AGENDA
Land Use Committee
Tuesday, January 29, 2019
4:00 P.M.
Peoria County Courthouse, Room 402

1. **Call to Order**

2. **Approval of Minutes**
   - December 18, 2018

3. **Reports / Other Minutes / Updates**
   - Tri County Regional Planning Commission Minutes (no new minutes posted)
   - Unsafe Structures
   - Development Summary

4. **Zoning Cases**
   - 005-19-U, Petition of George (Todd) & Pamela Parmenter
   - 007-19-U, Petition of Steve Durdel
   - 008-19-U, Petition of SolAmerica Energy, LLC
   - 009-19-U, Petition of Chillicothe Solar 1, LLC
   - 010-19-U, Petition of Phil Carlson/Stantec Consulting

5. **Subdivision Waiver**
   - W01-19, Petition of Robert C. Wilson

6. **Miscellaneous**

7. **Adjournment**
MINUTES
LAND USE COMMITTEE
December 18, 2018
2:00 P.M.
ROOM 402

MEMBERS PRESENT:  James Dillon – Chairman; Kate Pastucha, Brian Elsasser, Matt Windish

MEMBERS ABSENT:  Barry Robinson, Sharon Williams

OTHERS PRESENT:  Larry Evans - State's Attorney's Office; Scott Sorrel, Shauna Musselman, Angela Loftus - County Administration; Kathi Urban, Andrew Braun - Planning & Zoning; Andrew Rand, Paul Rosenbohm, Tom O’Neill, Steve Rieker, Rachael Parker, Jim Fennell, Phil Salzer – County Board members; Sheriff Brian Asbell –Sheriff’s Office; Bill Blackmore, Nathan Wozniak, Janet Ward, William Shay, Mike Wiesehan, Robert Wiesehan, Ken Ferch – zoning cases petitioners and owners; Christine Hamm, Cody White, George Holliday – zoning case objectors

Call to Order:
Mr. Dillon called the meeting to order at 2:10 p.m.

Approval of Minutes:
A motion to approve the Land Use Committee minutes from November 26, 2018 was made by Mr. Elsasser and seconded by Mr. Windish. A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Williams were absent.)

Reports/ Other Minutes/Updates:
Tri-County Regional Planning Commission Minutes: No questions or comments.

Unsafe Structures:  No questions or comments.

Development Summary: No questions or comments.

Mr. Dillon made a motion to receive and file the reports.

Zoning Cases:
079-18-U, Petition of Alec & Jayne Story:
Ms. Pastucha made a motion to approve the special use request and was seconded by Mr. Elsasser.

Ms. Urban summarized the case. 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. There are 0 consents and 0 objections on file. Adjacent parcels are zoned A-1 and are a mixture of cropland, timberland, and residential uses. There are approximately 11 parcels of similar size within 1.5 miles of this
property, and so it is consistent with the area. The petitioner is proposing to sell the 5 acres that would include the house and the barn because he has taken a job out of state. He will keep the remaining acreage and it will continue to be farmed by an adjacent land owner through a lease. The parcel had a low rating for agricultural protection and is served by an existing well and an existing septic system. The request is consistent with the Peoria County Land Use Plan and Peoria County Growth Strategies. Staff recommended approval and the Zoning Board of Appeals concurred unanimously.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Williams were absent.)

Mr. Dillon took a moment to explain the rules of order for the following zoning cases and added that Ms. Ward from NextEra would be giving a general presentation on solar information in order for board members who were new to the committee to learn more about these types of projects. Mr. Dillon also pointed out that a property value study by CohnReznick had been distributed to board members in order for them to gather more information on how solar projects impact property values of nearby solar projects. Mr. Rand asked if the property value study could be used when making decisions for the zoning cases, and Ms. Urban responded that it was submitted as part of the application for Case 081-18-U and referenced during Ms. Ward’s testimony, and so could be considered as part of the testimony for Case 081-18-U. Mr. Rand asked about the validity of the study, and Ms. Ward responded that the CohnReznick study had been completed by a reliable appraisal firm and used by several solar companies for their projects in Illinois. Ms. Urban added that a representative from CohnReznick had been present for the Zoning Board hearings for several previous solar cases as well.

Ms. Ward began her presentation by stating that she had been working in the solar industry since 2009 and has been with NextEra since 2016. DG Illinois Solar, LLC, the petitioner, is an independent wholly owned subsidiary of NextEra Energy Resources (NextEra). NextEra is the world’s leader in electricity produced by wind and sun. A subsidiary of NextEra Energy Resources already has a presence in Illinois by owning an operating three wind energy sites in the state. Additionally, a subsidiary of NextEra also owns the battery storage facility in DeKalb County.

Specific to this site for Case 080-18-U, Ms. Ward explained that it was for two co-located 2-megawatt generation facilities located in Dunlap at the intersection of Radnor Rd. and Alta Lane. This site is just outside of City of Peoria limits The facilities would occupy approximately 17.5 acres of the 35.7 acre parcel and will utilize approximately 15,000 panels. The system will be fixed tilt, meaning that the panels would not move to track the sun and would always face south. The panels would be approximately 6.5 feet in height. The site would be setback approximately 160 feet from Alta Lane and 360 feet from the closest residence to the west. The site would also be 733 feet from the home on the same parcel. Both of these setbacks well exceed the requirement of 75 feet from a residence. Ms. Ward pointed out that this site was across from the Summer Ridge Subdivision, which was located to the north; however, the first row of lots closest to Alta Lane had not been developed with homes yet. The access drive for the site would be directly across from the existing substation, which is on Alta Lane. Ms. Ward stated that there was a natural vegetative buffer to the east of the project and in addition to that, there was an additional landscaping buffer proposed for the north portion of the project along Alta Lane. This landscaping would be composed of 2 lines of trees, planted on a stagger, that would be 6 feet in
height at planting. The ground under the panels would be covered with a native seed mix and maintained as needed.

Additionally, a stormwater and erosion control plan would be submitted as part of the permit process. Ms. Ward explained that after the life of the project was complete, the site would be returned to its former state as part of Peoria County’s decommissioning plan and as part of the state’s Agriculture Impact Mitigation Agreement. The owner would retain ownership of their property and could use the remaining portion outside of the solar project area as they saw fit. Ms. Ward then discussed the property value study completed by CohnReznick, which had concluded that there was no measurable impact to property values due to the proximity to a solar site.

Ms. Ward explained that the increase in solar projects in Illinois was due to the Future Energy Jobs Act passed by the state in 2015. This program would utilize a lottery system to choose sites to receive energy credits for solar development, which would help create jobs across the state and also promote the use of renewable energy production. The first round of this lottery was expected to take place in January of 2019 with the anticipation of having multiple rounds of the lottery. Ms. Ward stated that these community solar projects allow residences and businesses to subscribe to the service for an offset on their utility bill. Ms. Ward also stated that if both of these projects were selected, it would mean approximately $11,000-16,000 of additional tax revenue to the county each year. Additionally, local jobs would increase during the development and construction phases of the project. These sites are pollutant free, do not create dust or noise, and do not have an impact on the transportation. Ms. Ward added that there was 1 consent for the project, which was from Tom Ochs, who is the developer of the subdivision to the north. Mr. Ochs had stated that he had no objection as long as there was vegetative screening planted to the north side of the project area and that no overhead power lines were added. Ms. Ward stated that there were objections from property owners to the east side of the parcel.

Mr. Elsasser asked about the noise produced by the site, and Ms. Ward responded that there would be a slight hum from the transformer, but the noise from Alta Lane would certainly be louder than the noise made by the site.

080-18-U, Petition USS Jubilee Solar, LLC: 
Ms. Pastucha made a motion to approve the special use request with restrictions and was seconded by Mr. Elsasser.

Ms. Urban summarized the case. 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. This parcel is located on W. Laura Rd. in Princeville Township. It will be connected to the Wilson substation. The petitioner declined to give the Zoning Board information regarding the distance to the substation or the interconnection cost for this project. There was 1 consent and 0 objections to this project. The nearest single family dwelling is approximately 4.1 miles to the southwest of this project. The parcel and all surrounding parcels are zoned A-1. This site will utilize a tracking system, with the maximum height of the panels being 10 feet. Panels will utilize an anti-reflective coating, ground cover will be a native seed mix, and the site will be surrounded by a perimeter fence. If granted, the use is required to obtain building permits and stormwater and erosion control permit prior to construction. The applicant must also maintain a decommissioning plan with financial security. The LESA score is 204.4 out of 300, a medium rating for agriculture protection. The traffic impact will be greatest during construction with a
potential increase of no more than 4 vehicle visits per weekday and posted weight limits will be followed. 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 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. Staff recommended approval with eight restrictions and the Zoning Board concurred unanimously.

Nathan Wozniak explained that he works for US Solar, which is based out of Minneapolis, Minnesota. Mr. Wozniak added that US Solar has approximately 125 megawatts worth of projects currently operating in the United States. Mr. Wozniak stated that the land owner of this project had spoken in favor of this project during the Zoning Board hearing. Additionally, Mr. Wozniak stated that the location on the parcel was chosen at the suggestion of the landowner who stated that this is the least productive portion of his farm. Mr. Wozniak stated that the owner intended on continuing to farm the remainder of the land. This site would be two co-located 2-megawatt sites.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Williams were absent.)

