solar structure to the southwest. The panels do not create dust or odors, will use an anti-reflective coating, and will average approximately 7 to 8 feet above grade. According to the petition, the solar array will not create noise. The use will have a vegetative ground cover of low-growing perennial grass and forb plantings. The facility will be secured by perimeter fence. The fence will be 7 feet tall with 1 foot of barbed wire on top for a total of 8 feet. The request meets all requirements for a special use. If granted, the use is required to obtain building, and stormwater and erosion control permits prior to construction. Pursuant to Section 20-7.17.5 ("Decommissioning Plan"), the applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be removed including restoring the land to a condition reasonably similar to that before development. The petitioner has indicated that the UDO requirements regarding decommissioning plans and financial security are understood. The LESA score is 216.3 out of 300, which is a medium rating for agriculture protection. The EcoCAT consultation by IDNR shows no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered land and Water Reserves in the vicinity of the project location. The use does not consume water or generate wastewater. Vehicle trips to the site after construction will be very limited. The applicant has provided letters of no objection from the Peoria County Highway Department and IDOT. A letter was not received from the Millbrook Township Road Commissioner. The applicant has indicated that Moore Road will not be used. The Peoria County Future Land Use Form Map designates this parcel as Agriculture Preservation. The use does not conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability.

COUNTY BOARD GOALS: Healthy vibrant communities

STAFF RECOMMENDATION: Approval with the following restrictions:
1. The use is restricted to the 40 acre lease area, as indicated on the petitioner's site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
4. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 ("Decommissioning Plan") of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
5. The applicant must obtain any other applicable permits from IDOT, such as an IDOT utility permit.
6. Moore Road shall not be used for transport of construction equipment and materials or for access to the site unless approval is granted by Millbrook Township.
7. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
8. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

ZBA RECOMMENDATION: Approval with restrictions (6-0)

COMMITTEE ACTION: Approved with restrictions (4-0) (Mr. Robinson & Ms. Williams absent.)

PREPARED BY: Corbin Bogle, Planner I  
DEPARTMENT: Planning & Zoning  
DATE: December 7, 2018

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**REPORT TO THE ZONING BOARD OF APPEALS FOR THE DECEMBER 13, 2018 PUBLIC HEARING**

**DATE:** December 4, 2018  
**CASE/PETITIONER:** 082-18-U / Sustainable Holdings, LLC / 315 Manitoba Ave., Suite 200, Wayzata, MN 55391  
(Eleanor E. Lowe, owner / 10815 Marlin Rd., Indianapolis, IN 46239)

**REQUEST:** A Special Use request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

**LOCATION:** NW 1/4, Section 32, Millbrook Township, W. Route 150, Laura, IL 61451  
Parcel ID #01-32-100-001

**LAND USE FORM:** Agriculture Preservation  
**CURRENT ZONING:** “A-1” Agricultural Preservation  
**PRESENT USE:** Agricultural  
**SIZE OF SITE:** 80 acres  
**SURROUNDING ZONING:** North, South, East, West: “A-1” Agricultural Preservation  
**SURROUNDING LAND USES:** North, South, East & West: Agricultural  
**PUBLIC SERVICES:**  
Fire: Brimfield Fire Protection District  
Schools: Princeville CUSD #326  
Water: None existing or requested  
Sewer: None existing or requested  
**TRANSPORTATION:** Route 150, state highway  
Elmore Road, non-primary county highway  
Moore Road, township road  
**PERTINENT ZONING CASES ON SITE:** None  
**PERTINENT ZONING CASES IN SURROUNDING AREA:** None  
**PLANNING AND ZONING DEPARTMENT RECOMMENDATION:** APPROVAL WITH RESTRICTIONS
Case Analysis

Request and Location: The petitioner, Sustainable Holdings, LLC, requests a special use to develop a solar energy generation facility in the “A-1” Agricultural Preservation zoning district. The applicant proposes to develop a 4 megawatt (MW) solar energy generation facility. The facility will have an expected life of 25 to 30 years. The use consists of rows of photovoltaic cell panels mounted on metal piers driven or screwed into the ground, a perimeter fence, and associated electrical equipment to collect, convert and transfer the electricity to the main grid. According to the petitioner, the panels will be on a single axis tracker system which will allow them to follow the daily east to west motion of the sun. According to the petitioner, the solar array will not create any noise, dust, fumes or glare. The petitioner indicates that glare is typically only a concern for solar projects for airports. The panels will have an anti-reflective coating and are designed to absorb sunlight, not reflect it. According to the site plan, the proposed equipment requires approximately 30.8 acres of the 80-acre parcel. The electricity generated from the solar energy generation facility will be sold to the utility provider, Ameren Illinois, as a source of renewable energy. Ameren customers will then have the opportunity to subscribe to electricity sourced from solar energy. The cost of electricity and any savings to the customer is not yet determined.

Pertinent Zoning Cases on Site: None.

Pertinent Zoning Cases in the Surrounding Area: None

Surrounding Zoning and Land Use: The subject parcel is located on the southeast corner of Route 150 and Elmore Road. The parcel is 80 acres consisting of cropland and extends south to Moore Road. According to the site plan, the proposed solar equipment requires approximately 30.8 acres and will be located on the northern portion of the property. The parcel is zoned “A-1” Agricultural Preservation. All surrounding zoning is “A-1” Agricultural Preservation. All surrounding parcels contain cropland. According to the petition, the nearest home is over 1,500 feet from the nearest solar structure to the southwest. It is anticipated the use will not create adverse impacts on surrounding uses. The use does not create dust or odors. The petition indicates that after construction, the site will be seeded with low-growing perennial grass and forb plantings. According to the petition, the solar array will not create noise.

Technical Adequacy: Section 20-5.1.3.2.f of the Unified Development Ordinance (UDO) allows for a special use for a Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district, provided that the conditions in Section 20-7.17 (“Ground Mounted Solar Energy Equipment”) are met. According to the UDO, a Solar Energy Generation Facility is a facility consisting of ground mounted solar collectors and supplementary solar energy equipment used to produce electric power and is either the stand alone use or one of the principal uses for the parcel of land on which it is located. In a Solar Energy Generation Facility, the electric power may be used onsite, but its primary purpose is to generate electric power for offsite utility bill credit, subscription sale, retail sale, or wholesale. The petitioner proposes a principal use of ground mounted solar collectors to generate electric power for subscription sale.

Section 7.17.3 (“Standards for a Solar Energy Generation Facility”) parts 1-3 address the standards for the setbacks, height, and special use permit for a solar energy generation facility. The applicant addresses these standards as summarized here:

- **Setbacks** – the project must meet road and side setbacks in the “A-1” zoning district. The required road setback from Route 150, a state highway, is 160 feet from the center of the right of way. The required road setback from Elmore Road, a non-primary county highway, is 125 feet from the center of the right-of-way. The required road setback from Moore Road, a township road, is 65 feet from the right of way. The required side setback is 30 feet. The minimum distance to a principal residential dwelling on a different parcel shall be 75 feet. According to the petition, the nearest dwelling will be over 1,500 feet from the nearest solar structure. The site plan indicates the required setbacks are met.
- **Height** – the maximum height in the “A-1” zoning district is 36 feet. According to the petitioner, the panels will average approximately 7 to 8 feet above grade when they are in their most upright position.
- **Design and installation** - the ordinance requires the use is designed to minimize glare or reflection. According to the petitioner, the solar array will not create glare. According to the petitioner, the panels will have an anti-reflective coating and are designed to absorb sunlight, not reflect it.
- **Lighting** – the ordinance requires lighting be limited for security and safety purposes only. According to the petitioner, the project will not have lighting installed.
- **Security Fencing** – the ordinance requires a secured perimeter fence 6 to 8 feet in height. According to the petitioner, a chain-link security fence with barbed wire will be provided. The ordinance requires that fences for solar energy generation facility that include barbed wire be at least 8 feet tall. The petitioner has indicated that the fence will be 7 feet tall with 1 foot of barbed wire on top for a total of 8 feet. All fencing must meet the minimum code requirements for solar facilities outlined in the 2014 National Electrical Code.
- **Warning signage** – the ordinance requires “High Voltage” signs on the perimeter fence, at a maximum of 300 feet apart and a sign at all entrances containing the facility’s 911 address and 24-hour emergency contact. According to the site plan, there is one entrance to the site. The petitioner has provided examples of typical signage, including high voltage and identification signage.
- **Utility connection** – the ordinance requires proof of application for interconnection from the electric utility company. The applicant provided a copy of the DER Analysis Worksheet from Ameren. According to the petitioner, the project will use the Williamsfield Substation, which is approximately 1.39 miles southwest of the panels. The DER Analysis Worksheet for Williamsfield Lowe System A, a 2 MW portion of the site, indicates that the total estimated cost of interconnection is $110,000. The DER Analysis Worksheet for Williamsfield Lowe System B, a 2 MW portion of the site, indicates that the total estimated cost of interconnection is $435,000. This site is 2nd in the queue for this point of interconnection. Ameren must still review the full interconnection which will be completed prior to attaining the building permit.
- **Fire safety** - the applicant provided the required letter of approval from the Brimfield Fire Protection District. The fire chief finds no cause for objection to the request at this time.
- **Road approval** - the applicant provided the required road jurisdiction letters from the Peoria County Highway Department and IDOT which are addressed in the Transportation Impacts section of this report.
- **Endangered species** – the applicant provided correspondence from the required EcoCAT consultation from the Illinois Department of Natural Resources, which is addressed in the Environmental Impacts section of this report.
- **Other regulations** – the ordinance states it is the responsibility of the applicant to attain any required approval from the FAA or other applicable federal or state authorities. The petitioner provided a copy of the Notice Criteria Tool from the FAA. The tool indicates that this site does not exceed notice criteria requiring review from the FAA.

Section 7.17 also includes requirements for the applicant to attain required building, stormwater and erosion control permits, to comply with maintenance expectations, and to provide a decommissioning plan with financial security. If the special use is granted, these items will be expected of the applicant prior to any construction.

A LESA was conducted for the proposed project area. The site scored 94.1 out of 100 for the agland evaluation, and 122.2 out of 200 for the site assessment component of the LESA. The overall LESA score was 216.3 out of 300, which is a medium rating for agriculture protection. During the life of the project, the ground will not be in agricultural production; however, the use is designed to minimize impact on soils. Pursuant to Section 20-7.17.5 “Decommissioning Plan”, at the end of the project life or facility abandonment, the use must be removed. The applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be decommissioned including restoring the land to a condition reasonably similar to its condition before the development of the solar energy generation facility, including replacement of top soil. The decommissioning plan with financial security is required to apply for a building permit. The petitioner has indicated that the UDO requirements regarding decommissioning plans and financial security are understood.
ENVIRONMENTAL IMPACTS: The proposed use was reviewed and approved by the Illinois Department of Natural Resources (IDNR) regarding the presence of endangered species, and archaeological and/or historical resources. An EcoCAT (Ecological Compliance Assessment Tool) report was conducted on the subject property. According to the report, the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered land and Water Reserves in the vicinity of the project location. The proposed use will not consume water or create wastewater. The soils will not be impacted by the need for a well or private wastewater disposal system. At the time this report was written, no comments had been received from the Health Department.

TRANSPORTATION IMPACTS: The subject parcel fronts Route 150, a state highway, Elmore Road, a non-primary county highway, and Moore road, a township road. According to the site plan, proposed access would be from a 20-foot-wide access road from Route 150. According to the 2017 IDOT traffic map there are approximately 1,400 vehicle trips along this section of Route 150 and approximately 200 vehicle trips along this portion of Elmore Road in a 24-hour period. There is no traffic count data for this section of Moore Road. According to the petition, the construction schedule the project will be constructed in approximately 6 months. It is anticipated that up to 5 semi-trailer deliveries will happen daily for a total of 40 to 50 deliveries over a course of approximately 60 days. According to the petition, various pieces of construction equipment will be used during the construction period. The petition states that maintenance of the equipment would range from monthly to yearly depending on the component. There will be 1 to 3 trips to the site per year for mowing and spot spraying of weeds. Vehicle trips after construction will be very limited. At the time of application, the applicant provided a letter of no objection from IDOT. This letter states that before allowing construction of the solar installation, IDOT approval of a Highway Permit for access to the site and that any other applicable permits, such as an IDOT Utility Permit, be obtained. At the time of application, the applicant also provided a letter of no objection from the Peoria County Highway Department. The letter states that the petitioner must meet with the Peoria County Highway Department for access permits before access to the property is granted. The Highway Department has also commented that all oversized or overweight construction loads to the site will require an oversized or overweight permit. A letter was not received from the Millbrook Township Road Commissioner. The applicant has indicated that Moore Road will not be used for equipment deliveries or for access to the site.