081-18-U, Petition of DG Illinois Solar, LLC:
Ms. Pastucha made a motion to approve the special use request with restrictions and was seconded by Mr. Elsasser.

Ms. Urban summarized the case. 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. Ms. Urban explained that this was the case for the site Ms. Ward had spoken about during her presentation, which is located at the intersection of Radnor Rd. and Alta Lane in Radnor Township. The Alta substation is approximately 240 feet to the northwest of the project site and the interconnection costs for the sites are approximately $115,000 and $90,000. There are 3 consents and 9 objections on file. The distance to the nearest home is approximately 360 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 project would be designed to mitigate impact and maximum panel height would be approximately 6.5 feet. The petitioner did agree to remove a proposed battery storage area from the plan and also agreed to a restriction requiring the landscaping to the north of the project along Alta Lane. If granted, the use is required to obtain building permits and stormwater and erosion control permits prior to construction and the applicant must maintain a decommissioning plan with financial security. The LESA score was 123.4 out of 300, a low rating for agriculture protection. Impact to the transportation system will be limited, with the greatest impact being during the construction period. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The Peoria County Highway Department and the City of Peoria’s Engineering Department have no objections. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. Staff recommended approval with ten restrictions and the Zoning Board concurred with a vote of 4-2.

Mike Wiesehan stated that he was the Chairman of the City of Peoria’s Planning Committee. Mr. Wiesehan stated that his family would appreciate approval of the project as it was owned by his father.
Mr. Elsasser stated that he was approached by someone in the area with their concerns, and although he would support it at the committee level, he may change his mind for the County Board meeting. Ms. Pastucha asked if there was a similar situation last month, and Ms. Urban stated that there was a case near a subdivision on Airport Road. Ms. Urban added that this site on Alta Road was further back from the road than the project on Airport Road. Ms. Ward then showed some photographic renderings of the proposed landscaping. Ms. Pastucha stated that she understood the consent was from the subdivision, but asked about the location of the objectors. Ms. Urban pointed them out on the site plan and stated that both were to the east of the subject parcel from Dan Waibel and the Steidinger family. Ms. Pastucha asked what the objections were, and Ms. Urban stated that Mr. Waibel had a conceptual development plan for the area that included this parcel. Both objectors properties were located in a city growth cell and had spent some money making improvements to the area as well. Ms. Pastucha pointed out that Mr. Waibel only owned one corner of the conceptual development plan area. Mr. Rand stated that the factors to be considered were whether or not the application met the requirements, which Mr. Rand felt it did. Mr. Rand stated that he felt the petitioner had made some reasonable adjustments to address concerns, such as the landscaping plan. Mr. Dillon pointed out that if the board were to vote no on the case, they would have to provide findings of fact to uphold a decision of denial.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Williams were absent.)

082-18-U, Petition of Sustainable Holdings, LLC:
Mr. Elsasser made a motion to approve the special use request with restrictions and was seconded by Ms. Pastucha.

Ms. Urban summarized the case. 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. This request is for two co-located 2-megawatt sites located at the intersection of Route 150 and Elmore Road in Millbrook Township. The Williamsfield substation is approximately 1.3 miles southwest of the project site and the estimated cost for interconnection for each 2-megawatt site is $110,00 and $435,000. There are 0 consents and 0 objections on file. The nearest home is over 1,500 feet away to the southwest of the project area. The site will be designed similarly to previously discussed cases to mitigate the impact on surrounding areas. The panels will be approximately 6 or 7 feet in height at the maximum. The use is required to obtain building, and stormwater and erosion control permits prior to construction and the applicant must maintain a decommissioning plan with financial security. The LESA score is 216.3 out of 300, which is a medium rating for agriculture protection. 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. 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. Staff recommended approval with eight restrictions and the Zoning Board concurred unanimously.

Mr. Elsasser asked why some projects included the interconnection cost and some did not. Ms. Urban stated that it was information requested by the County Board when there was a golden ticket rule that would allow transfer of selection to another project. Ms. Urban further explained that this option had been since removed and so this information was not as important when making a decision.
A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Williams were absent.)

083-18-U, Petition of Illinois PV Peoria 3:
Ms. Pastucha made a motion to approve the special use request with restrictions and was seconded by Mr. Windish.

Ms. Urban summarized the case. 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. Ms. Urban explained that this request was for two co-located 2-megawatt sites that would occupy 19.8 acres of an 80 acre parcel. The property is located on Truitt Rd. in Hallock Township and the nearest substation is approximately 498 feet to the east. The interconnection costs for the projects are $380,000 and $1.6 million. There are 0 consents and 0 objections on file. The nearest home is approximately 700 feet northeast of the solar facility. The project will be designed similarly to those projects previously discussed in order to mitigate impact to neighboring properties. The maximum height of the panels would be approximately 8-10 feet in height. The use is required to obtain building, and stormwater and erosion control permits prior to construction and the applicant must maintain a decommissioning plan with financial security. The LESA score is 191.3 out of 300, which is a low rating for agriculture protection. Vehicle trips to the site after construction will be very limited. The Peoria County Highway Department had no objection to the request. 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. Staff recommended approval with seven restrictions and the Zoning Board concurred unanimously.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Williams were absent.)

084-18-U, Petition of Illinois PV Peoria 2:
Mr. Elsasser made a motion to approve the special use request with restrictions and was seconded by Ms. Pastucha.

Ms. Urban summarized the 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. Ms. Urban explained that this request was for two co-located 2-megawatt sites that would occupy 20 acres of an 80 acre parcel. The parcel is located on Taylor Road in Limestone Township. The nearest substation is approximately 0.44 miles to the north and 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. There are 0 consents and 33 objections on file. The subject parcel and parcels to the north, 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. The nearest home is approximately 700 feet north of the solar panels. The project will be designed similarly to previously discussed solar projects. The maximum height of the panels would be approximately 8-10 feet in height. The use is required to obtain building, and stormwater and erosion control permits prior to construction and the applicant must maintain a decommissioning plan with financial security. The LESA score is 181.7 out of 300, which is a low rating for agriculture protection. Vehicle trips to the site after construction will be very limited. 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. Staff recommended approval with seven restrictions and the Zoning Board concurred unanimously.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Williams were absent.)
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. Vehicle trips to the site after construction will be very limited. The Limestone Township Road Commissioner had no objection to the request and the Limestone Township Planning Commission recommended approval of the request. 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. Staff recommended approval with six restrictions and the Zoning Board concurred unanimously.

Ms. Pastucha asked for some details about the 33 objections, and Ms. Urban stated that there were approximately 5-6 people who spoke during the hearing for this case and the following case (which is located close to this project). Ms. Urban stated that their concerns were: visual impacts, traffic increase, and impact to water drainage and contribution to erosion. Ms. Urban stated that the biggest concern was the visual impact. Ms. Pastucha asked if any of the objections came from adjacent homes, and Ms. Urban responded that there were none for this case, but there were some for the following case. Ms. Urban added that the adjacent owner to this case did not speak in objection to the case; however, Ms. Urban was unsure if they had signed the petition submitted by Cody White.

Mr. Dillon asked Mr. Blackmore if he did any outreach to the neighbors, and Mr. Blackmore responded that there was no outreach done on this site, but there was outreach done for the following site. Mr. Elsasser asked if there was an existing line of trees between the nearest home and the solar site, and Ms. Urban responded that there was.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Williams were absent.)

085-18-U, Petition of Illinois PV Peoria 1:
Ms. Pastucha made a motion to approve the special use request with restrictions and was seconded by Mr. Windish.

Ms. Urban summarized the 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. Ms. Urban explained that this request was for two co-located 2-megawatt sites that would occupy 20 acres of a pair of parcels combined for a total of approximately 51 acres. The parcels are located at the intersection of Farmington Rd. and Taylor Rd. in Limestone Township. The nearest substation is approximately 250 feet to the east and the estimated cost of interconnection is over $1,000,000 for one site and between $50,000 and $150,000 for the other. There are 0 consents and 33 objections on file. The subject parcels contain cropland and powerlines. 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, which would be 6 feet tall at planting. The project will be designed similarly to previously discussed solar projects. The maximum height of the panels would be approximately 8-10 feet in height. The use is required to obtain building, and stormwater and erosion control permits prior to construction and the applicant must maintain a decommissioning plan with financial security. The LESA score is 197 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. Vehicle trips to the site after construction will be very limited. The Limestone Township Road Commissioner and IDOT had no objection to the request and the Limestone Township Planning Commission recommended approval of the request. 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. Staff recommended approval with nine restrictions and the Zoning Board concurred unanimously.

Ms. Pastucha confirmed that the 33 objections were the same for both this case and the previous case, and Ms. Urban responded that this was correct. Ms. Pastucha asked if any of the objections were from adjacent owners, and Ms. Urban stated that Cody White was an adjacent owner and was in attendance. Ms. Urban also pointed out Christine Hamm, who was also in attendance and had objected to the case. Ms. Urban stated that Ms. Hamm was the fourth property to the southeast across from Taylor Road. Ms. Urban also introduced George Holliday, who also objected to the case.

Mr. Holliday stated that his primary objection was drainage from the property into his pond and his property. Mr. Holliday stated that this was already a problem coming from this property and he believed it would only get worse with the installation of a solar project. Mr. Holliday asked what would be planted to help with erosion, and Mr. Blackmore responded that a native seed mix that was pollinator friendly would be planted under the panels. Mr. Dillon also pointed out that an erosion control and storm water plan would have to be submitted and approved as part of the building permit process. Ms. Pastucha asked if it was possible that the erosion might even improve after development, and Mr. Dillon stated that it might be possible. Ken Ferch, owner of the property, added that farm ground is currently barren during the winter, and at least the solar development would help slow the erosion in winter months. Mr. Holliday stated that he was still skeptical of the vegetation helping with the runoff and was still concerned about the impact of this project on his pond.

Mr. Elsasser asked where the panels would be located, and Mr. Braun pulled up the aerial site plan and pointed out their location. Mr. Rosenbohm stated that there were three sites proposed near this substation and asked if the substation could handle the capacity if all three were chosen. Mr. Blackmore responded that it would be financially prohibitive to pay for upgrades to the substation if all three were chosen. Mr. Rosenbohm asked how properties were selected and Mr. Blackmore responded that it was determined by a substation queue, but he was not sure of the particulars of that process.

Christine Hamm stated that she had purchased her home in 1997 and she did not want to look at solar panels from her house. Ms. Hamm stated that she wanted to see sunsets and crops, not development. Ms. Hamm added that the solar development could potentially affect her husband’s deer hunting and that construction would most definitely impact traffic on Taylor Road, which is a small road. Ms. Hamm also stated that it would have been nice to have been notified by the company about the project.

Mr. Windish asked to clarify that a solar site could not be developed without a permit, and Mr. Dillon responded that this was correct. Ms. Hamm asked if there had been any other objections to solar projects around the county, and Mr. Dillon responded that there had been some cases with objections, but there had not been any solar cases denied.
A vote was taken on the motion and carried. (3-1) (Mr. Elsasser voted no.) (Mr. Robinson & Ms. Williams were absent.)

Mr. Rand pointed out that the resolution for Case 080-18-U had an error with the petitioner’s name. Mr. Elsasser made a motion to correct the resolution to reflect the correct petitioner name and was seconded by Ms. Pastucha. A vote was taken, and the motion passed; (4-0). Mr. Elsasser made a motion to approve Case 080-18-U as amended and was seconded by Mr. Windish. A vote was taken, and the motion was passed; (4-0).

Committee Action:
Review of Executive Session Minutes:
Mr. Evans recommended that all previously held minutes continue to be held as the need for confidentiality still exists, and to destroy all audio recordings of executive session minutes more than 2 years old except for those that are related to pending litigation. A motion was made by Mr. Elsasser and seconded by Ms. Pastucha to accept the recommendation of the State's Attorney's Office. A vote was taken, and the motion carried; (4-0). (Mr. Robinson & Ms. Williams were absent.)

Miscellaneous:
No further questions or comments were made.

Adjournment: Mr. Dillon adjourned the meeting at 3:40 p.m.

 Recorded by: Ellen Hanks, ZBA Administrative Assistant
BACKGROUND/DISCUSSION:
Peoria County is enforcing the Unsafe Structures Program. The following properties possess one or more structures that present a danger to public safety and are in the process to achieve compliance through the owner repairing or demolishing the structure or being recommended for demolition by Planning and Zoning.
HAMM, Richard - 14538 N River Beach Drive, Chillicothe - Rome Twp - Section 07 - (10-07-255-022) - Complaint #14-125. This structure was determined to be substantially damaged in the flood. As of October 13, 2016 the owner has not elevated, moved or removed this structure. This case was sent to the SAO for further enforcement. A 15 day notice was posted on February 23, 2015.

PANDHARE, Sudhaunshu - 2708 W Third St - Peoria - Medina Twp - Sec 31 - (09-31-137-004) - Complaint #13-053 - Garage is unsafe. This case was sent to the SAO for further enforcement. Our department sent a 15 day notice on February 24, 2015. This property was inspected on July 10, 2018 and the condition continues to deteriorate.

WILLIAMS, Robert - 3708 W Lincoln Ave - Limestone Twp - Sec. 12 - (17-12-383-001) - Complaint # 2014-195 – The house roof is sagging significantly, the foundation is failing, and the deck is unsafe. This file was sent to the SAO for further enforcement. 15 day notice was posted on February 23, 2015. This property was inspected on November 8, 2017 and the house is continuing to deteriorate. An updated 15-day notice was posted on December 6, 2017. This case has been sent to the SAO for a demolition order.

MOONEY, Michael - 16336 N Portage St - Chillicothe Twp - Sec. 32 - (05-32-380-003) - Complaint #2017-129 (Old complaint #2013-318) - Unsafe decks - On August 6, 2015 this file was sent to the SAO for further enforcement. This property was inspected on October 5, 2017 and the condition continues to deteriorate. The Hearing Officer has issued her final judgement.

BELLINGER, Andrew - 525 S Kickapoo Creek Rd - Limestone Twp - Section 12 - (17-12-352-006) - Complaint #2016-206 - The house has been burned substantially and is unsafe. This file was forwarded to the State's Attorney's Office for further enforcement. A 15 day notice was posted on May 26, 2017. On June 5, 2017 demolition permit 58672 was issued. The property was inspected on September 25, 2017 and the demolition had started but the permit has expired and the litter, debris, foundation, and block wall have not been removed yet. Attempts to contact the owner have been unsuccessful. This case has been sent to the SAO for a demolition order.

MOONEY, Michael - N White Grove Rd - Princeville Twp - Sec. 06 - (02-06-400-012) - Complaint #2017-125 - Garage roof is collapsing. The Hearing Officer has issued her final judgement. This case has been sent to the SAO for a demolition order.

COOPER, Deqarius – 3204 N Augustana Ave – Limestone Twp – Sec. 13 – (17-13-479-009) – Complaint #2017-159 – The house a collapsing roof and holes in the foundation. A 15-day notice was posted. The Hearing Officer has issued her final order. This case has been sent to the SAO for a demolition order.

MILLER, Alvie – 3005 W Main St – Hallock Twp – Section 18 – (04-18-151-005) – Complaint #2017-155 - The shed and detached garage roof and walls are rotted and falling apart. The Hearing Officer has issued her final order.

ELLIS, Raymond - 1421 E Hendryx Ln - Medina Twp - Section 34 - (09-34-403-025) - Complaint #2018-016 - The detached garage roof has large holes and is unsafe. The Hearing Officer has issued her final order.

GSCHWIND, Bernice – 1616 E Hendryx Ln – Medina Twp – Section 34 – (09-34-404-020) – Complaint #2018-017 – The house roof is sagging, has holes, and rotted wood. The Hearing Officer has issued her final order.
CASES IN THE HEARING OFFICER PROCESS

CLAYTON, Sandra - 9912 W Layne St - Kickapoo Twp - Section 13 - (13-19-326-004) - Complaint #2017-123 - Two accessory buildings have collapsing roofs and other property maintenance violations. Permits were issued for repairing each building but will remain on the list until the unsafe structures have been repaired.

JANSZEN, Eddie – 7014 W Lancaster Rd – Limestone Twp – Section 33 – (17-33-252-003) – Complaint #2018-004 – The house porch has a failing foundation and steps, a detached garage is collapsing, a shed has collapsed and there is a large open pit that is not enclosed or covered. This case has been continued to the February 6, 2019 Hearing Officer meeting.

HAUSAM, Nancy - 1004 N Oakleaf Rd - Limestone Twp - Sec. 02 - (17-02-406-007) - Complaint #2018-166 - Detached garage roof is collapsing. This case has been continued to the February 6, 2019 Hearing Officer meeting.

ADKINS, James – 4827 W Farmington Rd – Limestone Twp - Sec. 02 - (17-02-405-001) - Complaint #2018-027 - Commercial building has a collapsing porch roof, failing foundation, and collapsing stairs. This case has been continued to the March 6, 2019 Hearing Officer meeting.

STEVENSON, Linda – 937 N Range Ln – Limestone Twp – Sec. 03 – (17-03-426-005) – Complaint #2018-061 – House interior was badly damaged by fire. This case has been continued to the February 6, 2019 Hearing Officer meeting.

PUNO, Jose – 20510 N Route 40 – Hallock Twp – Sec. 18 – (04-18-200-002) – Complaint #2018-042 – Detached garage roof has holes and is collapsing. This case has been continued to the February 6, 2019 Hearing Officer meeting.

GARNAND, James – 818 N Limestone Ln – Sec 02 – (17-02-377-009) – Complaint #2018-258 - Major structural fire damage to house. This case will be scheduled for a Hearing Officer meeting if still in violation after the compliance date.