LAND USE FORM: The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation. The primary uses in the Agriculture Preservation Land Use Form are agriculture and open space. Solar Energy Generation Facilities are not an identified use in the Peoria County Comprehensive Land Use Plan, which was adopted in 2009. The use is compatible with the primary uses in the Agriculture Preservation Land Use Form because it does not create dust or odor or conflict with agricultural uses. The use agrees with the Agriculture Preservation theme of the County Land Use Plan. The site has a medium LESA rating for agriculture protection, will not require well or wastewater disposal, and is required to provide a decommissioning plan. The decommissioning plan must state how the facility will be decommissioned including removal of all structures to a depth of four feet, restoration of the soil, and restoration of vegetation. The use is consistent with the County Land Use Plan Environmental Stewardship principle that private entities use environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The use creates steady income for the land owners, will create economic activity, especially during construction period, and provides opportunity for residents and businesses to support environmentally-friendly technology.

CONCLUSIONS

CONSISTENCY WITH ADOPTED COUNTY PLAN: The special use request is for a 4 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area Agriculture Preservation. The use is compatible with the primary uses in the Agriculture Preservation Land Use Form because it does not create dust or odor or conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan
Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The site has a medium LESA rating for agriculture protection.

**CONSISTENCY WITH COMMUNITY CHARACTER:** Uses adjacent to the subject property are agricultural. The use is not agricultural, but it is not disruptive to agricultural uses on adjacent farmland. According to the petitioner, the nearest dwelling is over 1,500 feet away from the solar equipment. The use does not create dust or odors. Once the facility is constructed, traffic will be limited, consisting of the occasional maintenance vehicle during servicing and maintenance of the facility.

**MINIMIZING ADVERSE EFFECTS:** The request is designed for low impact on adjacent properties. The solar panels will be 7 to 8 feet tall. The panels will have an anti-reflective coating. For safety and security, the facility will be secured by an 8-foot perimeter fence, including barbed wire. The use does not produce odor or dust. The use is designed for minimal impact on the soils. The use does not require private wastewater disposal system and will have a vegetative ground cover. After construction, the ground will be seeded with low-growing perennial grass and forb plantings. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. Once constructed, vehicle trips to the site are limited.

**PRESENCE OF NATURAL/HISTORICAL RESOURCES:** The petitioner consulted the Illinois Department of Natural Resources, which found no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered land and Water Reserves in the vicinity of the project location.

**COMPLIANCE WITH ADDITIONAL STANDARDS:** The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical permit and fence permit are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of a decommissioning plan with financial security in accordance with Section 20-7.17.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, an installation certificate from an Illinois licensed professional engineer must be submitted before a certificate of use can be issued.
RECOMMENDATION

Based on the above information, the Department recommends **approval with the following restrictions:**

1. The use is restricted to the 40 acre lease area, as indicated on the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
4. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
5. The applicant must obtain any other applicable permits from IDOT, such as an IDOT utility permit.
6. Moore Road shall not be used for transport of construction equipment and materials or for access to the site unless approval is granted by Millbrook Township.
7. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
8. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

Respectfully submitted,

Corbin Bogle                          Kathi Urban
Planner I                           Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, December 13, 2018, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Justin Brown, Andrew Keyt, John Harms

STAFF: Kathi Urban – Director
       Celia Burke – Planner I
       Corbin Bogle – Planner I
       Alex Kurth – Civil Assistant State’s Attorney
       Ellen Hanks - ZBA Administrative Assistant

Case No. 082-18-U at 1:30 p.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of SUSTAINABLE HOLDINGS, LLC (A Corporation – Dean Leishchow, Kelly C. Leischow, & DKL Trust -owners/officers, all of 315 Manitoba Ave. Suite 200, Wayzata, MN 55391), acting on behalf of ELEANOR E. LOWE (owner), a SPECIAL USE request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

FINDINGS OF FACT FOR SPECIAL USES

Section 20-3.5.4

When considering an application for a special use permit, the decision making body shall consider the extent to which:

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   • The Special Use request is for a 4 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation. The use is compatible with the primary uses in the Agriculture Preservation Land Use Form because it does not create dust or odor or conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The request is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The site has a medium LESA rating for agricultural protection.
2. That the special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development, or if not consistent, the factors which justify the inconsistency:
   
   • Uses adjacent to the subject property are agricultural. The use is not agricultural, but it is not disruptive to agricultural uses on adjacent farmland. According to the petitioner, the nearest dwelling is over 1,500 feet away from the solar equipment. The use does not create dust or odors. Once constructed, traffic will be limited, consisting of the occasional maintenance of the facility.

3. That the design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties, except for land splits in the A-2 District and individual mobile homes;
   
   • The request is designed for low impact on adjacent properties. The panels will be 7 to 8 feet tall. The solar panels will be designed with an anti-reflective coating to reduce glare. For safety and security, the facility will be secured by a 8-foot-tall perimeter fence including barbed wire. The use does not produce odor or dust. The use is designed for minimal impact on the soils. The use does not require a private wastewater disposal system and will have a vegetative ground cover. After construction, the ground will be seeded with low-growing perennial grass and forb plantings. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. The construction phase does not require vehicles over the road weight limits. Once constructed, vehicles trips to the site are limited.

4. That the development has been reviewed and approved by the Illinois Department of Natural Resources with regard to the presence of endangered species, and archaeological and/or historical resources, if applicable; and
   
   • The petitioner consulted the Illinois Department of Natural Resources, which found no record of state-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered land and water reserves in the vicinity of the project location.

5. That the proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the County.
   
   • The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical and fence permits are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of decommissioning plan with financial security in accordance with Section 20-7.15.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, that an installation certificate from an Illinois licensed Professional Engineer must be submitted before a certificate of use can be issued.
   
   • The use is approved with the recommended restrictions.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Ms. O’Brien. Six affirmative votes; (6-0). A motion to approve the Special Use with restrictions was made by Mr. Fletcher and seconded by Mr. Unes. A roll call vote was taken and the motion was approved; (6-0).
Meeting adjourned 4:26 p.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Approval of Special Use with restrictions, Petition of Sustainable Holdings, LLC

RESOLUTION

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of the Peoria County Code; and

WHEREAS, said ordinance requires a Special Use for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment") are met in the "A-1" Agricultural Preservation zoning district; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on December 13, 2018 in Case No. 082-18-U; a copy of the deliberation minutes of said hearing and a legal description of the subject property are attached; and

WHEREAS, the ZBA deliberated its decision on December 13, 2018, and voted to recommend approval of the Special Use with restrictions; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on December 18, 2018 to consider the ZBA’s recommendation and voted to approve the Special Use with restrictions.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 082-18-U is hereby approved with the following restrictions:

1. The use is restricted to the 40 acre lease area, as indicated on the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
4. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 ("Decommissioning Plan") of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
5. The applicant must obtain any other applicable permits from IDOT, such as an IDOT utility permit.
6. Moore Road shall not be used for transport of construction equipment and materials or for access to the site unless approval is granted by Millbrook Township.
7. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
8. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

NOTICE: Approval of this special use does not constitute approval of wells or septic systems for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,

LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use  LINE ITEM: N/A
MEETING DATE: December 17, 2018  AMOUNT: N/A

ISSUE: ZBA Case #083-18-U. A Special Use request from 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agricultural Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

BACKGROUND/DISCUSSION: This case is in District #14, which is county board member Brian Elsasser’s district. The petitioner, Illinois PV Peoria 3, LLC, requests a special use for a 4 megawatt (MW) Solar Energy Generation Facility in the ‘A-2’ zoning district on 19.8 acres of an 80 acre parcel. The parcel is located on Truitt Road, a primary county highway in the SE ¼ of Section 17, Hallock Township. According to the petitioner, the nearest substation is approximately 498 feet to the east. The estimated cost of interconnection for a 2 MW portion of the site is $380,000. The estimated cost of interconnection for the other 2 MW portion of the site is $1.6 million. There are 0 consents and 0 objections on file.

Special use case #051-18-U is a request for a 4 MW Solar Energy Generation Facility on approximately 40 acres of a 49.68 acre parcel located approximately 1.74 miles west of the subject parcel. Special use case #052-18-U is a request for a 4 MW Solar Energy Generation Facility on approximately 31.4 acres of a 40 acre parcel located approximately 1.27 miles southwest of the subject parcel. The subject parcel contains cropland and woodland. Parcels to the north and west contain cropland. To the east is cropland, woodland, and a dwelling. To the south, across Truitt Road, lies the Arrowhead Country Club golf course. The nearest home is approximately 700 feet northeast of the solar facility. The panels do not create dust or odors, will use an anti-reflective coating, and will average approximately 8 to 10 feet above grade. According to the petition, the solar array will not create noise. The use will have a vegetative ground cover of low-growing perennial grass and forb plantings. The facility will be secured by perimeter fence, which will be 7 feet tall with 1 foot of barbed wire on top for a total of 8 feet. The request meets all requirements for a special use. If granted, the use is required to obtain building, and stormwater and erosion control permits prior to construction. Pursuant to Section 20-7.17,5 (“Decommissioning Plan”), the applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be removed including restoring the land to a condition reasonably similar to that before development. The petitioner has indicated that the UDO requirements regarding decommissioning plans and financial security are understood. The LESA score is 191.3 out of 300, which is a low rating for agriculture protection. The EcoCAT consultation by IDNR shows no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered land and Water Reserves in the vicinity of the project location. The use does not consume water or generate wastewater. Vehicle trips to the site after construction will be very limited. The applicant has provided a letter of no objection from the Peoria County Highway Department. The Peoria County Future Land Use Form Map designates this parcel as Agriculture and Environmental Corridor. The use does not conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability.

COUNTY BOARD GOALS: 🍅 Healthy vibrant communities

STAFF RECOMMENDATION: Approval with the following restrictions:

1. The use is restricted to the 35 acre lease area, as indicated on the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
4. The Solar Energy Generation Facility shall have to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
5. Access permit(s) must be obtained from the Peoria County Highway Department or the appropriate road jurisdiction(s) prior to construction.
6. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
7. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

ZBA RECOMMENDATION: Approval with restrictions (6-0)

COMMITTEE ACTION: Approved with restrictions (4-0) (Mr. Robinson & Ms. Williams absent.)

PREPARED BY: Corbin Bogle, Planner I
DEPARTMENT: Planning & Zoning
DATE: December 7, 2018
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<td><strong>LOCATION:</strong> SE 1/4, Section 17, Hallock Township, W. Truitt Rd., Edelstein, IL 61526 Parcel ID #04-17-400-002</td>
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<td><strong>LAND USE FORM:</strong> Agriculture / Environmental Corridor</td>
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<td><strong>PRESENT USE:</strong> Agricultural</td>
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<td><strong>SIZE OF SITE:</strong> 80 acres</td>
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<td><strong>SURROUNDING LAND USES:</strong> North, West: Agricultural South: Recreational East: Agricultural / Residential</td>
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<td><strong>PUBLIC SERVICES:</strong> Fire: Chillicothe Community Fire Protection District Schools: Princeville CUSD #326 Water: None existing or requested Sewer: None existing or requested</td>
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<tr>
<td><strong>TRANSPORTATION:</strong> Truitt Road, primary county highway</td>
</tr>
<tr>
<td><strong>PERTINENT ZONING CASES ON SITE:</strong> None</td>
</tr>
<tr>
<td><strong>PERTINENT ZONING CASES IN SURROUNDING AREA:</strong> #051-18-U, #052-18-U</td>
</tr>
<tr>
<td><strong>PLANNING AND ZONING DEPARTMENT RECOMMENDATION:</strong> APPROVAL WITH RESTRICTIONS</td>
</tr>
</tbody>
</table>
CASE ANALYSIS

REQUEST AND LOCATION: The petitioner, Illinois PV Peoria 3, LLC, requests a special use to develop a solar energy generation facility in the “A-2” Agricultural zoning district. The applicant proposes to develop a 4 megawatt (MW) solar energy generation facility. The facility will have an expected life of 25 to 30 years. The use consists of rows of photovoltaic cell panels mounted on metal piers driven or screwed into the ground, a perimeter fence, and associated electrical equipment to collect, convert and transfer the electricity to the main grid. According to the petitioner, the panels will be at a fixed tilt at a 25 to 35 degree angle towards the south. According to the petitioner, the solar array will not create any noise, dust, fumes or glare. The petitioner indicates that glare is typically only a concern for solar projects for airports. The panels will have an anti-reflective coating and are designed to absorb sunlight, not reflect it. According to the site plan, the proposed equipment requires approximately 19.8 acres of the 80-acre parcel. The electricity generated from the solar energy generation facility will be sold to the utility provider, Ameren Illinois, as a source of renewable energy. Ameren customers will then have the opportunity to subscribe to electricity sourced from solar energy. The cost of electricity and any savings to the customer is not yet determined.

PENDING ZONING CASES ON SITE: None.

PENDING ZONING CASES IN THE SURROUNDING AREA: Special use case #051-18-U filed by FFP IL Community Solar, LLC is a request to develop a 4 MW Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district. The solar equipment requires approximately 40 acres of a 49.68 acre parcel. The parcel for case #051-18-U is on the southwest corner of the intersection of Route 90 and Hakes Road, approximately 1.74. miles west of the subject parcel. On July 12, 2018, the Zoning Board of Appeals recommended approval with restrictions. On August 9, 2018 the County Board approved the request with restrictions.

Special use case #052-18-U filed by FFP IL Community Solar, LLC is a request to develop a 4 MW Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district. The solar equipment utilizes approximately 31.4 acres of a 40 acre parcel. The parcel for case #052-18-U is on the west side of Route 40, approximately 1.27 miles southwest of the subject case. On July 12, 2018, the Zoning Board of Appeals recommended approval with restrictions. On August 9, 2018 the County Board approved the request with restrictions.

SURROUNDING ZONING AND LAND USE: The subject parcel is located on the north side of Truitt Road, between Centerville Road and Isaacson Drive. The parcel is 80 acres, consisting of cropland and woodland. According to the site plan, the proposed solar equipment requires approximately 19.8 acres and will be located on the southern portion of the property. The parcel is zoned “A-2” Agricultural. All surrounding zoning is “A-2” Agricultural. Parcels to the north and west contain cropland. To the east is cropland, woodland, and a dwelling. To the south, across Truitt Road, lies the Arrowhead County Club golf course. The nearest home is approximately 700 feet northeast of the solar facility. It is anticipated the use will not create adverse impacts on surrounding uses. The use does not create dust or odors. The petition indicates that after construction, the site will be seeded with low-growing perennial grass and forb plantings. According to the petition, the solar array will not create noise.

TECHNICAL ADEQUACY: Section 20-5.2.2.2.h of the Unified Development Ordinance (UDO) allows for a special use for a Solar Energy Generation Facility in the “A-2” Agricultural zoning district, provided that the conditions in Section 20-7.17 (“Ground Mounted Solar Energy Equipment”) are met. According to the UDO, a Solar Energy Generation Facility is a facility consisting of ground mounted solar collectors and supplementary solar energy equipment used to produce electric power and is either the stand alone use or one of the principal uses for the parcel of land on which it is located. In a Solar Energy Generation Facility, the electric power may be used onsite, but its primary purpose is to generate electric power for offsite utility bill credit, subscription sale, retail sale, or wholesale.
The petitioner proposes a principal use of ground mounted solar collectors to generate electric power for subscription sale.

Section 7.17.3 (“Standards for a Solar Energy Generation Facility”) parts 1-3 address the standards for the setbacks, height, and special use permit for a solar energy generation facility. The applicant addresses these standards as summarized here:

- **Setbacks** – the project must meet road and side setbacks in the “A-2” zoning district. The required road setback from Truitt Road, a primary county highway, is 140 feet from the center of the right of way. The required side and rear setbacks are 30 feet. The minimum distance to a principal residential dwelling on a different parcel shall be 75 feet. The nearest dwelling will be approximately 700 feet northeast of the solar facility. The site plan indicates the required setbacks are met.

- **Height** – the maximum height in the “A-2” zoning district is 36 feet. According to the petitioner, the panels will average approximately 8 to 10 feet above grade when they are in their most upright position.

- **Design and installation** - the ordinance requires the use is designed to minimize glare or reflection. According to the petitioner, the solar array will not create glare. According to the petitioner, the panels will have an anti-reflective coating and are designed to absorb sunlight, not reflect it.

- **Lighting** – the ordinance requires lighting be limited for security and safety purposes only. According to the petitioner, the project will not have lighting installed.

- **Security Fencing** – the ordinance requires a secured perimeter fence 6 to 8 feet in height. According to the petitioner, a chain-link security fence with barbed wire will be provided. The ordinance requires that fences for solar energy generation facility that include barbed wire be at least 8 feet tall. The petitioner has indicated that the fence will be 7 feet tall with 1 foot of barbed wire on top for a total of 8 feet. All fencing must meet the minimum code requirements for solar facilities outlined in the 2014 National Electrical Code.

- **Warning signage** – the ordinance requires “High Voltage” signs on the perimeter fence, at a maximum of 300 feet apart and a sign at all entrances containing the facility’s 911 address and 24-hour emergency contact. According to the site plan, there is one entrance to the site. The petitioner has provided examples of typical signage, including high voltage and identification signage.

- **Utility connection** – the ordinance requires proof of application for interconnection from the electric utility company. The applicant provided a copy of the DER Analysis Worksheet from Ameren. According to the petitioner, the nearest substation to this project is approximately 498 feet to the east. The DER Analysis Worksheet for Chillicothe Gallup System A, a 2 MW portion of the site, indicates that the estimated cost of interconnection is $380,000. This covers the interconnection tap and equipment and the cost of upgrading the substation feeder regulators. The estimated cost of interconnection for Chillicothe Gallup System B, the other 2 MW portion of the site, is $1.6 million. The high cost is due to the installation overloading the feeder regulators installed on a previous application. The worksheet indicates that larger sizes are not available and the Edelstein transformer must be upgraded and the feeder exits converted. The estimate also includes tap and interconnection equipment. Ameren must still review the full interconnection which will be completed prior to attaining the building permit.

- **Fire safety** - the applicant provided the required letter of approval from the Chillicothe Community Fire Protection District stating that the plans are acceptable.

- **Road approval** - the applicant provided the required road jurisdiction letter from the Peoria County Highway Department which is addressed in the Transportation Impacts section of this report.

- **Endangered species** – the applicant provided correspondence from the required EcoCAT consultation from the Illinois Department of Natural Resources, which is addressed in the Environmental Impacts section of this report.

- **Other regulations** – the ordinance states it is the responsibility of the applicant to attain any required approval from the FAA or other applicable federal or state authorities. The petitioner provided a letter of Determination of No Hazard to Air Navigation from the FAA.
Section 7.17 also includes requirements for the applicant to attain required building, stormwater and erosion control permits, to comply with maintenance expectations, and to provide a decommissioning plan with financial security. If the special use is granted, these items will be expected of the applicant prior to any construction.

A LESA was conducted for the proposed project area. The site scored 75.2 out of 100 for the agland evaluation, and 116.1 out of 200 for the site assessment component of the LESA. The overall LESA score was 191.3 out of 300, which is a low rating for agriculture protection. During the life of the project, the ground will not be in agricultural production; however, the use is designed to minimize impact on soils. Pursuant to Section 20-7.17.5 “Decommissioning Plan”, at the end of the project life or facility abandonment, the use must be removed. The applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be decommissioned including restoring the land to a condition reasonably similar to its condition before the development of the solar energy generation facility, including replacement of top soil. The decommissioning plan with financial security is required to apply for a building permit. The petitioner has indicated that the UDO requirements regarding decommissioning plans and financial security are understood.

**Environmental Impacts:** The proposed use was reviewed and approved by the Illinois Department of Natural Resources (IDNR) regarding the presence of endangered species, and archaeological and/or historical resources. An EcoCAT (Ecological Compliance Assessment Tool) report was conducted on the subject property. According to the report, the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered land and Water Reserves in the vicinity of the project location. The Department has evaluated this information and concluded that adverse effects are unlikely, therefore terminating the consultation. The proposed use will not consume water or create wastewater. The soils will not be impacted by the need for a well or private wastewater disposal system. At the time this report was written, no comments had been received from the Health Department.

**Transportation Impacts:** The subject parcel fronts Truitt Road, a primary county highway. According to the site plan, proposed access would be from a 20-foot-wide access road from Truitt Road. According to the 2017 IDOT traffic map there are approximately 1,400 vehicle trips along this section of Truitt Road in a 24-hour period. According to the petition, the project will be constructed in approximately 6 months. It is anticipated that between 30 and 60 large trucks will make deliveries to the site during the entire duration of construction. According to the petition, various pieces of construction equipment will be used during the construction period. The petition states that maintenance of the equipment would range from monthly to yearly depending on the component. There will be 1 to 3 trips to the site per year for mowing and spot spraying of weeds. Vehicle trips after construction will be very limited. At the time of application, the applicant provided a letter of no objection from the Peoria County Highway Department. The letter states that the petitioner must meet with the Peoria County Highway Department for access permits before access to the property is granted. The Highway Department has also commented that all oversized or overweight construction loads to the site will require an oversized or overweight permit.

**Land Use Form:** The Peoria County Future Land Use Form Map designates this area as Agriculture and Environmental Corridor. The primary uses in the Agriculture Land Use Form are agriculture and open space. Uses allowed in the Environmental Corridor Land Use Form are agriculture, open space, and conservation design residential. Solar Energy Generation Facilities are not an identified use in the Peoria County Comprehensive Land Use Plan, which was adopted in 2009. While the use is not consistent with the Environmental Corridor Land Use Form, the facility will not be placed in those areas. The use is compatible with the primary uses in the Agriculture Land Use Form because it does not create dust or odor or conflict with agricultural uses. The use agrees with the Agriculture Preservation theme of the County Land Use Plan. The site has a low LESA rating for agriculture protection, will not require well or wastewater disposal, and is required to provide a decommissioning plan. The decommissioning plan must state how the facility will be decommissioned including removal of all structures to a depth of four feet, restoration of the soil, and restoration of vegetation. The use is consistent with the County Land Use Plan Environmental Stewardship principle that private entities use environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The use
creates steady income for the land owners, will create economic activity, especially during construction period, and provides opportunity for residents and businesses to support environmentally-friendly technology.

**CONCLUSIONS**

**CONSISTENCY WITH ADOPTED COUNTY PLAN:** The special use request is for a 4 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture and Environmental Corridor. While the use is not consistent with the Environmental Corridor Land Use Form, the facility will not be placed in those areas. The use is compatible with the primary uses in the Agriculture Land Use Form because it does not create dust or odor or conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The site has a low LESA rating for agriculture protection.

**CONSISTENCY WITH COMMUNITY CHARACTER:** Uses adjacent to the subject property are primarily agricultural. The use is not agricultural, but it is not disruptive to agricultural uses on adjacent farmland. A dwelling lies approximately 700 feet to the northeast of the proposed facility. A golf course is located directly south of the subject property, across Truitt Road. The use does not create dust or odors. Once the facility is constructed, vehicle trips to the site will be limited, consisting of the occasional maintenance vehicle during servicing and maintenance of the facility.

**MINIMIZING ADVERSE EFFECTS:** The request is designed for low impact on adjacent properties. The solar panels will be 8 to 10 feet tall. The solar panels will have an anti-reflective coating. For safety and security, the facility will be secured by an 8-foot perimeter fence, including barbed wire. The use does not produce odor or dust. The use is designed for minimal impact on the soils. The use does not require private wastewater disposal system and will have a vegetative ground cover. After construction, the ground will be seeded with low-growing perennial grass and forb plantings. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. Once constructed, vehicle trips to the site are limited.

**PRESENCE OF NATURAL/HISTORICAL RESOURCES:** The petitioner consulted the Illinois Department of Natural Resources, which found no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered land and Water Reserves in the vicinity of the project location.