SHYNK, Mary – 8005 N Blackbridge Rd – Sec 04 – (13-04-351-012) - Complaint #2018-240 - Major structural fire damage to house. This case will be scheduled for a Hearing Officer meeting if still in violation after the compliance date.
PROPERTIES IN COMPLIANCE FOR THE PAST FIVE YEARS

Compliance Year - 2014

MILLER, Geraldine - 10504 Moss, Mossville, IL - Section 27 - Medina Twp - (09-27-452-005) (Complaint #12-07) - The building was removed but part of the demolition process includes cleanup. There are still litter/debris issues on the property. Mindy said to pursue this through the complaints process as litter. House removed by owner 12/31/2013

ROARK, Allen - 5421 N Valley Road - Peoria - Section 24 - Kickapoo Twp (13-24-201-001) (Complaint #11-285) on 7-26-2013 SAO received a court order for demolition of this property. A demolition permit was issued to CDO Trucking on March 27, 2014 and a final inspection verifying compliance was conducted on 4-3-2014. This file is closed.

WETTERAUER, Carroll - 7207 W Farmington Road - Peoria - Limestone Twp. - Section 04 - (17-04-401-001) - Complaint #14-65 - Trailer Fire - unsafe structure. Re-inspected on 6-2-2014 and compliance was met. The structure was removed by the owner.

PAPENDICK, Bonnie - 14732 N Grandview Dr, Chillicothe, IL - Sec. 07 - Chillicothe Twp (10-07-176-008) Complaint #11- 277 - SAO obtained a demolition order on this property on December 3, 2013. Schlafer & Sons has removed the structure and this was verified by our inspector on 7-11-2014.

MOREFIELD, Justine - 13705 W Southport Road, Brimfield - Sec. 15 - Rosefield Twp (12-15-301-009) - Complaint #12-148. Burned out house. The owner removed the structure and this was verified by our inspector on 8-29-2014.

ZILLION, Joseph - 818 N Limestone Lane - Peoria - Limestone Twp - Section 02 - (17-02-377-009) - Complaint #14-124 - Unsafe shed. Unsafe shed was removed by the owner and this was verified by our inspector on September 29, 2014.

HANNAH, Robert - 3125 E Rene Ave - Chillicothe - Medina Twp - Sec 13 - (09-13-301-016) - Complaint #12-214 - Abandoned house - Unsafe structure. Unsafe electric was repaired by owner. Complaint was closed November 5, 2014.

SECRETARY OF HUD, - 1110 N Coronado Dr. - Peoria - Limestone Twp - Sec. 02 - (17-02-404-010) - Complaint #14-169 transferred to new complaint #14-300 - Deck was determined to be sound.

Compliance Year - 2015

NITCHTING, Pat - 9504 Broadway St - Peoria - Medina Twp - Sec 34 - (09-34-405-047) - complaint #2014-607 - House fire. Demo permit was issued October 29, 2014. Unsafe structure was demolished by the owner.

DAVIS, Paul - 22819 N Berchtold Rd. - Chillicothe - Hallock Twp - Section 02 - (04-02-300-005) - Complaint #14-148 - As of inspection done on December 30, 2014 unsafe structure was resolved by owner.

SECRETARY OF HUD, - 1110 N Coronado Dr. - Peoria - Limestone Twp - Sec. 02 - (17-02-404-010) - Complaint #14-168 - Unsafe shed was removed by new owner.

THOMAS, Patrick - 15510 N Riverbeach, Chillicothe - Rome Twp - Section 05 - (10-05-302-020) - Complaint #13-371 - This property was re-inspected and determined that it is no longer unsafe.

CAMPBELL, Russell - 208 N Murphy Road - Hanna City - Section 11 - Logan Twp (16-11-251-001) - Complaint #12-86 - This property was re-inspected and determined that it is no longer unsafe. Repairs were made by owner.

SORENSEN, John - 10415 W. Sir Galahad Ct - Logan Twp. - Sec. 36 - (16-36-229-021) - Complaint #2015-054 - House fire - Major damage. The house has been demolished by the owner.

NEWMAN, Joseph - 5908 W Lonsdale Rd - Limestone Twp - Sec. 03 - (17-03-202-002) - Complaint #2012-239 - Shed is unsafe. The unsafe shed was demolished by the owner.
GILLES, Brian - (formerly owned by Deutsche Bank National) - 1712 N Boyd Ave. - Limestone Twp. - Section 04 - (17-04-227-010) - Complaint #2015-101 and Complaint #2015-060 - Unsafe shed - This property was inspected on June 9, 2015 and the owner has demolished the shed and the outhouse.

LEWIS, Michael - 2903 N Eden Rd - Rosefield Twp - Sec. 32 - (12-32-200-002) - Complaint #2014-320 - Unsafe fire damaged house. A no occupancy notice was posted on December 12, 2014. Hearing Officer meeting was continued to January 6, 2016. Unsafe house was demolished by the owner and a permit has been issued for building a new house.

NASH, Dennis & Peter - 15616 N River Beach Dr - Rome Twp - Sec. 05 - (10-05-302-001) - Complaint #2015-209 - Unsafe vacant commercial building damaged by flood and deterioration. The structure has been demolished by the owner.

SHAEFER, Gary - 2606 E Santa Fe Rd - Hallock Twp - Sec. 23 - (04-23-200-020) - Complaint #2015-086 - A new building has been built on the foundation and is no longer unsafe.

Compliance Year - 2016

WEBER, David & Joseph - 1805 S East Lane - Limestone Twp - Section 13 - (17-13-478-017) - Complaint #14-146 - Unsafe house. This file was sent to the SAO for further enforcement. Demolition was completed on January 11, 2016 by Peoria County.

CLAYTON, William - 14020 W Rockhill Road - Brimfield - Rosefield Twp - Section 16 - (12-16-200-018) - Complaint #13-562 - The structures were demolished by the owner.

KIDD, Helen - 14609 N Edgewater Drive - Chillicothe - Rome Twp - Sec. 07 - (10-07-177-019) - Complaint #12-192 - Unsafe garage and house. Demolition was completed on January 25, 2016 by Peoria County.

LEVI, Brian - 2049 N Norwood Blvd - Kickapoo Twp. - Sec. 34 - (13-34-353-032) - Complaint #2015-035 - Unsafe house and shed. The structure has been repaired to a point of being safe.

NALLEY, Kathleen - 15534 N River Beach Dr - Rome Twp - Sec. 05 - (10-05-302-013) - Complaint #2015-278 - Unsafe house due to major flood damage. The house was demolished by the owner.

COOMBES, Carlos - 2209 E Santa Fe Rd - Hallock Twp - Sec. 14 - (04-14-300-006) - Complaint #2015-093 - House and garage are unsafe. This property was inspected on February 10, 2016 and all structures were demolished by the owner.

MARTZLUF ESTATE, Earl - 625 E Hallock Hollow Rd - Hallock Twp - Section 28 - (04-28-400-009) - Complaint #2015-401 - Eight deteriorated and unsafe structures consisting of five sheds, an outhouse, a garage, and a house were identified in a December 11, 2015 inspection. Demolition permit was issued and the owner has removed the structures.

MONARI, Donald - 22803 N Berchtold Road - Hallock Twp - Sec. 02 - (04-02-300-006) - Complaint #14-089 - Unsafe house (fire damage). Demolition has been completed by the owner.

BAKER, Tom - (Previously owned by Glen Parshall and JP Morgan Chase Bank) - 15426 N River Beach Dr - Rome Twp - Section 05 - (10-05-302-051) - Complaint #2016-027 - The owner has demolished the house.

CAPRANICA, Alicia - 1614 N Boyd Ave - Limestone Twp - Sec. 04 - (17-04-227-014) - Complaint #2015-196 - Repairs have been made to the garage by the owner.

STEVENS, Lisa - 21514 N Main St - Millbrook Twp - Sec. 07 - (01-07-334-003) - Complaint #2015-415 - House and accessory buildings were unsafe. House and accessory buildings were demolished by the owner.

CLIFTON, Steven - 6652 W Wheeler Road - Mapleton - Hollis Twp - Section 22 - (20-22-152-006) - Complaint #13-464 - Unsafe house (fire damage). Demolition was completed by Peoria County on June 21, 2016.
HUGHES, Kenneth - 21139 N Main St - Millbrook Twp - Sec. 07 - (01-07-381-001) - Complaint #2015-236 - House and accessory building were unsafe. The house and accessory building were demolished by the owner.

HEINZ, James - 7724 S Stranz Rd - Hollis Twp - Sec. 08 - (20-08-300-022) - Complaint #2014-202 - Unsafe house. The owners have made repairs and the house is no longer unsafe.

HOLLOWAY, Brant (formerly owned by Christopher Luczaj) - 1723 N Oesterle Ave - Limestone Twp - Sec. 04 - (17-04-276-015) - Complaint #2016-207 - House was unsafe due to roof damage, foundation failure, electrical hazards, and possibly fire damage. This property was inspected on August 11, 2016 and the new owner has demolished the house.

FERCH, Kenneth - 610 S Taylor Road - Hanna City - Limestone Twp - Section 07 - (17-07-400-002) - Complaint #14-154 - Unsafe house and other structure. The owner has received approval of converting both the garage and the remaining parts of the house into agricultural use buildings.