**COMPLIANCE WITH ADDITIONAL STANDARDS:** The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical permit and fence permit are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of a decommissioning plan with financial security in accordance with Section 20-7.17.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, an installation certificate from an Illinois licensed professional engineer must be submitted before a certificate of use can be issued.
RECOMMENDATION

Based on the above information, the Department recommends **approval with the following restrictions:**

1. The use is restricted to the 35 acre lease area, as indicated on the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
4. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 ("Decommissioning Plan") of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
5. Access permit(s) must be obtained from the Peoria County Highway Department or the appropriate road jurisdiction(s) prior to construction.
6. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
7. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

Respectfully submitted,

Corbin Bogle            Kathi Urban
Planner I               Director

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A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, December 13, 2018, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Justin Brown, Andrew Keyt, John Harms

STAFF: Kathi Urban – Director
Celía Burke – Planner I
Corbin Bogle – Planner I
Alex Kurth – Civil Assistant State’s Attorney
Ellen Hanks - ZBA Administrative Assistant

Case No. 083-18-U at 1:30 p.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of ILLINOIS PV SOLAR 3, LLC (A Corporation – Richard Cathcart – owner/officer, of 1290 Waggle Way, Naples, FL 34108; Dean Leischow – owner/officer, of 315 Manitoba Ave. Suite 200, Wayzata, MN 55391), acting on behalf of LOREN B. GALLUP, SHARON B. GALLUP, and THE SHARON B. GALLUP TRUST (owners), a SPECIAL USE request from 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

FINDINGS OF FACT FOR SPECIAL USES
Section 20-3.5.4
When considering an application for a special use permit, the decision making body shall consider the extent to which:

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   - The Special Use request is for a 4 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture and Environmental Corridor. While the use is not consistent with the Environmental Corridor Land Use Form, the facility will not be placed in those areas. The use is compatible with the primary uses in the Agriculture Land Use Form because it does not create dust or odors or conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The request is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The site has a low LESA rating for agricultural protection.
2. That the special use will be consistent with the community character of the immediate vicinity of
the parcel proposed for development, or if not consistent, the factors which justify the
inconsistency:
   • Uses adjacent to the subject property are agricultural. The use is not agricultural, but it is not
disruptive to agricultural uses on adjacent farmland. A dwelling lies approximately 700 feet
to the northeast of the proposed facility. A golf course is located directly south of the subject
property, across Truitt Road. The use does not create dust or odors. Once constructed, traffic
will be limited, consisting of the occasional maintenance of the facility.

3. That the design of the of the proposed use will minimize adverse effects, including visual impacts
on adjacent properties, except for land splits in the A-2 District and individual mobile homes;
   • The request is designed for low impact on adjacent properties. the panels will be 8 to 10 feet
tall. The solar panels will be designed with an anti-reflective coating to reduce glare. For
safety and security, the facility will be secured by a 8-foot-tall perimeter fence including
barbed wire. The use does not produce odor or dust. The use is designed for minimal impact
on the soils. The use does not require a private wastewater disposal system and will have a
vegetative ground cover. After construction, the ground will be seeded with low-growing
perennial grass and forb plantings. The applicant will need to provide a decommissioning
plan and financial security with the building permit application. The impact to the
transportation system is limited. The construction phase does not require vehicles over the
road weight limits. Once constructed, vehicles trips to the site are limited.

4. That the development has been reviewed and approved by the Illinois Department of Natural
Resources with regard to the presence of endangered species, and archaeological and/or historical
resources, if applicable; and
   • The petitioner consulted the Illinois Department of Natural Resources, which found no record
of state-listed threatened or endangered species, Illinois Natural Area Inventory sites,
dedicated Illinois Nature Preserves, or registered land and water reserves in the vicinity of the
project location.

5. That the proposed use will comply with all additional standards imposed on it by the particular
 provision of these regulations authorizing such use and by all other applicable requirements of the
ordinances of the County.
   • The site plan meets all requirements for a Solar Energy Generation Facility in accordance
with the Unified Development Ordinance. If this request is granted, the petitioner
understands that building permits, including electrical and fence permits are required. The
applicant must also meet stormwater and erosion control requirements per the UDO. Part of
the requirement for a building permit includes submittal of decommissioning plan with
financial security in accordance with Section 20-7.15.5. The decommissioning plan with
financial security will need to be renewed to the Zoning Administrator every four years. The
petitioner provided comment from the road jurisdiction and acknowledged that all applicable
access permits will be attained prior to construction. The applicant also recognizes, after
construction, that an installation certificate from an Illinois licensed Professional Engineer
must be submitted before a certificate of use can be issued.
   • The use is approved with the recommended restrictions.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Mr.
Bateman. Six affirmative votes; (6-0). A motion to approve the Special Use with restrictions
was made by Mr. Fletcher and seconded by Mr. Bateman. A roll call vote was taken and the
motion was approved; (6-0).
Meeting adjourned 4:26 p.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD                                    )
COUNTY OF PEORIA, ILLINOIS                                      )

Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Approval of Special Use with restrictions, Petition of Illinois PV Peoria 3, LLC

RESOLUTION

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of
the Peoria County Code; and

WHEREAS, said ordinance requires a Special Use for a Solar Energy Generation Facility,
provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment") are met in the
"A-2" Agricultural zoning district; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA)
on December 13, 2018 in Case No. 083-18-U; a copy of the deliberation minutes of said hearing and a
legal description of the subject property are attached; and

WHEREAS, the ZBA deliberated its decision on December 13, 2018, and voted to recommend
approval of the Special Use with restrictions; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on December 18, 2018 to consider the ZBA’s recommendation
and voted to approve the Special Use with restrictions.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special
Use in Case No. 083-18-U is hereby approved with the following restrictions:

1. The use is restricted to the 35 acre lease area, as indicated on the petitioner’s site plan.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. Required permits, including building permit, electrical permit, fence permit, and stormwater and
erosion control permit must be obtained from the Peoria County Department of Planning and
Zoning prior to construction.
4. The Solar Energy Generation Facility shall be required to have a decommissioning plan that
meets the requirements of Section 20-7.17.5 ("Decommissioning Plan") of the Unified
Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the
building permit. Financial security must remain valid through the life of the project. Through the
life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning
Administrator an updated decommissioning plan, including updated estimated costs and updated
financial security every four years.
5. Access permit(s) must be obtained from the Peoria County Highway Department or the
appropriate road jurisdiction(s) prior to construction.
6. Except during a valid permit period or scheduled maintenance which may or may not require a
permit, the special use does not include the outdoor storage of equipment or materials.
7. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable
Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of
this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior
to issuance of a building permit.

NOTICE: Approval of this special use does not constitute approval of wells or septic systems
for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE
The petitioner, Illinois PV Peoria 2, LLC, requests a special use for a 4 megawatt (MW) Solar Energy Generation Facility in the “A-2” zoning district on approximately 20 acres of an 80 acre parcel. The parcel is located on Taylor Road, a township road in the SE ¼ of Section 7, Limestone Township. According to the petitioner, the nearest substation is approximately 0.44 miles north. The estimated cost of interconnection is between $150,000 and $300,000 for one 2 MW portion of the site and between $300,000 and $500,000 for the other 2 MW portion of the site. These projects are second and third in the queue on the Logan feeder 2 substation. There are 0 consents and 33 objections on file. Special use case #085-18-U is a request for a 2 MW Solar Energy Generation Facility on approximately 20 acres of an 80 acre parcel located approximately 0.5 miles east of the subject parcel. Special use case #070-18-U is a request for a 2 MW Solar Energy Generation Facility on approximately 9.1 acres of a 19.27 acre parcel located approximately 95 feet north of the subject parcel. Special use case #084-18-U is a request for a 4 MW Solar Energy Generation Facility on approximately 20 acres of an 80 acre parcel located approximately 700 feet north of the solar panels. The panels do not create dust or odors, will use an anti-reflective coating, and will average approximately 8 to 10 feet above grade. According to the petition, the solar array will not create noise. The use will have a vegetative ground cover. The facility will be secured by perimeter fence, which will be 8 feet tall, including 1 foot of barbed wire. The request meets all requirements for a special use. If granted, the use is required to obtain building, and stormwater and erosion control permits prior to construction. Pursuant to Section 20-7.17.5 (“Decommissioning Plan”), the applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be removed including restoring the land to a condition reasonably similar to that before development. The petitioner has indicated that the UDO requirements regarding decommissioning plans and financial security are understood. The LESA score is 181.7 out of 300, which is a low rating for agriculture protection. The use is supported by the Peoria County Growth Strategy to generate economic growth and opportunity and stability. The Limestone Planning Commission recommended approval of the project.

The Peoria County Future Land Use Form Map designates this parcel as Agriculture Preservation, Agriculture, and Environmental Corridor. The use does not conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic growth and opportunity and stability. The Limestone Planning Commission recommended approval of the project.

COUNTY BOARD GOALS: 🌿 Healthy vibrant communities

STAFF RECOMMENDATION: Approval with the following restrictions:

1. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
2. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
3. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
4. Access permit(s) must be obtained from Limestone Township or the appropriate road jurisdiction(s) prior to construction.
5. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
6. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

ZBA RECOMMENDATION: Approval with restrictions (6-0)

COMMITTEE ACTION: Approved with restrictions (4-0) (Mr. Robinson & Ms. Williams absent.)

PREPARED BY: Corbin Bogle, Planner I
DEPARTMENT: Planning & Zoning
DATE: December 7, 2018
DATE: December 4, 2018
(Kenneth Ferch, owner / 2301 N. Taylor Rd., Hanna City, IL 61536)

REQUEST: A Special Use request from 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

LOCATION: SE 1/4, Section 7, Limestone Township, 610 S. Taylor Rd., Hanna City, IL 51536
Parcel ID #17-07-400-002

LAND USE FORM: Agriculture Preservation / Agriculture / Environmental Corridor
CURRENT ZONING: “A-2” Agricultural
PRESENT USE: Agricultural
SIZE OF SITE: 80 acres

SURROUNDING ZONING: North, East, West: “A-2” Agricultural
South: “A-2” Agricultural / “R-R” Rural Residential

SURROUNDING LAND USES: North, West: Agricultural
South: Agricultural / Residential
East: Motorcycle Speedway

PUBLIC SERVICES: Fire: Limestone Fire Protection District
Schools: Limestone Walters GSD #316 / Limestone HSD #310
Water: None existing or requested
Sewer: None existing or requested

TRANSPORTATION: Taylor Road, township road

PERTINENT ZONING CASES ON SITE: None

PERTINENT ZONING CASES IN SURROUNDING AREA: #050-18-U, #070-18-U, #085-18-U

PLANNING AND ZONING DEPARTMENT RECOMMENDATION: APPROVAL WITH RESTRICTIONS
REQUEST AND LOCATION: The petitioner, Illinois PV Peoria 2, LLC, requests a special use to develop a solar energy generation facility in the “A-2” Agricultural zoning district. The applicant proposes to develop a 4 megawatt (MW) solar energy generation facility. The facility will have an expected life of 25 to 30 years. The use consists of rows of photovoltaic cell panels mounted on metal piers driven or screwed into the ground, a perimeter fence, and associated electrical equipment to collect, convert and transfer the electricity to the main grid. According to the petitioner, the panels will be at a fixed tilt at a 25 to 35 degree angle towards the south. According to the petitioner, the solar array will not create any noise, dust, fumes or glare. The petitioner indicates that glare is typically only a concern for solar projects for airports. The panels will have an anti-reflective coating and are designed to absorb sunlight, not reflect it. According to the site plan, the proposed equipment requires approximately 20 acres of the 80-acre parcel. The electricity generated from the solar energy generation facility will be sold to the utility provider, Ameren Illinois, as a source of renewable energy. Ameren customers will then have the opportunity to subscribe to electricity sourced from solar energy. The cost of electricity and any savings to the customer is not yet determined.

PERTINENT ZONING CASES ON SITE: None.

PERTINENT ZONING CASES IN THE SURROUNDING AREA: Special use case #050-18-U filed by Cameron Solar, LLC is a request to develop a 2 MW Solar Energy Generation Facility in the “I-2” Heavy Industrial zoning district. The solar equipment requires approximately 20 acres of an 80 acre parcel. The parcel for case #050-18-U is on the east side of Cameron Lane, approximately 0.5 miles east of the subject parcel. On July 12, 2018, the Zoning Board of Appeals recommended approval with restrictions. On August 9, 2018 the County Board approved the request with restrictions.

Special use case #070-18-U filed by DG Illinois Solar, LLC is a request to develop a 2 MW Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district. The solar equipment utilizes approximately 9.1 acres of the 19.27 acre parcel. The parcel for case #070-18-U is located on the northwest corner of the intersection of Farmington Road and Taylor Road, approximately 95 feet to the north of the subject case. On November 8, 2018, the Zoning Board of Appeals recommended approval with restrictions. The case will be voted on by the Peoria County Board at the December 13, 2018 County Board meeting.