VIGUE, Arthur - 17225 W State Road - Brimfield - Rosefield Twp - Sec. 06 - (12-06-362-001) - Complaint #14-213 - Unsafe house and shed. Owner has removed the structure and filled in the hole.

BAYS, Michael - 24219 W Jackson St - Millbrook Twp - Section 07 - (01-07-182-002) - Complaint #2015-416 - House is unsafe. The owner has completed the demolition of the house.

RICHARDSON, Charles - 1703 W Route 24 - Timber Twp - Sec. 06 - (22-06-100-008) - Complaint #2015-057 - House was significantly damaged by fire. The owner has completed the demolition of the house.

ADAMS, Bruce - 1103 Coots St - Hallock Twp - Sec. 19 - (04-19-100-011) - Complaint #2015-100 (closed) - Vacant house had large holes in roof and walls. The owner has made the repairs and the house is no longer unsafe.

Compliance Year - 2017

HOUGLAND, Ryan & JA - 1506 S Sarah Drive - Limestone Twp - Sec. 13 - (17-13-406-001) - Complaint #13-496 - The demolition of the house, deck and garage was completed by Peoria County.

KLEIN, David - 10802 S Glasford Rd - Timber Twp - Section 27 - (19-27-151-005) - Complaint #2016-364 - The house was substantially burned. The demolition was completed by the owner.

ECHTERLING, Eugene - 13334 River Beach Drive - Chillicothe - Medina Twp - Section 13 - (09-13-251-001) - Complaint #2015-079 - House damage originated from a house fire (never repaired) and then was damaged in flood waters. Project is on the "buy-out" list but the structure is not secured. The structurally unsafe portions of the house have been repaired.

CAGLE, Lindon - 1622 N Moody Ct - Limestone Twp - Section 03 - (17-03-101-044) - Complaint #2017-034 - The house was badly burned and unsafe. The demolition has been completed by the owner.

BURKE-LLOYD, ARLENE - 8921 W Farmington Road, Hanna City, Il - Limestone Twp - Sec. 08 - (17-08-101-010) - Complaint # 11-145 - Restaurant. Demolition permit 58573 has been completed by Peoria County.

SIEGEL, Francis - 10015 W Edwards St - Kickapoo Twp - Section 19 - (13-19-304-001) - Complaint #2016-085 - The house has been removed by the owner.

HANSEN, Sherry - 3214 W Malone St - Section 13 - (17-13-280-001) - Complaint #2017-057 - The house was badly burned and unsafe. Demolition permit 58594 has been completed by the owner.

PEORIA COUNTY - (Formerly ZALCMAN, Maurice) - 15016 N River Beach Dr - Rome Twp - Sec. 07 - (10-07-227-007) - Complaint #2013-379 - Substantial damage from 2013 and 2015 floods. House and garage are unsafe. The buy-out offer was accepted and the property was transferred to Peoria County on August 8, 2017.
SZENTES, Austin - 7009 W Lancaster Rd - Limestone Twp - Sec. 33 - (17-33-251-013) - Complaint #2015-168 - House was unsafe due to major foundation failure. On August 9, 2017, the owner has removed the attached garage which was the unsafe portion of the house.

SOMOGYI, Justin - 1718 S Happ Ave - Limestone Twp - Section 13 - (17-13-378-003) - Complaint #2017-073 - The house was badly burned and was unsafe. The house has been demolished by the owner.

EKVALL, Timothy - 7901 W Bridlebrook Dr - Hollis Twp - Section 08 - (20-08-227-004) - Complaint #2017-078 - The house was badly burned and was unsafe. The house has been demolished by the owner.

ROEDELL, Brock - 10214 W Powderrmill Rd - Kickapoo Twp - Sec. 19 - (13-19-306-003) - Complaint #2016-237 - Unsafe house due to the foundation collapsing into the basement from flood damage. Peoria County has closed on this property and it will be scheduled for demolition.

SHUMAKER PROPERTIES LLC - 11705 N Old Galena Rd - Medina Twp - Sec. 09 - (09-23-351-012) – Complaint #2017-132 - Approximately 2/3 of the Midwest Fiber commercial building was fire damaged. A demolition permit was issued and the unsafe portion of the building has been removed by the owner.

MOREFIELD, Christopher - (formerly Hill) - 13625 W Southport Road, Brimfield - Rosefield Twp - Section 15 - (12-15-301-006) - Complaint #2017-112 - This property had a house and a shed that were deteriorated and collapsing. The owner has completed the demolition of the house and repaired the shed.

KOFOID, Ronald - 6233 W Conley Rd - Kickapoo Twp - Sec. 34 - (13-34-380-041) - Complaint #2015-070 was closed - Porch and garage roofs were collapsing. The unsafe collapsing sections were repaired and no longer unsafe.

BAZHENOW, Steven - 4912 W Farmington Rd - Limestone Twp - Sec. 02 - (17-02-377-025) - Complaint #2016-054 - Unsafe shed. This property has been annexed into Bellevue.

Compliance Year – 2018

VAUGHN, Deanna – 1816 S Oakwood Ave – Limestone Twp – Sec. 13 – (17-13-478-006) – Complaint #2017-070 – The house roof was collapsing. Demolition was completed by the owner.

SMITH, Carla – 5203 W Monroe Rd – Limestone Twp – Section 23 – (17-23-152-030) – Complaint #2017-116 – The garage roof was collapsing. The demolition has been completed by the owner.

CLAYTON, Sandra - 10129 W Powder Mill Rd - Edwards - Kickapoo Twp - Section 19 - (13-19-302-001) - Complaint #13-096 - Front porch is unsafe. This property has been transferred to Peoria County for demolition.

JOHNSON, Barbara – 1617 S Crest Dr – Limestone Twp – Section 13 – (17-13-377-012) – Complaint #2017-175 – The house roof was deteriorated and collapsing. The roof has been repaired.

COX, Chanell – 3112 W Latrobe St – Limestone Twp – Sec 13 – (17-13-429-009) – Complaint #2018-031 – Garage roof was collapsing. Demolition has been completed by the owner.

HAMM'S HARBOR INC. - 17620 N River Ln - Chillicothe Twp - Sec. 29 - (05-29-478-001) - Complaint #2015-297 - House is unsafe due to installing a foundation without building and flood permits and not to code. Rear roof support is inadequate and there is no safe egress out of the house. The property has been transferred to Peoria County.

MULLENS, Clarence - 15623 W McDonald Rd - Logan Twp - Section 20 - (16-20-400-002) - Complaint #2017-062 – The unsafe house and shed have been removed. The structures have been demolished by an individual not associated with Peoria County.

COOMBES, Carlos – 1423 E Resthaven Rd - Medina Twp - Sec. 34 - (09-34-405-025) - Complaint #2018-058 - The owner has demolished the unsafe shed.
AGENDA BRIEFING

COMMITTEE: Land Use Committee
MEETING DATE: January 29, 2019

LINE ITEM:
Revenue:
Expenditure:

ISSUE: December 2018 Development Summary

BACKGROUND/DISCUSSION:

COUNTY BOARD GOALS:

EFFECTIVE SERVICE DELIVERY

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Senior Planner
DEPARTMENT: Planning & Zoning
DATE: 1/11/2019

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
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<tr>
<td>December 2018 Development Summary</td>
<td>Backup Material</td>
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## Non-Residential Construction

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<th>BLDG PERMIT #</th>
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<th>ADDRESS</th>
<th>JOB TYPE</th>
<th>PROJECT DESCRIPTION</th>
<th>VALUATION</th>
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<tbody>
<tr>
<td>59416</td>
<td>12/19/2018</td>
<td>21015 W LAURA RD</td>
<td>LIGHT INDUSTRIAL</td>
<td>ENCLOSED ELECTRICAL STATION WITH CONTROL SYSTEMS</td>
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<td>59508</td>
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<td>8300 W ROUTE 24</td>
<td>OTHER INDUSTRIAL</td>
<td>STORAGE SHED</td>
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**Total Value Non-Residential Construction This Period**

$1,657,991.00

## Residential New Construction

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<td>ONE FAMILY DWELLING</td>
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**Total Value Residential New Construction This Period**

$1,100,000.00

## All Other Permits

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<tr>
<td><strong>Total Number Of All Other Permits This Period</strong></td>
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<tr>
<td><strong>Total Value All Other Permits This Period</strong></td>
<td>$407,670.00</td>
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### LAND USE COMMITTEE DEVELOPMENT SUMMARY

**PERMITS ISSUED**

**PERIOD START DATE:** 12/1/2018

**PERIOD END DATE:** 12/31/2018

#### RESIDENTIAL DEMOLITION

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<th>BLDG PERMIT #</th>
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<td>12/03/2018</td>
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<td>12/03/2018</td>
<td>14330 W ROCKHILL RD</td>
<td>ONE FAMILY DWELLING</td>
<td>DEMO HOUSE</td>
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<td></td>
<td>12-16-200-028</td>
<td>District 16</td>
<td>DEMOLITION</td>
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ISSUE:
Zoning Case #001-19-U. A Special Use as required in Section 20.5.2.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25 acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the A-2 Agricultural District. The petitioner proposes to divide 2 acres from an existing 9.558 acre parcel in order to sell an existing single family dwelling.

BACKGROUND/DISCUSSION: This case is in District #16, which is County Board member Matt Windish's district. The petitioner, Robert C. Wilson Trust, requests a special use in order to divide an approximately 2-acre lot from a 9.558-acre parcel. The parcel is located at 11115 Evans Mill Rd. in the northeast quarter of Section 30 in Radnor Township. There are 0 consents and 0 objections on file. The subject parcel consists of a single-family dwelling, an accessory structure, a cornfield and timber. The property is zoned “A-2” Agriculture 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, agriculture and timber to the south and east, and residential to the west. There are approximately 7 parcels within a half mile or less of the subject case in the north, south, east and west that are 1 to 3 acres and include existing dwellings and accessory structures, like sheds. The petitioner plans to sell the home and shed while maintaining ownership of an approximately 1.6-acre cornfield and approximately 6 acres of timber. The proposed request is consistent with the residential and agricultural land use and character of the surrounding area. The overall LESA score was 167.1 out of 300, which is a low rating for protection. The petitioner intends to continue to maintain the cornfield and timber. 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 petitioner submitted a well construction report for the remaining acreage indicating an estimated well yield of 10 gpm. At this time, the Peoria County Health Department has found no conditions that would cause them to recommend denial of the petition. The subject parcel is located on Evans Mill Road, a township collector street. According to the IDOT traffic map, there are approximately 325 vehicle trips on this section of Evans Mill Rd. in a 24-hour period. A single-family detached dwelling generates an average of 9.57 vehicle trips per weekday and this is not expected to change once the cornfield and timber have been separated. The dwelling and shed have an existing driveway while the cornfield and timber have a separate existing driveway which also services four neighboring homes. The County Highway Department has deferred to the Radnor Township Road Commissioner, as Evans Mill Road is maintained by the road district. At the time of this report, there is no comment from the Radnor Township Road Commissioner. The Peoria County Future Land Use Form Map designates this area as Agriculture and Environmental Corridor. The land uses allowed in the Agriculture 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 request is consistent with the Peoria County Future Land Use Form Map. The proposal is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-2” district by supporting small scale farming uses and permitting low density residential living. The proposed land split will not disrupt farming operations or residences on adjacent sites.

COUNTY BOARD GOALS:

Healthy Vibrant Communities

STAFF RECOMMENDATION: Approval with the following restriction:
1. Parcels created by the approval of this Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25 acre minimum lot size of the "A-2" zoning District.

ZBA RECOMMENDATION: Approval with Restriction (5-0)

COMMITTEE ACTION:
PREPARED BY: Celia Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: January 18, 2019
<table>
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<tr>
<th><strong>DATE:</strong></th>
<th>January 2, 2019</th>
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<tbody>
<tr>
<td><strong>CASE/PETITIONER:</strong></td>
<td>001-19-U Robert C. Wilson, Jr. / 11119 Evans Mill Rd., Princeville, IL 61559 (owner, Robert C. Wilson Trust, 11119 Evans Mill Rd., Princeville, IL 61559)</td>
</tr>
<tr>
<td><strong>REQUEST:</strong></td>
<td>A Special Use as required in Section 20.5.2.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25 acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the A-2 Agricultural District. The petitioner proposes to divide 2 acres from an existing 9.558 acre parcel in order to sell an existing single family dwelling.</td>
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<tr>
<td><strong>LOCATION:</strong></td>
<td>NE 1/4, Section 30, Radnor Township 11115 Evans Mill Rd., Princeville, IL 61559 / Parcel ID# 08-30-276-009</td>
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<tr>
<td><strong>LAND USE FORM:</strong></td>
<td>Agriculture/Environmental Corridor</td>
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<tr>
<td><strong>CURRENT ZONING:</strong></td>
<td>“A-2” Agriculture</td>
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<tr>
<td><strong>PRESENT USE:</strong></td>
<td>Agriculture / Residential</td>
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<tr>
<td><strong>SIZE OF SITE:</strong></td>
<td>9.558 acres</td>
</tr>
<tr>
<td><strong>SURROUNDING ZONING:</strong></td>
<td>North, South, East, and West: “A-2” Agriculture</td>
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</table>
| **SURROUNDING LAND USES:** | North: Agriculture/Residential  
South and East: Agriculture/Timber  
West: Residential |
| **PUBLIC SERVICES:** | Fire: Dunlap  
Water: Private Well  
Sewer: Private Septic  
Schools: Dunlap USD #323 |
| **TRANSPORTATION:** | Evans Mill Rd., township collector street |
| **PERTINENT ZONING CASES ON SITE:** | None |
| **PERTINENT ZONING CASES IN SURROUNDING AREA:** | Special Use Case #056-07-U |
| **PLANNING AND ZONING DEPARTMENT RECOMMENDATION:** | APPROVAL WITH RESTRICTION |
CASE ANALYSIS

REQUEST AND LOCATION: The petitioner, Robert C. Wilson, Jr., requests a special use in order to divide 2 acres from a 9.558 acre parcel. The parcel consists of an existing house, an accessory structure, cornfield and timber. The house is currently occupied by a tenant to whom the owner intends to sell the house, accessory structure. The dwelling and shed have their own access drive while the approximately 1.6 acres containing a cornfield and approximately 6 acres of remaining timber will be accessed by a separate driveway that also services four neighboring homes. The parcel is located at 11115 Evans Mill Rd. in the northeast quarter of Section 30 in Radnor Township.

PERTINENT ZONING CASES ONSITE: None

PERTINENT ZONING CASES IN SURROUNDING AREA: Special use case #056-07-U was a request to split a 5.1 acre tract into a 3.1 acre tract and a 2 acre tract. This case was located in the “A-2” Agriculture zoning district, approximately 0.7 miles southwest from the subject area. The case area received a low LESA rating. The Zoning Board of Appeals approved the request with restrictions on December 13, 2007. The County Board approved the request with restrictions on January 10, 2008.

SURROUNDING ZONING AND LAND USE: The subject parcel consists of a single-family dwelling, shed, cropland and timber. The property is zoned “A-2” Agriculture along with all adjacent parcels. The cropland and timber are accessed by a driveway that is also used by four adjacent properties to the west. The land uses are agriculture and residential to the north, agriculture and timber to the south and east, and residential to the west. There are approximately 7 parcels within a half mile or less of the subject area that range from 1 to 3 acres and include existing dwellings and accessory structures, like sheds. According to the petitioner, the proposed parcel is to be 2 acres and will include the existing dwelling and shed, while the remaining acreage will consist of an approximately 1.6 acre cornfield and approximately 6 acres of timber. The petitioner plans to sell the home and shed while maintaining ownership of the remaining field and timber. The proposed request is consistent with the residential and agricultural land use and character of the surrounding area.

TECHNICAL ADEQUACY: Section 20-5.2.2.1.a.1 of the Peoria County Unified Development Ordinance allows for a special use when a proposed land split does not meet the 25 acre minimum lot size in the “A-2” Agriculture Zoning District. The petitioner proposes to split a 2 acre piece from a 9.558 acre parcel. The petitioner intends to sell the home and shed on the 2 acre parcel. The petitioner intends to retain the remaining land. The existing house is on land in the parcel not used for agricultural purposes. A LESA was conducted on the parcel. The site scored 49.3 out of 100 for agland evaluation and 117.8 out of 200 for the site assessment component. The overall LESA score was 167.1 out of 300, which is a low rating for agricultural 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 for the remaining acreage indicating an estimated well yield of 10 gpm. The Peoria County Health Department is currently working with the driller and the homeowner to finalize approval of the private water supply. At this time, the Health Department has found no conditions that would cause them to recommend denial of the petition. However, their review has determined that the wastewater disposal system on the property was installed 27 years ago. They strongly recommend that the homeowner designate a protected area, sufficient in size, to install a replacement system when the current system is no longer viable.

TRANSPORTATION IMPACTS: The subject parcel is located on Evans Mill Rd., a township collector street. According to the IDOT traffic map there are approximately 325 vehicle trips in a 24-hour period along this of Evans Mill Rd. The proposed 2 acre parcel will be accessed by an existing driveway from Evans Mill Rd. while the approximately 1.6 acre cornfield and remaining approximately 6 acres of timber will be accessed by another...
existing driveway which also services four neighboring homes. No new access points off of Evans Mill Rd. are proposed at this time. The County Highway Department has deferred to the Radnor Township Road Commissioner, as Evans Mill Road is maintained by the road district. At the time of this report, there is no comment from the Radnor Township Road Commissioner.

**LAND USE FORM:** The Peoria County Future Land Use Form Map designates this area as Agriculture and Environmental Corridor. The land uses allowed in the Agriculture 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 Agriculture Land Use Form is largely agricultural and is distinguished from the Agriculture Preservation Land Use Form by allowing more varied uses on lower-productivity farmland that may have more timber or other topographical features. The Environmental Corridor Land Use Form seeks to protect valuable environmental habitats, including forests or timber lands. The proposed 2 acre parcel includes an existing dwelling and accessory structure and is intended to be sold solely for residential purposes. The petitioner plans to continue maintaining the approximately 1.6 acre cornfield and approximately 6 acres of remaining timber and has not indicated new plans for development. The existing cornfield area on the subject parcel obtained a low rating for protection through the LESA. According to the petition, the proposed 2 acres to be split from the larger 9.558 acre parcel will not be used as farmland and is only covered in grass and some timber. The request is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-2” 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 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 subject parcel received a low rating for agricultural protection. According to the petitioner, the proposed 2 acre parcel with the existing dwelling and accessory structure is not used for farming and is intended solely for residential use. The request will allow the petitioner to benefit from the sale of their home and retain ownership of the remaining land.