Special use case #085-18-U filed by Illinois PV Peoria 1, LLC is a request to develop a 4 MW Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district. The solar equipment utilizes approximately 20 acres of a pair of parcels totaling 51.839 acres. The parcels for case #085-18-U are located on the southwest corner of the intersection of Farmington Road and Taylor Road, approximately 0.4 miles north of the subject case. The case will be heard at the December 13, 2018 ZBA hearing.

SURROUNDING ZONING AND LAND USE: The subject parcel is located on the east side of Taylor Road, at the intersection of Doubet Road and Taylor Road. The parcel is 80 acres, consisting of cropland and woodland. According to the site plan, the proposed solar equipment requires approximately 20 acres and will be located on the northern and central portions of the property. The parcel is zoned “A-2” Agricultural. Surrounding zoning to the north, east, and west is “A-2” Agricultural. Zoning to the south is “A-2” Agricultural and “R-R” Rural Residential. Parcels to the north and west and south contain cropland and woodland. There are 11 residential parcels to the south along Taylor Road, including one which is adjacent to the subject parcel. The Peoria Motorcycle Club speedway lies to the east. According to the petition, the two closest residences lie over 1,000 feet to the south and 700 feet to the north of the solar panels. It is anticipated the use will not create adverse impacts on surrounding uses. The use does not create dust or odors. The petition indicates that after construction, the site will be seeded with low-growing perennial grass and forb plantings. According to the petition, the solar array will not create noise.
**Technical Adequacy:** Section 20-5.2.2.2.h of the Unified Development Ordinance (UDO) allows for a special use for a Solar Energy Generation Facility in the “A-2” Agricultural zoning district, provided that the conditions in Section 20-7.17 (“Ground Mounted Solar Energy Equipment”) are met. According to the UDO, a Solar Energy Generation Facility is a facility consisting of ground mounted solar collectors and supplementary solar energy equipment used to produce electric power and is either the stand alone use or one of the principal uses for the parcel of land on which it is located. In a Solar Energy Generation Facility, the electric power may be used onsite, but its primary purpose is to generate electric power for offsite utility bill credit, subscription sale, retail sale, or wholesale. The petitioner proposes a principal use of ground mounted solar collectors to generate electric power for subscription sale.

Section 7.17.3 (“Standards for a Solar Energy Generation Facility”) parts 1-3 address the standards for the setbacks, height, and special use permit for a solar energy generation facility. The applicant addresses these standards as summarized here:

- **Setbacks** – the project must meet road and side setbacks in the “A-2” zoning district. The required road setback from Taylor Road, a township road, is 65 feet from the right of way. The required side and rear setbacks are 30 feet. The minimum distance to a principal residential dwelling on a different parcel shall be 75 feet. According to the petition, the two closest residences lie over 1,000 feet to the south and 700 feet to the north of the solar panels. The site plan indicates the required setbacks are met.

- **Height** – the maximum height in the “A-2” zoning district is 36 feet. According to the petitioner, the panels will average approximately 8 to 10 feet above grade when they are in their most upright position.

- **Design and installation** - the ordinance requires the use is designed to minimize glare or reflection. According to the petitioner, the solar array will not create glare. According to the petitioner, the panels will have an anti-reflective coating and are designed to absorb sunlight, not reflect it.

- **Lighting** – the ordinance requires lighting be limited for security and safety purposes only. According to the petitioner, the project will not have lighting installed.

- **Security Fencing** – the ordinance requires a secured perimeter fence 6 to 8 feet in height. According to the petitioner, a chain-link security fence with barbed wire will be provided. The ordinance requires that fences for solar energy generation facility that include barbed wire be at least 8 feet tall. The petitioner has indicated that the fence will be 7 feet tall with 1 foot of barbed wire on top for a total of 8 feet. All fencing must meet the minimum code requirements for solar facilities outlined in the 2014 National Electrical Code.

- **Warning signage** – the ordinance requires “High Voltage” signs on the perimeter fence, at a maximum of 300 feet apart and a sign at all entrances containing the facility’s 911 address and 24-hour emergency contact. According to the site plan, there is one entrance to the site. The petitioner has provided examples of typical signage, including high voltage and identification signage.

- **Utility connection** – the ordinance requires proof of application for interconnection from the electric utility company. The applicant provided a copy of the DER Analysis Worksheet from Ameren. According to the petitioner, the nearest substation to this project is approximately 2,322 feet or 0.44 miles to the north. The DER Analysis Worksheet for Ferch 3 System A, a 2 MW portion of the site, indicates that the estimated cost of interconnection is between $150,000 and $300,000. This includes installing a SCADA controlled disconnect switch and primary metering, two new single phase regulators, and approximately 0.4 miles of three-phase extension to the proposed point of interconnection. This project is second in the queue on Logan feeder 2. The worksheet states that costs assume the first project in the queue is completed. The estimated cost of interconnection for Ferch 3 System B, the other 2MW portion of the site, is between $300,000 and $500,000. This includes installing a SCADA controlled disconnect switch, primary metering, and five new voltage regulators at 4 locations. This project is third in the queue on Logan feeder 2. The worksheet states that costs assume that the first and second projects in the queue are completed.

- **Fire safety** - the applicant provided the required letter of approval from the Limestone Township Fire Protection District. The fire chief states that he finds no cause for objection to the proposed project. The letter states that it should be further understood that the contractor follows all other guidelines set forth by Planning & Zoning. The applicant shall also ensure Knox Box access and will arrange training for the staff.
of the Limestone Township Fire Protection District on current industry standards for fire protection at photovoltaic installations during and after completion.

- Road approval - the applicant provided the required road jurisdiction letter from the Limestone Township Road Commissioner which is addressed in the Transportation Impacts section of this report.

- Endangered species – the applicant provided correspondence from the required EcoCAT consultation from the Illinois Department of Natural Resources, which is addressed in the Environmental Impacts section of this report.

- Other regulations – the ordinance states it is the responsibility of the applicant to attain any required approval from the FAA or other applicable federal or state authorities. The petitioner provided a letter of Determination of No Hazard to Air Navigation from the FAA.

Section 7.17 also includes requirements for the applicant to attain required building, stormwater and erosion control permits, to comply with maintenance expectations, and to provide a decommissioning plan with financial security. If the special use is granted, these items will be expected of the applicant prior to any construction.

A LESA was conducted for the proposed project area. The site scored 77.4 out of 100 for the agland evaluation, and 104.3 out of 200 for the site assessment component of the LESA. The overall LESA score was 181.7 out of 300, which is a low rating for agriculture protection. During the life of the project, the ground will not be in agricultural production; however, the use is designed to minimize impact on soils. Pursuant to Section 20-7.17.5 “Decommissioning Plan”, at the end of the project life or facility abandonment, the use must be removed. The applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be decommissioned including restoring the land to a condition reasonably similar to its condition before the development of the solar energy generation facility, including replacement of top soil. The decommissioning plan with financial security is required to apply for a building permit. The petitioner has indicated that the UDO requirements regarding decommissioning plans and financial security are understood.

**ENVIRONMENTAL IMPACTS:** The proposed use was reviewed and approved by the Illinois Department of Natural Resources (IDNR) regarding the presence of endangered species, and archaeological and/or historical resources. An EcoCAT (Ecological Compliance Assessment Tool) report was conducted on the subject property. According to the report, the Illinois Natural Heritage Database shows the Northern Long-Eared Myotis may be in the vicinity of the project location. The IDNR has concluded that adverse effects are unlikely and has terminated the consultation. The proposed use will not consume water or create wastewater. The soils will not be impacted by the need for a well or private wastewater disposal system. At the time this report was written, no comments had been received from the Health Department.

**TRANSPORTATION IMPACTS:** The subject parcel fronts Taylor Road, a township road. According to the site plan, proposed access would be from a 20-foot-wide access road from Taylor Road. According to the 2017 IDOT traffic map there are approximately 300 vehicle trips along this section of Taylor Road in a 24-hour period. According to the petition, the project will be constructed in approximately 6 months. It is anticipated that up to 5 semi-trailer deliveries will happen daily for a total of 40 to 50 deliveries over a course of approximately 60 days. According to the petition, various pieces of construction equipment will be used during the construction period. The petition states that maintenance of the equipment would range from monthly to yearly depending on the component. There will be 1 to 3 trips to the site per year for mowing and spot spraying of weeds. Vehicle trips after construction will be very limited. At the time of application, the applicant provided a letter of no objection from the Limestone Township Road Commissioner. The letter states that the project is conditionally approved for a right of way permit subject to providing financial security after the special use approval and building permit have both been obtained. The financial security must be agreeable to the Limestone Township Road Commissioner and in compliance with Limestone Township’s applicable ordinances. The Peoria County Highway Department has deferred comment to the Limestone Township Road Commissioner.
**LAND USE FORM:** The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation, Agriculture, and Environmental Corridor. The primary uses in the Agriculture Preservation Land Use Form and the Agriculture Land Use Form are agriculture and open space. Uses allowed in the Environmental Corridor Land Use Form are agriculture, open space, and conservation design residential. Solar Energy Generation Facilities are not an identified use in the Peoria County Comprehensive Land Use Plan, which was adopted in 2009. While the use is not consistent with the Environmental Corridor Land Use Form, the facility will not be placed in those areas. The use is compatible with the primary uses in the Agriculture Preservation Land Use Form and the Agriculture Land Use Form because it does not create dust or odor or conflict with agricultural uses. The use agrees with the Agriculture Preservation theme of the County Land Use Plan. The site has a low LESA rating for agriculture protection, will not require well or wastewater disposal, and is required to provide a decommissioning plan. The decommissioning plan must state how the facility will be decommissioned including removal of all structures to a depth of four feet, restoration of the soil, and restoration of vegetation. The use is consistent with the County Land Use Plan Environmental Stewardship principle that private entities use environmentally-friendly technology. The use creates steady income for the land owners, will create economic activity, especially during construction period, and provides opportunity for residents and businesses to support environmentally-friendly technology.

**CONCLUSIONS**

**CONSISTENCY WITH ADOPTED COUNTY PLAN:** The special use request is for a 4 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation, Agriculture, and Environmental Corridor. While the use is not consistent with the Environmental Corridor Land Use Form, the facility will not be placed in those areas. The use is compatible with the primary uses in the Agriculture Preservation Land Use Form and the Agriculture Land Use Form because it does not create dust or odor or conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The site has a low LESA rating for agriculture protection.

**CONSISTENCY WITH COMMUNITY CHARACTER:** Uses adjacent to the subject property include cropland, woodland, and a speedway. There are 11 residential parcels to the south along Taylor Road, including one which is adjacent to the subject parcel. The use is not agricultural, but it is not disruptive to agricultural uses on adjacent farmland. According to the petition, the two closest residences lie over 1,000 feet to the south and 700 feet to the north of the solar panels. Once the facility is constructed, traffic will be limited, consisting of the occasional maintenance vehicle during servicing and maintenance of the facility.

**MINIMIZING ADVERSE EFFECTS:** The request is designed for low impact on adjacent properties. The solar panels will be 8 to 10 feet tall. The panels will have an anti-reflective coating. For safety and security, the facility will be secured by an 8-foot perimeter fence, including barbed wire. The use does not produce odor or dust. The use is designed for minimal impact on the soils. The use does not require private wastewater disposal system and will have a vegetative ground cover. After construction, the ground will be seeded with low-growing perennial grass and forb plantings. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. Once constructed, vehicle trips to the site are limited.