**CONSISTENCY WITH COMMUNITY CHARACTER:** The area surrounding the subject parcel consists of agricultural and residential uses. The subject parcel contains a dwelling, shed, timbers and a cornfield. The parcel earned a LESA score of 167.1 out of 300, which is a low rating for agricultural protection. The petition states that the house will remain on a portion of land that is not currently in crop production. Approximately 7 residential parcels of similar size to the proposed 2 acre parcel lie within a half mile or less of the subject site. The request is consistent with the rural residential character of the surrounding area.

**MINIMIZING ADVERSE EFFECTS:** The separation of one single family dwelling and accessory building 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 remaining cornfield and timber while the dwelling and shed can be accessed by a separate existing driveway. There are no new access points along Evans Mill Rd. proposed. The split will not impact activity on the existing cornfield and timber.

**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-2 Agriculture 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 with the following restriction:**

1. Parcels created by the approval of this Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25 acre minimum lot size of the "A-2" zoning District.

Respectfully submitted,

Celia Burke  
Planner I

Kathi Urban  
Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, January 10, 2019, 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, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Linda O’Brien, Andrew Keyt, John Harms, Justin Brown,

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

Case No. 001-19-U at 9:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of ROBERT C. WILSON, JR., acting on behalf of THE ROBERT C. WILSON TRUST (owner), A SPECIAL USE as required in Section 20.5.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25 acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the A-2 Agricultural District. The petitioner proposes to divide 2 acres from an existing 9.558 acre parcel in order to sell an existing single family dwelling.

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 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 subject parcel received a low rating for agricultural protection. According to the petitioner, the proposed 2 acre parcel with the existing dwelling and accessory structure is not used for farming and is intended solely for residential use. The request will allow the petitioner to benefit from the sale of their home and retain ownership of the remaining land.

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, shed, timber, and a cornfield. The parcel earned a LESA score of 167.1 out of 300, which is a low rating for agricultural protection. The petition states that the house will remain on a portion of land that is not currently in crop production. Approximately 7 residential parcels of similar size to the proposed 2 acre parcel lie within a half mile or less of the subject site. The request is consistent with the rural residential 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 building 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 remaining cornfield and timber while the dwelling and shed can be accessed by separate existing driveway. There are no new access points along Evans Mill Rd. proposed. The split will not impact activity on the existing cornfield and timber.

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-2 Agriculture 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. Five affirmative votes; (5-0). A motion to approve the Special Use with restriction was made by Mr. Fletcher and seconded by Mr. Happ. A vote was taken and the motion was approved; (5-0).

Meeting adjourned 3:46 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 Robert C. Wilson Trust

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 25 minimum lot size requirement in the A-2 Agriculture District; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on January 10, 2019 in Case No. 001-19-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 January 10, 2019, and voted to recommend approval of the Special Use with restriction; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on January 29, 2019 to consider the ZBA’s recommendation, and voted to approve the Special Use with restriction.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 001-19-U is hereby approved with the following restriction:

1. Parcels created by the approval of this Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25 acre minimum lot size of the "A-2" zoning District.

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

COMMITEE:    Land Use
MEETING DATE: January 29, 2019
LINE ITEMS: N/A
AMOUNT: N/A

ISSUE:
Zoning Case #005-19-U. A Special Use as required in Section 20-5.2.2.2.c of the Unified Development Ordinance. This section allows for a special use for animal hospitals, animal clinics and commercial kennels. The petitioner proposes to operate a commercial kennel on a 7.763 acre parcel in the “A-2” Agriculture Zoning District.

BACKGROUND/DISCUSSION:
This case is in District #15, which is county board member Steve Rieker’s district. The petitioners, George (Todd) Parmenter & Pamala D. Parmenter, request a special use for commercial kenneling, as a continuation of their commercial breeding operation of Brittany Hunting Dogs. The special use request is specific to permitting a dog breeding, training, kenneling and sales operation. The parcel is 7.763 acres and is located on N Route 91, in the southwest quarter of Section 35 in Radnor Township and is adjacent to the City of Peoria. There are 0 consents and 1 objection on file. The subject parcel consists of an existing residence, barn and orchard. The petitioners’ site plan indicates that an addition will be built to the existing barn to accommodate the expanding kennel business. The adjacent properties are within the jurisdiction of the City of Peoria to the north, zoned “A-2” Agriculture and City of Peoria to the east, and zoned “A-2” agriculture to the south and west. The adjacent land uses are agricultural to the north, agriculture and residential to the south and west, and agricultural and a medical facility to the east. Section 20-5.2.2.2.c of the Unified Development Ordinance allows for a special use for animal hospitals, animal clinics and commercial kennels in the “A-2” Agriculture District provided that the following conditions are met: (1) the size of the lot is two or more acres, (2) the kennel is not located closer than 200 feet from any off-site residential building or 100 feet from any property line unless maintained within a completely enclosed building, and (3) no objectionable odors are noticeable beyond the lot line. The petitioners meet all the conditions to operate a commercial kennel. The dogs will be kept in an existing building and sleep in crates during the night. The proposed barn addition will be an indoor/outdoor “run building” which has a “dog door” for access to the fenced, outdoor exercise area. This business has already been in operation. According to the petition, the Kennel is operated only by the petitioners with the occasional hiring of temporary handlers when the petitioners are traveling for long periods of time. According to the petition, the parcel currently relies upon a private well and private septic system. The Health Department has determined that when water is utilized in the newly constructed kennel, a private onsite wastewater permit will be required for the construction of a new septic system to ensure proper animal waste disposal. Additionally, if the petitioner decides to use a separate water supply to serve the new building, a permit would be required for this as well. The subject parcel is located on N Route 91, a state highway. At the time of this report, the Illinois Department of Transportation has no comment on the special use request. According to the IDOT traffic map, there are approximately 1950 vehicle trips on this section of Route 91 in a 24-hour period. The petitioners utilize a shared drive with four neighboring homes, and the number of trips is not expected to change once the existing kennel is brought into conformance with the UDO. The Peoria County Land Use map designates this area as Urban. The uses allowed in the Urban Land Use Form include residential and commercial. The City of Peoria Future Land Use Plan map designates this area as Commercial, making the proposed use consistent with both the City of Peoria Future Land Use Plan map and the Peoria County Comprehensive Land Use Plan. The proposed special use is consistent with the Peoria County Smart Growth Strategy to generate economic opportunity and stability.

COUNTY BOARD GOALS:

 المستقبل صحي ونابط

STAFF RECOMMENDATION: Approval with restriction
1. Petitioners must obtain required permits from the Health Department to ensure proper waste disposal for the kennel.

ZBA RECOMMENDATION: Approval with restriction (5-0)

COMMITTEE ACTION:

PREPARED BY: Celía Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: January 18, 2019
<table>
<thead>
<tr>
<th><strong>DATE:</strong></th>
<th>January 2, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CASE/PETITIONER:</strong></td>
<td>005-19-U / George (Todd) Parmenter &amp; Pamala D. Parmenter /9631 N Rte. 91, Peoria 61615</td>
</tr>
<tr>
<td><strong>REQUEST:</strong></td>
<td>A Special Use as required in Section 20-5.2.2.2.c of the Unified Development Ordinance. This section allows for a special use for animal hospitals, animal clinics and commercial kennels. The petitioner proposes to operate a commercial kennel on a 7.763 acre parcel in the “A-2” Agriculture Zoning District.</td>
</tr>
<tr>
<td><strong>LOCATION:</strong></td>
<td>SW 1/4 of Section 35, Radnor Twp, N Rte. 91, Parcel ID #08-35-300-034</td>
</tr>
<tr>
<td><strong>LAND USE FORM:</strong></td>
<td>Urban, City of Peoria Land Use designation is Commercial</td>
</tr>
<tr>
<td><strong>CURRENT ZONING:</strong></td>
<td>“A-2” Agriculture</td>
</tr>
<tr>
<td><strong>PRESENT USE:</strong></td>
<td>Residential/Commercial</td>
</tr>
<tr>
<td><strong>SIZE OF SITE:</strong></td>
<td>7.763 Acres</td>
</tr>
</tbody>
</table>
| **SURROUNDING ZONING:** | North: City of Peoria  
East: “A-2” Agriculture, City of Peoria  
South and West: “A-2” Agriculture |
| **SURROUNDING LAND USES:** | North: Agriculture  
South and West: Agriculture/Residential  
East: Agriculture/Health Care Facility |
| **PUBLIC SERVICES:** | Fire: Dunlap  
Schools: Dunlap USD #323  
Water: Private Well  
Sewer: Private Septic |
| **TRANSPORTATION:** | Route 91, state highway |
| **PERTINENT ZONING CASES ON SITE:** | None |
| **PERTINENT ZONING CASES IN SURROUNDING AREA:** | #022-09-U |
| **PLANNING AND ZONING DEPARTMENT RECOMMENDATION:** | APPROVAL WITH RESTRICTIONS |
**CASE ANALYSIS**

**REQUEST AND LOCATION:** The petitioners, George Todd & Pamala D. Parmenter, request a special use for commercial kenneling, as a continuation of their commercial breeding operation of Brittany Hunting Dogs. The special use request is specific to permitting a dog breeding, training, kenneling and sales operation. The parcel is 7.763 acres and is located on N Route 91, in the southwest quarter of Section 35 in Radnor Township.