**PRESENCE OF NATURAL/HISTORICAL RESOURCES:** The petitioner consulted the Illinois Department of Natural Resources, which found the Northern Long-Eared Myotis may be in the vicinity of the project location. The department has concluded that adverse effects are unlikely.
COMPLIANCE WITH ADDITIONAL STANDARDS: The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical permit and fence permit are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of a decommissioning plan with financial security in accordance with Section 20-7.17.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, an installation certificate from an Illinois licensed professional engineer must be submitted before a certificate of use can be issued.
RECOMMENDATION

Based on the above information, the Department recommends approval with the following restrictions:

1. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
2. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
3. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
4. Access permit(s) must be obtained from Limestone Township or the appropriate road jurisdiction(s) prior to construction.
5. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
6. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

Respectfully submitted,

Corbin Bogle
Planner I

Kathi Urban
Director
MINUTES OF THE DELIBERATION OF THE
PEORIA COUNTY ZONING BOARD OF APPEALS

A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, December 13, 2018, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Justin Brown, Andrew Keyt, John Harms

STAFF: Kathi Urban – Director
        Celía Burke – Planner I
        Corbin Bogle – Planner I
        Alex Kurth – Civil Assistant State’s Attorney
        Ellen Hanks - ZBA Administrative Assistant

Case No. 084-18-U at 2:30 p.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of ILLINOIS PV PEORIA 2, LLC (A Corporation – Richard Cathcart – owner/officer, of 1290 Waggle Way, Naples, FL 34108; Dean Leischow – owner/officer, of 315 Manitoba Ave. Suite 200, Wayzata, MN 55391), acting on behalf of KENNETH FERCH (owner), a SPECIAL USE request from 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

FINDINGS OF FACT FOR SPECIAL USES
Section 20-3.5.4

When considering an application for a special use permit, the decision making body shall consider the extent to which:

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   • The Special Use request is for a 4 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture, Agriculture Preservation, and Environmental Corridor. While the use is not consistent with the Environmental Corridor Land Use Form, the facility will not be placed in those areas. The use is compatible with the primary uses in the Agriculture Preservation Land Use Form and the Agriculture Land Use Form because it does not create dust or odors or conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The request is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The site has a low LESA rating for agricultural protection.
2. That the special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development, or if not consistent, the factors which justify the inconsistency:
   - Uses adjacent to the subject property include cropland, woodland, and a speedway. There are 11 residential parcels to the south along Taylor Road, including one which is adjacent to the subject parcel. The use is not agricultural, but it is not disruptive to agricultural uses on adjacent farmland. According to the petition, the two closest residences lie over 1,000 feet to the south and 700 feet to the north of the solar panels. Once constructed, traffic will be limited, consisting of the occasional maintenance of the facility.

3. That the design of the of the proposed use will minimize adverse effects, including visual impacts on adjacent properties, except for land splits in the A-2 District and individual mobile homes;
   - The request is designed for low impact on adjacent properties. The solar panels will be 8 to 10 feet tall. The solar panels will be designed with an anti-reflective coating to reduce glare. For safety and security, the facility will be secured by a 8-foot-tall perimeter fence including barbed wire. The use does not produce odor or dust. The use is designed for minimal impact on the soils. The use does not require a private wastewater disposal system and will have a vegetative ground cover. After construction, the ground will be seeded with low-growing perennial grass and forb plantings. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. The construction phase does not require vehicles over the road weight limits. Once constructed, vehicles trips to the site are limited.

4. That the development has been reviewed and approved by the Illinois Department of Natural Resources with regard to the presence of endangered species, and archaeological and/or historical resources, if applicable;
   - The petitioner consulted the Illinois Department of Natural Resources, which found the Northern Long-Eared Myotis may be in the vicinity of the project location. The department has concluded that adverse effects are unlikely.

5. That the proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the County.
   - The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical and fence permits are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of decommissioning plan with financial security in accordance with Section 20-7.15.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, that an installation certificate from an Illinois licensed Professional Engineer must be submitted before a certificate of use can be issued.
   - The use is approved with the recommended restrictions.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Ms. O’Brien. Six affirmative votes; (6-0). A motion to approve the Special Use with restrictions was made by Mr. Happ and seconded by Mr. Bateman. A roll call vote was taken and the motion was approved; (6-0).
Meeting adjourned 4:26 p.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD  
COUNTY OF PEORIA, ILLINOIS  

Your Land Use Committee does hereby recommend passage of the following Resolution:  

RE: Approval of Special Use with restrictions, Petition of Illinois PV Peoria 2, LLC  

RESOLUTION  

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of the Peoria County Code; and 

WHEREAS, said ordinance requires a Special Use for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment") are met in the "A-2" Agricultural zoning district; and 

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on December 13, 2018 in Case No. 084-18-U; a copy of the deliberation minutes of said hearing and a legal description of the subject property are attached; and 

WHEREAS, the ZBA deliberated its decision on December 13, 2018, and voted to recommend approval of the Special Use with restrictions; a copy of the ZBA's findings of fact is attached; and 

WHEREAS, your Committee met on December 18, 2018 to consider the ZBA's recommendation and voted to approve the Special Use with restrictions. 

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 084-18-U is hereby approved with the following restrictions:  

1. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover. 
2. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction. 
3. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 ("Decommissioning Plan") of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years. 
4. Access permit(s) must be obtained from Limestone Township or the appropriate road jurisdiction(s) prior to construction. 
5. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials. 
6. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit. 

NOTICE: Approval of this special use does not constitute approval of wells or septic systems for the property required by the Peoria City/County Health Department. 

RESPECTFULLY SUBMITTED, 
LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: December 18, 2018
LINE ITEM: N/A
AMOUNT: N/A

ISSUE: ZBA Case #085-18-U. A Special Use request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

BACKGROUND/DISCUSSION: This case is in District #18, which is county board member Paul Rosenbohm’s district. The petitioner, Illinois PV Peoria 1, LLC, requests a special use for a 4 megawatt (MW) Solar Energy Generation Facility in the "A-1" zoning district on 20 acres of a pair of parcels combining for a total of 51.1839 acres. The parcels are located on the southwest corner of the intersection of Farmington Road, a state highway, and Taylor Road, a township road, in the NW ¼ of Section 7, Limestone Township. According to the petitioner, the nearest substation is approximately 250 feet to the east. The estimated cost of interconnection for a 2 MW portion of the site is over $1,000,000. The estimated cost of interconnection for the other 2 MW portion of the site is between $50,000 and $150,000. These projects are fourth and fifth in queue on the Logan feeder 2 substation. There are 0 consents and 33 objections on file. Special use case #050-18-U is a request for a 2 MW Solar Energy Generation Facility on approximately 20 acres of an 80 acre parcel located approximately 0.5 miles east of the subject parcels. Special use case #070-18-U is a request for a 2 MW Solar Energy Generation Facility on approximately 9.1 acres of a 19.27 acre parcel located approximately 95 feet north of the subject parcels. Special use case #084-18-U is a request for a 4 MW Solar Energy Generation Facility on approximately 20 acres of an 80 acre parcel located approximately 0.4 miles south of the subject parcels. The subject parcels contain cropland and powerlines. Due to the power lines, the facility is split into a 14.7 acre eastern portion and a 5.3 acre western portion. Parcels to the north contain cropland, a commercial seed company, and a water tower. To the south is an abandoned railroad track. To the east lies a landscaping contractor’s office, a dwelling, and an Ameren substation. Parcels to the west contain cropland and two dwellings. The petitioner has submitted a site plan showing proposed plantings on the east and west sides of the facility. The nearest home is approximately 270 feet east of the solar facility. The panels do not create dust or odors, will use an anti-reflective coating, and will average approximately 8 to 10 feet above grade. According to the petition, the solar array will not create noise. The use will have a vegetative ground cover of low-growing perennial grass and forb plantings. The facility will be secured by perimeter fence, which will be 7 feet tall with 1 foot of barbed wire on top for a total of 8 feet. The request meets all requirements for a special use. If granted, the use is required to obtain building, and stormwater and erosion control permits prior to construction. Pursuant to Section 20-7.17.5 (“Decommissioning Plan”), the applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be removed including restoring the land to a condition reasonably similar to that before development. The petitioner has indicated that the UDO requirements regarding decommissioning plans and financial security are understood. The LESA score is 197.0 out of 300, which is a low rating for agriculture protection. The EcoCAT consultation by IDNR shows the Northern Long-Eared Myotis may be in the vicinity of the project location. The IDNR has concluded that adverse effects are unlikely. The use does not consume water or generate wastewater. Vehicle trips to the site after construction will be very limited. The applicant has provided a letters of no objection from the IDOT and the Limestone Township Road Commissioner. The Peoria County Future Land Use Form Map designates this parcel as Agriculture Preservation. The use does not conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The Limestone Planning Commission recommended approval of the project.

COUNTY BOARD GOALS: 🌿Healthy Vibrant Communities
STAFF RECOMMENDATION: Approval with the following restrictions:

1. The use is restricted to the area indicated on the attached site plan submitted by the petitioner.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
4. Vegetative buffers shall be required along the western property line and along Taylor Road, as indicated on the attached site plan submitted by the petitioner. Such plantings shall be at least 6 feet tall. A minimum of 107 arborvitae trees, or similar species, shall be placed along the west property line and a minimum of 118 arborvitae trees, or similar species, shall be placed along Taylor Road, as indicated on the attached site plan. All plantings must be within the boundaries of the subject parcels.
5. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
6. The applicant must obtain any other applicable permits from IDOT, such as an IDOT utility permit.
7. Access permit(s) must be obtained from Limestone Township or the appropriate road jurisdiction(s) prior to construction.
8. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
9. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

ZBA RECOMMENDATION: Approval with restrictions (6-0)

COMMITTEE ACTION: Approved with restrictions (3-1) (Mr. Elsasser voted no.) (Mr. Robinson & Ms. Williams absent.)

PREPARED BY: Corbin Bogle, Planner I
DEPARTMENT: Planning & Zoning
DATE: December 7, 2018
**REPORT TO THE ZONING BOARD OF APPEALS FOR THE DECEMBER 13, 2018 PUBLIC HEARING**

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<tr>
<td>REQUEST:</td>
<td>A Special Use request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>NW 1/4, Section 7, Limestone Township, W. Farmington Rd., Hanna City, IL 51536</td>
</tr>
<tr>
<td></td>
<td>Parcel ID #17-07-100-008 &amp; 17-07-100-018</td>
</tr>
<tr>
<td>LAND USE FORM:</td>
<td>Agriculture Preservation</td>
</tr>
<tr>
<td>CURRENT ZONING:</td>
<td>“A-1” Agricultural Preservation</td>
</tr>
<tr>
<td>PRESENT USE:</td>
<td>Agricultural</td>
</tr>
<tr>
<td>SIZE OF SITE:</td>
<td>51.1839 acres</td>
</tr>
<tr>
<td>SURROUNDING ZONING:</td>
<td>North, West: “A-1” Agricultural Preservation</td>
</tr>
<tr>
<td></td>
<td>South: “A-2” Agricultural</td>
</tr>
<tr>
<td></td>
<td>East: “R-R” Rural Residential</td>
</tr>
<tr>
<td>SURROUNDING LAND USES:</td>
<td>North: Agricultural / Commercial / Institutional</td>
</tr>
<tr>
<td></td>
<td>South: Agricultural</td>
</tr>
<tr>
<td></td>
<td>East: Commercial / Residential / Utility</td>
</tr>
<tr>
<td></td>
<td>West: Agricultural / Residential</td>
</tr>
<tr>
<td>PUBLIC SERVICES:</td>
<td>Fire: Limestone Fire Protection District</td>
</tr>
<tr>
<td></td>
<td>Schools: Limestone Walters GSD #316 / Limestone HSD #310</td>
</tr>
<tr>
<td></td>
<td>Water: None existing or requested</td>
</tr>
<tr>
<td></td>
<td>Sewer: None existing or requested</td>
</tr>
<tr>
<td>TRANSPORTATION:</td>
<td>Farmington Road, state highway</td>
</tr>
<tr>
<td></td>
<td>Taylor Road, township road</td>
</tr>
<tr>
<td>PERTINENT ZONING CASES ON SITE:</td>
<td>None</td>
</tr>
<tr>
<td>PERTINENT ZONING CASES IN SURROUNDING AREA:</td>
<td>#050-18-U, #070-18-U, #084-18-U</td>
</tr>
<tr>
<td>PLANNING AND ZONING DEPARTMENT RECOMMENDATION:</td>
<td>APPROVAL WITH RESTRICTIONS</td>
</tr>
</tbody>
</table>
CASE ANALYSIS

REQUEST AND LOCATION: The petitioner, Illinois PV Peoria 1, LLC, requests a special use to develop a solar energy generation facility in the “A-1” Agricultural Preservation zoning district. The facility will have an expected life of 25 to 30 years. The applicant proposes to develop a 4 megawatt (MW) solar energy generation facility. The use consists of rows of photovoltaic cell panels mounted on metal piers driven or screwed into the ground, a perimeter fence, and associated electrical equipment to collect, convert and transfer the electricity to the main grid. According to the petitioner, the panels will be at a fixed tilt at a 25 to 35 degree angle towards the south. According to the petitioner, the solar array will not create any noise, dust, fumes or glare. The petitioner indicates that glare is typically only a concern for solar projects for airports. The panels will have an anti-reflective coating and are designed to absorb sunlight, not reflect it. According to the site plan, the proposed equipment requires approximately 20 acres of a pair of parcels combining for a total of 51.1839 acres. The electricity generated from the solar energy generation facility will be sold to the utility provider, Ameren Illinois, as a source of renewable energy. Ameren customers will then have the opportunity to subscribe to electricity sourced from solar energy. The cost of electricity and any savings to the customer is not yet determined.

PERTINENT ZONING CASES ON SITE: None.

PERTINENT ZONING CASES IN THE SURROUNDING AREA: Special use case #050-18-U filed by Cameron Solar, LLC is a request to develop a 2 MW Solar Energy Generation Facility in the “I-2” Heavy Industrial zoning district. The solar equipment requires approximately 20 acres of an 80 acre parcel. The parcel for case #050-18-U is on the east side of Cameron Lane, approximately 0.5 miles east of the subject parcel. On July 12, 2018, the Zoning Board of Appeals recommended approval with restrictions. On August 9, 2018 the County Board approved the request with restrictions.

Special use case #070-18-U filed by DG Illinois Solar, LLC is a request to develop a 2 MW Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district. The solar equipment utilizes approximately 9.1 acres of the 19.27 acre parcel. The parcel for case #070-18-U is located on the northwest corner of the intersection of Farmington Road and Taylor Road, approximately 95 feet to the north of the subject case. On November 8, 2018, the Zoning Board of Appeals recommended approval with restrictions. The request was approved by the Peoria County Board at the December 3, 2018 County Board meeting.

Special use case #084-18-U filed by Illinois PV Peoria 2, LLC is a request to develop a 4 MW Solar Energy Generation Facility in the “A-2” Agricultural zoning district. The solar equipment utilizes approximately 20 acres of an 80 acre parcel. The parcel for case #084-18-U is located on the east side of Taylor Road at the intersection of Doubet Road and Taylor Road, approximately 0.4 miles south of the subject case. The case will be heard at the December 13, 2018 ZBA hearing.

SURROUNDING ZONING AND LAND USE: The proposed facility will be constructed across two parcels, located on the southwest corner of the intersection of Farmington Road and Taylor Road. The parcels combine for a total of 51.1839 acres, consisting of cropland. The petitioner’s site plan shows the proposed development will be bisected by existing power lines that run through a portion of the western parcel. This area is 300 feet wide and includes an easement and 25’ buffer from the existing power lines. The western parcel will contain a 5.3 acre portion of the facility and will have an entrance from Farmington Road. The eastern portion of the facility covers approximately 14.7 acres and will have an entrance from Taylor Road. According to the site plan, the total area required for the proposed solar facility is approximately 20 acres. The parcels are zoned “A-1” Agricultural Preservation. Surrounding zoning to the north and west is “A-1” Agricultural Preservation. Zoning to the south is “A-2” Agricultural. Zoning to the east is “R-R” Rural Residential. Parcels to the north, across Farmington Road, contain cropland, a commercial seed company, and a water tower. To the south is an abandoned railroad track. To the east, across Taylor Road, lies a landscaping contractor’s office, a dwelling, and an Ameren substation. Parcels to the west contain cropland and two dwellings. The petitioner has submitted a site plan showing proposed plantings...
along the shared boundary with the residence to the west and also along Taylor Road to the east. These plantings will be 6-foot-tall arborvitae trees or similar type plantings and will be spaced 6 feet apart. There will be 107 trees on the west side and 118 trees on the east side, along Taylor Road. The closest residence to the west is approximately 290 feet from the solar panels. The closest residence to the east is approximately 270 feet from the solar panels. It is anticipated the use will not create adverse impacts on surrounding uses. The use does not create dust or odors. The petition indicates that after construction, the site will be seeded with low-growing perennial grass and forb plantings. According to the petition, the solar array will not create noise.

**TECHNICAL ADEQUACY:** Section 20-5.1.3.2.f of the Unified Development Ordinance (UDO) allows for a special use for a Solar Energy Generation Facility in the “A-1” Agricultural Preservation zoning district, provided that the conditions in Section 20-7.17 (“Ground Mounted Solar Energy Equipment”) are met. According to the UDO, a Solar Energy Generation Facility is a facility consisting of ground mounted solar collectors and supplementary solar energy equipment used to produce electric power and is either the stand alone use or one of the principal uses for the parcel of land on which it is located. In a Solar Energy Generation Facility, the electric power may be used onsite, but its primary purpose is to generate electric power for offsite utility bill credit, subscription sale, retail sale, or wholesale. The petitioner proposes a principal use of ground mounted solar collectors to generate electric power for subscription sale.

Section 7.17.3 (“Standards for a Solar Energy Generation Facility”) parts 1-3 address the standards for the setbacks, height, and special use permit for a solar energy generation facility. The applicant addresses these standards as summarized here:

- **Setbacks** – the project must meet road and side setbacks in the “A-1” zoning district. The required road setback from Farmington Road, a state highway, is 160 feet from the center of the right of way. The required road setback from Taylor Road, a township road, is 65 feet from the right of way or 95 feet from the center of the right of way, whichever distance is greater. The required side and rear setbacks are 30 feet. The minimum distance to a principal residential dwelling on a different parcel shall be 75 feet. The nearest dwelling is approximately 270 feet to the east of the solar panels. The site plan indicates the required setbacks are met.

- **Height** – the maximum height in the “A-1” zoning district is 36 feet. According to the petitioner, the panels will average approximately 8 to 10 feet above grade when they are in their most upright position.

- **Design and installation** - the ordinance requires the use is designed to minimize glare or reflection. According to the petitioner, the solar array will not create glare. According to the petitioner, the panels will have an anti-reflective coating and are designed to absorb sunlight, not reflect it.

- **Lighting** – the ordinance requires lighting be limited for security and safety purposes only. According to the petitioner, the project will not have lighting installed.

- **Security Fencing** – the ordinance requires a secured perimeter fence 6 to 8 feet in height. According to the petitioner, a chain-link security fence with barbed wire will be provided. The ordinance requires that fences for solar energy generation facility that include barbed wire be at least 8 feet tall. The petitioner has indicated that the fence will be 7 feet tall with 1 foot of barbed wire on top for a total of 8 feet. All fencing must meet the minimum code requirements for solar facilities outlined in the 2014 National Electrical Code.

- **Warning signage** – the ordinance requires “High Voltage” signs on the perimeter fence, at a maximum of 300 feet apart and a sign at all entrances containing the facility’s 911 address and 24-hour emergency contact. According to the site plan, there is one entrance to the site. The petitioner has provided examples of typical signage, including high voltage and identification signage.

- **Utility connection** – the ordinance requires proof of application for interconnection from the electric utility company. The applicant provided a copy of the DER Analysis Worksheet from Ameren. According to the petitioner, the nearest substation to this project is approximately 250 feet to the east, across Taylor Road. The DER Analysis Worksheet for Ferch 1 System A, a 2 MW portion of the site, indicates that the estimated cost of interconnection is over $1,000,000. This includes adding a second substation transformer, installing a new feeder exit at the substation, and a line extension form the new feeder exit to
the point of interconnection. The worksheet indicates that this site is fourth in the queue for Logan feeder 2 and assumes that all other projects in the queue are constructed prior to this site. The cost of interconnection is mostly due to the need to reduce source impedance. The estimated cost of interconnection for Ferch 1 System B, a 2MW portion of the site, is between $50,000 and $150,000. This includes installation of primary metering and a SCADA controlled disconnect switch. This project is fifth in the queue on Logan feeder 2. The worksheet states that costs assume that all projects ahead in the queue are completed. This includes the project fourth in the queue which required the construction of a dedicated feeder on a new substation transformer. The analysis for this project assumes the site would interconnect to the new feeder.

- **Fire safety** - the applicant provided the required letter of approval from the Limestone Township Fire Protection District. The fire chief states that he finds no cause for objection to the proposed project. The letter states that it should be further understood that the contractor follows all other guidelines set forth by Planning & Zoning. The applicant shall also ensure Knox Box access and will arrange training for the staff of the Limestone Township Fire Protection District on current industry standards for fire protection at photovoltaic installations during and after completion.

- **Road approval** - the applicant provided the required road jurisdiction letter from IDOT and the Limestone Township Road Commissioner which is addressed in the *Transportation Impacts* section of this report.

- **Endangered species** – the applicant provided correspondence from the required EcoCAT consultation from the Illinois Department of Natural Resources, which is addressed in the *Environmental Impacts* section of this report.

- **Other regulations** – the ordinance states it is the responsibility of the applicant to attain any required approval from the FAA or other applicable federal or state authorities. The petitioner provided a letter of Determination of No Hazard to Air Navigation from the FAA.

Section 7.17 also includes requirements for the applicant to attain required building, stormwater and erosion control permits, to comply with maintenance expectations, and to provide a decommissioning plan with financial security. If the special use is granted, these items will be expected of the applicant prior to any construction.

A LESA was conducted for the proposed project area. The site scored 92.7 out of 100 for the agland evaluation, and 104.3 out of 200 for the site assessment component of the LESA. The overall LESA score was 197.0 out of 300, which is a low rating for agriculture protection. During the life of the project, the ground will not be in agricultural production; however, the use is designed to minimize impact on soils. Pursuant to Section 20-7.17.5 “Decommissioning Plan”, at the end of the project life or facility abandonment, the use must be removed. The applicant must maintain a decommissioning plan with financial security. The plan must state how the facility will be decommissioned including restoring the land to a condition reasonably similar to its condition before the development of the solar energy generation facility, including replacement of top soil. The decommissioning plan with financial security is required to apply for a building permit. The petitioner has indicated that the UDO requirements regarding decommissioning plans and financial security are understood.

The eastern portion of the project will be placed over the property line shared between the two subject parcels. Section 20-7.17.3.1.b.1 of the UDO allows for a zero side or rear setback in the case of a solar energy generation facility to be built on more than one parcel and the parcels are abutting.

**ENVIRONMENTAL IMPACTS:** The proposed use was reviewed and approved by the Illinois Department of Natural Resources (IDNR) regarding the presence of endangered species, and archaeological and/or historical resources. An EcoCAT (Ecological Compliance Assessment Tool) report was conducted on the subject property. According to the report, the Illinois Natural Heritage Database shows the Northern Long-Eared Myotis may be in the vicinity of the project location. The IDNR has concluded that adverse effects are unlikely and has terminated the consultation. The proposed use will not consume water or create wastewater. The soils will not be impacted by the need for a well or private wastewater disposal system. At the time this report was written, no comments had been received from the Health Department.
TRANSPORTATION IMPACTS: The subject parcel fronts Farmington Road, a state highway, and Taylor Road, a township road. According to the site plan, proposed access for the eastern portion of the site would be from a 20-foot-wide dirt access road from Taylor Road. Proposed access for the western portion of the site would be from a 20-foot-wide dirt access road from Farmington Road. According to the 2017 IDOT traffic map there are approximately 8,350 vehicle trips along this section of Farmington Road and 300 vehicle trips along this section of Taylor Road in a 24-hour period. According to the petition, the project will be constructed in approximately 6 months. It is anticipated that between 30 and 60 large trucks will be used for equipment delivery during the entire duration of construction. According to the petition, various pieces of construction equipment will be used during the construction period. The petition states that maintenance of the equipment would range from monthly to yearly depending on the component. There will be 1 to 3 trips to the site per year for mowing and spot spraying of weeds. Vehicle trips after construction will be very limited. At the time of application, the applicant provided a letter of no objection from IDOT. The letter also states that before allowing construction of the solar installation, a Highway Permit for access to the solar site and any other applicable permits, such as an IDOT Utility Permit must be obtained. The petitioner also provided a letter of no objection from the Limestone Township Road Commissioner. This letter states that the project is conditionally approved for a right of way permit subject to providing financial security after the special use approval and building permit have both been obtained. The financial security must be agreeable to the Limestone Township Road Commissioner and in compliance with Limestone Township’s applicable ordinances. The Peoria County Highway Department has deferred comment to IDOT and the Limestone Township Road Commissioner.

LAND USE FORM: The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation. Land uses in the Agriculture Preservation Land Use Form are agriculture and open space. Solar Energy Generation Facilities are not an identified use in the Peoria County Comprehensive Land Use Plan, which was adopted in 2009. The proposed use is compatible with the land uses in the Agriculture Preservation Land Use Form because it does not create dust or odor or conflict with agricultural uses. The use agrees with the Agriculture Preservation theme of the County Land Use Plan. The site has a low LESA rating for agriculture protection, will not require well or wastewater disposal, and is required to provide a decommissioning plan. The decommissioning plan must state how the facility will be decommissioned including removal of all structures to a depth of four feet, restoration of the soil, and restoration of vegetation. The use is consistent with the County Land Use Plan Environmental Stewardship principle that private entities use environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The use creates steady income for the land owners, will create economic activity, especially during construction period, and provides opportunity for residents and businesses to support environmentally-friendly technology.

CONCLUSIONS

CONSISTENCY WITH ADOPTED COUNTY PLAN: The special use request is for a 4 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation. The use is compatible with the land uses in the Agriculture Preservation Land Use Form because it does not create dust or odor or conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The site has a low LESA rating for agriculture protection.

CONSISTENCY WITH COMMUNITY CHARACTER: Uses adjacent to the subject property include cropland, residences, a commercial seed company, a landscape contractors office, a substation, and an abandoned railroad track. The use is not agricultural, but it is not disruptive to agricultural uses on adjacent farmland. The closest residence is approximately 270 feet east of the solar panels. The petitioner has submitted a site plan showing proposed plantings along the shared boundary with the residence to the west and also along Taylor Road to the east.
Once the facility is constructed, traffic will be limited, consisting of the occasional maintenance vehicle during servicing and maintenance of the facility.

**MINIMIZING ADVERSE EFFECTS:** The request is designed for low impact on adjacent properties. According to the site plan, the hedge type plantings will be placed along the property line shared with the residential parcel to the west. The solar panels will be 8 to 10 feet tall. The panels will have an anti-reflective coating. For safety and security, the facility will be secured by an 8-foot perimeter fence, including barbed wire. The use does not produce odor or dust. The use is designed for minimal impact on the soils. The use does not require private wastewater disposal system and will have a vegetative ground cover. The petitioner has submitted a site plan showing proposed plantings along the shared boundary with the residence to the west and also along Taylor Road to the east. After construction, the ground will be seeded with low-growing perennial grass and forb plantings. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. Once constructed, vehicle trips to the site are limited.

**PRESENCE OF NATURAL/HISTORICAL RESOURCES:** The petitioner consulted the Illinois Department of Natural Resources, which found the Northern Long-Eared Myotis may be in the vicinity of the project location. The department has concluded that adverse effects are unlikely.

**COMPLIANCE WITH ADDITIONAL STANDARDS:** The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical permit and fence permit are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of a decommissioning plan with financial security in accordance with Section 20-7.17.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, an installation certificate from an Illinois licensed professional engineer must be submitted before a certificate of use can be issued.
RECOMMENDATION

Based on the above information, the Department recommends **approval with the following restrictions:**

1. The use is restricted to the area indicated on the attached site plan submitted by the petitioner.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
4. Vegetative buffers shall be required along the western property line and along Taylor Road, as indicated on the attached site plan submitted by the petitioner. Such plantings shall be at least 6 feet tall. A minimum of 107 arborvitae trees, or similar species, shall be placed along the west property line and a minimum of 118 arborvitae trees, or similar species, shall be placed along Taylor Road, as indicated on the attached site plan. All plantings must be within the boundaries of the subject parcels.
5. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 (“Decommissioning Plan”) of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid through the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
6. The applicant must obtain any other applicable permits from IDOT, such as an IDOT utility permit.
7. Access permit(s) must be obtained from Limestone Township or the appropriate road jurisdiction(s) prior to construction.
8. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
9. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

Respectfully submitted,

Corbin Bogle
Planner I

Kathi Urban
Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, December 13, 2018, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Justin Brown, Andrew Keyt, John Harms

STAFF: Kathi Urban – Director
       Celia Burke – Planner I
       Corbin Bogle – Planner I
       Alex Kurth – Civil Assistant State’s Attorney
       Ellen Hanks - ZBA Administrative Assistant

Case No. 085-18-U at 2:30 p.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of ILLINOIS PV PEORIA 1, LLC (A Corporation – Richard Cathcart – owner/officer, of 1290 Waggle Way, Naples, FL 34108; Dean Leischow – owner/officer, of 315 Manitoba Ave. Suite 200, Wayzata, MN 55391), acting on behalf of KENNETH FERCH (owner), A SPECIAL USE request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met.

FINDINGS OF FACT FOR SPECIAL USES
Section 20-3.5.4

When considering an application for a special use permit, the decision making body shall consider the extent to which:

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   • The Special Use request is for a 4 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation. The use is compatible with the Agriculture Preservation Land Use Form because it does not create dust or odors or conflict with agricultural uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The request is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The site has a low LESA rating for agricultural protection.
2. That the special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development, or if not consistent, the factors which justify the inconsistency:
   • Uses adjacent to the subject property include cropland, residential, commercial, a seed company, a landscape company, a substation, and an abandoned railroad track. The use is not agricultural, but it is not disruptive to agricultural uses on adjacent farmland. The closest residence is 270 feet to the east of the solar panels. The petitioner has submitted a site plan indicating proposed plantings along the shared boundary with the residence to the west and Taylor Road to the east. Once constructed, traffic will be limited, consisting of the occasional maintenance of the facility.

3. That the design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties, except for land splits in the A-2 District and individual mobile homes;
   • The request is designed for low impact on adjacent properties. According to the site plan, landscaping will be planted on the boundary to the west, which is shared with a residence. The solar panels will be 8 to 10 feet tall. The solar panels will be designed with an anti-reflective coating to reduce glare. For safety and security, the facility will be secured by a 8-foot-tall perimeter fence including barbed wire. The use does not produce odor or dust. The use is designed for minimal impact on the soils. The use does not require a private wastewater disposal system and will have a vegetative ground cover. The petitioner has submitted a site plan showing proposed plantings on the shared boundary with the residence to the west and Taylor Road to the east. After construction, the ground will be seeded with low-growing perennial grass and forb plantings. The applicant will need to provide a decommissioning plan and financial security with the building permit application. The impact to the transportation system is limited. The construction phase does not require vehicles over the road weight limits. Once constructed, vehicles trips to the site are limited.

4. That the development has been reviewed and approved by the Illinois Department of Natural Resources with regard to the presence of endangered species, and archaeological and/or historical resources, if applicable; and
   • The petitioner consulted the Illinois Department of Natural Resources, which found the Northern Long-Eared Myotis may be in the vicinity of the project location. The department has concluded that adverse effects are unlikely.

5. That the proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the County.
   • The site plan meets all requirements for a Solar Energy Generation Facility in accordance with the Unified Development Ordinance. If this request is granted, the petitioner understands that building permits, including electrical and fence permits are required. The applicant must also meet stormwater and erosion control requirements per the UDO. Part of the requirement for a building permit includes submittal of decommissioning plan with financial security in accordance with Section 20-7.15.5. The decommissioning plan with financial security will need to be renewed to the Zoning Administrator every four years. The petitioner provided comment from the road jurisdiction and acknowledged that all applicable access permits will be attained prior to construction. The applicant also recognizes, after construction, that an installation certificate from an Illinois licensed Professional Engineer must be submitted before a certificate of use can be issued.
   • The use is approved with the recommended restrictions.
A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Mr. Happ. Six affirmative votes; (6-0). A motion to approve the Special Use with restrictions was made by Mr. Fletcher and seconded by Ms. O’Brien. A roll call vote was taken and the motion was approved; (6-0).

Meeting adjourned 4:26 p.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Approval of Special Use with restrictions, Petition of Illinois PV Peoria 1, LLC

RESOLUTION

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of the Peoria County Code; and

WHEREAS, said ordinance requires a Special Use for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment") are met in the “A-2” Agricultural zoning district; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on December 13, 2018 in Case No. 085-18-U; a copy of the deliberation minutes of said hearing and a legal description of the subject property are attached; and

WHEREAS, the ZBA deliberated its decision on December 13, 2018, and voted to recommend approval of the Special Use with restrictions; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on December 18, 2018 to consider the ZBA’s recommendation and voted to approve the Special Use with restrictions.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 085-18-U is hereby approved with the following restrictions:

1. The use is restricted to the area indicated on the attached site plan submitted by the petitioner.
2. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
3. Required permits, including building permit, electrical permit, fence permit, and stormwater and erosion control permit must be obtained from the Peoria County Department of Planning and Zoning prior to construction.
4. Vegetative buffers shall be required along the western property line and along Taylor Road, as indicated on the attached site plan submitted by the petitioner. Such plantings shall be at least 6 feet tall. A minimum of 107 arborvitae trees, or similar species, shall be placed along the west property line and a minimum of 118 arborvitae trees, or similar species, shall be placed along Taylor Road, as indicated on the attached site plan. All plantings must be within the boundaries of the subject parcels.
5. The Solar Energy Generation Facility shall be required to have a decommissioning plan that meets the requirements of Section 20-7.17.5 ("Decommissioning Plan") of the Unified Development Ordinance. Said plan shall be submitted and approved prior to the issuance of the building permit. Financial security must remain valid throughout the life of the project. Through the life of the project, the owner of the Solar Energy Generation Facility must provide the Zoning Administrator an updated decommissioning plan, including updated estimated costs and updated financial security every four years.
6. The applicant must obtain any other applicable permits from IDOT, such as an IDOT utility permit.
7. Access permit(s) must be obtained from Limestone Township or the appropriate road jurisdiction(s) prior to construction.
8. Except during a valid permit period or scheduled maintenance which may or may not require a permit, the special use does not include the outdoor storage of equipment or materials.
9. Execution of an Agricultural Impact Mitigation Agreement (AIMA) pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) shall be required. A copy of this agreement shall be submitted to the Peoria County Department of Planning and Zoning prior to issuance of a building permit.

NOTICE: Approval of this special use does not constitute approval of wells or septic systems for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,

LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: County Operations Committee
MEETING DATE: January 10, 2019
LINE ITEM:
AMOUNT:

ISSUE:
Approval of the new Collective Bargaining Agreement (CBA) between Peoria County and AFSCME Council 31/Local 3473.

BACKGROUND/DISCUSSION:

The current AFSCME-Professional agreement expired on December 31, 2018. A tentative agreement has been reached between the parties for a four-year contract with wage reopener for 2021-2022. The wage increases 2.25% in year one and 2.25% in year two and includes a signing bonus of $150 for all currently active employees at the time of the agreement. This bonus is effective upon ratification by both parties. The union ratified the agreement on December 20, 2018. The current wage scale was split and increased between Highway members and Planning & Zoning employees. The contract increases and the wage scale adjustments address compression and recruitment issues.

COUNTY BOARD GOALS:

WORKFORCE DEVELOPMENT

STAFF RECOMMENDATION:

Approve the tentative agreement reached with AFSCME Council 31/Local 3473 which was ratified by the union on December 20, 2018.

COMMITTEE ACTION:

PREPARED BY: Shauna Musselman, Assistant County Administrator
DEPARTMENT: County Administration
DATE: January 4, 2019
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

Your County Operations Committee does hereby recommend passage of the following Resolution:

RE: Approval of the Collective Bargaining Agreement (CBA) between Peoria County and AFSCME Council 31/Local 3473

RESOLUTION

WHEREAS, representatives of Peoria County and AFSCME Council 31/Local 3473 have reached a tentative agreement on a labor agreement for four years with a wage reopener for 2021 and 2022, and

WHEREAS, a tentative agreement was reached that includes a 2.25% increase in year one and year two and a one-time signing bonus of one hundred fifty dollars ($150) to all currently active employees at the time of the agreement, and

WHEREAS, the Union ratified the tentative agreement on December 20, 2018, and

NOW THEREFORE BE IT RESOLVED, by the County Board of Peoria County, that the tentative agreement ratified by the Union that includes a four year agreement, signing bonuses as noted above and new language be hereby approved and that the Peoria County Board Chairman/or the County Administrator are hereby authorized and directed to execute the collective bargaining agreement on behalf of Peoria County to be effective upon ratification by both parties.

RESPECTFULLY SUBMITTED,
COUNTY OPERATIONS COMMITTEE