**PERTINENT ZONING CASES ONSITE:** None

**PERTINENT ZONING CASES IN SURROUNDING AREA:** Special use case #022-09-U requests a special use to construct a 13,000 square foot veterinary clinic and kennel on a 2 acre parcel in the “A-2” Agriculture zoning district. The parcel for case #022-09-U is on N Route 91, approximately 0.3 miles northeast of the subject case. On September 11, 2009, the Zoning Board of Appeals approved the petition with restrictions. The County Board approved the petition with restrictions on October 8, 2009.

**SURROUNDING ZONING AND LAND USE:** The subject area is 7.763 acres consisting of an existing residence, barn and orchard. The parcel is accessed by a driveway shared with the 3 neighboring existing dwellings. The parcel is zoned “A-2” Agriculture. Surrounding zoning is the City of Peoria to the north, “A-2” Agriculture and City of Peoria to the east, and “A-2” Agriculture to the south and west. The surrounding land use is Agriculture to the north, Agriculture and Residential to the south and west and Agriculture and a medical facility campus to the east across Route 91. While the current land use to the north is Agriculture, the City of Peoria’s future land use plans include commercial development. The petitioners’ site plan indicates that an addition will be built to the existing barn to accommodate the expanding kennel business. A field observation revealed no noticeable odors, noises or negative visual effects.

**TECHNICAL ADEQUACY:** Section 20-5.2.2.2.c of the Unified Development Ordinance allows for a special use for animal hospitals, animal clinics and commercial kennels in the “A-2” Agriculture District provided that the following conditions are met: (1) the size of the lot is two or more acres, (2) the kennel is not located closer than 200 feet from any off-site residential building or 100 feet from any property line unless maintained within a completely enclosed building, and (3) no objectionable odors are noticeable beyond the lot line. The petitioners meet all the conditions to operate a commercial kennel. The petitioners intend to operate a commercial kennel from the subject location. The petitioners’ business is Dogwood Brittanys, according to the website provided in the petition. According to the petition, breeding operations have already been in practice at the subject area and would benefit from an addition to the barn. The primary use of the subject area will be for breeding, training, and kenneling. According to the petitioners, all sales are made onsite directly to the purchaser or designated handler. The operation of a kennel is licensed and overseen through the Department of Agriculture. According to the petitioner, Dogwood Brittanys adheres to the requirements of the U.S. Department of Agriculture (USDA), the American Kennel Club (AKC) and the Illinois Department of Agriculture. The dogs will be kept in an existing building and sleep in crates during the night. The proposed barn addition will be an indoor/outdoor “run building” which has a “dog door” for access to the fenced, outdoor exercise area. The petitioners indicate that the number of dogs kenneled at the subject location at any one time varies depending on the litter sizes each year. According to the petitioners, average litter sizes include 6 to 7 puppies and the most active times of the year are the spring and summer. According to the petition, the proposed use is operated only by the petitioners with the occasional hiring of temporary handlers when the petitioners are traveling for long periods of time.

**ENVIRONMENTAL IMPACTS:** According to the petition, the development will be served by private well and private septic. According to the petition, the dogs are crated at night and spend time both indoors and outdoors during the day. The petitioners take the animals outside for training on their private property and any waste will be immediately cleaned-up. The Peoria County Health Department has indicated that at the time of review, no conditions were found that would cause the Department to recommend denial of the request. However, the Health Department has determined that when water is utilized in the newly constructed kennel, a private onsite
wastewater permit will be required for the construction of a septic system to ensure proper animal waste disposal. Additionally, if the petitioner decides to use a separate water supply to serve the new building, a permit would be required for this as well.

**Transportation Impacts:** The subject parcel is located on Route 91, a state highway. According to the petitioner's site plan, vehicles enter and exit the site at the existing drive off N Route 91. The IDOT traffic map indicates approximately 1950 vehicle trips along this portion of N Route 91 in a 24-hour period. The increase in vehicle trips as a result of meeting with potential buyers or handlers should create little to no impact on the surrounding transportation system above those of the permitted use. The petitioner has indicated that the special use will not generate more daily vehicle trips by customers, delivery persons, or employees in greater volumes than would normally be expected in the “A-2” zoning district. At the time of this report, the Illinois Department of Transportation has no comment on the special use request.

**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 Commercial, making the proposed use consistent with both the City of Peoria Future Land Use Plan map and the Peoria County Comprehensive Land Use Plan. The uses allowed in the Urban Land Use Form include residential and commercial. The Urban Land Use Form is the primary area of growth and development and typically offers a greater range of land uses than other forms. The vast majority of commercial development occurs in this Land Use Form. The subject proposal adds a new commercial use to the area. The use is supported by the Peoria County Smart Growth Strategy to generate economic opportunity and stability.

**Conclusions**

**Consistency with Adopted County Plan:** The special use request is for a commercial kennel. 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 residential uses. If approved, the proposal would bring an existing commercial kennel into conformance with the Unified Development Ordinance. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The petitioner has stated that Dogwood Brittanys attracts potential buyers from within the county and even out-of-state.

**Consistency with Community Character:** The area surrounding the subject parcel consists of agricultural, residential and commercial uses. The subject parcel contains a dwelling, barn, and orchard. The petition states that the kennel will be restricted to the enclosed indoor and outdoor areas of the property. There is one parcel approximately 0.3 miles northeast that had received special use approval for the construction of a veterinary clinic and kennel. The requested use varies from the immediately adjacent residential uses, but is consistent with the Commercial designation of the City of Peoria and the Urban Land Use designation of Peoria County. Existing and proposed commercial developments surround the subject area to the north, east and south.

**Minimizing Adverse Effects:** The continuation of the petitioners’ breeding operation plus the addition of an indoor/outdoor “run building” to the existing barn should not adversely affect surrounding uses. Any change to the to the transportation system should be minimal. The petitioner intends to utilize an existing lane to provide access to the kennel and there are no new access points along Route 91 proposed. A field inspection determined no noticeable odor, noise or negative visual effects from the existing kennel operation.

**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 operation of animal hospitals, animal clinics and commercial kennels in the “A-2” Agriculture 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 with the following restriction:

1. Petitioners must obtain required permits from the Health Department to ensure proper waste disposal for the kennel.

Respectfully submitted,

Celia Burke          Kathi Urban
Planner I            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, January 10, 2019, 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, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman
ABSENT: Linda O’Brien, Andrew Keyt, John Harms, Justin Brown,
STAFF: Kathi Urban – Director
Andrew Braun – Senior Planner
Celía Burke – Planner I
Corbin Bogle – Planner I
Alex Kurth – Civil Assistant State’s Attorney
Ellen Hanks - ZBA Administrative Assistant

Case No. 005-19-U at 10:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of TODD (GEORGE) & PAMELA PARMENTER, acting on their own behalf, A SPECIAL USE as required in Section 20-5.2.2.2.c of the Unified Development Ordinance. This section allows for a special use for animal hospitals, animal clinics and commercial kennels. The petitioner proposes to operate a commercial kennel on a 7.763 acre parcel in the “A-2” Agriculture Zoning District.

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 commercial kennel. 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 residential uses. If approved, the proposal would bring an existing commercial kennel into conformance with the Unified Development Ordinance. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. The petitioner has stated that Dogwood Brittanys attracts potential buyers from within the county and even out of state.

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, residential and commercial uses. The subject parcel contains a dwelling, barn, and orchard. The petition states that the
kennel will be restricted to the enclosed indoor and outdoor areas of the property. There is one parcel approximately 0.3 miles northeast that had received Special Use for the construction of a veterinary clinic and kennel. The requested use varies from the immediately adjacent residential uses, but is consistent with the Commercial designation of the City of Peoria and the Urban Land Use designation of Peoria County. Existing and proposed commercial developments surround the subject area to the north, east and south.

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 continuation of the petitioners’ breeding operation plus the addition of an indoor/outdoor “run building” to the existing barn should not adversely affect surrounding uses. Any change to the transportation system should be minimal. The petitioner intends to utilize an existing lane to provide access to the kennel and there are no new access points along Route 91 proposed. A field inspection determined no noticeable odor, noise or negative visual effects from the existing kennel operation.

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 operation of animal hospitals, animal clinics and commercial kennels in the “A-2” Agriculture 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 obtain all required permits from the Peoria City/County Health Department and Peoria County Planning & Zoning Department.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Mr. Bateman. Five affirmative votes; (5-0). A motion to approve the Special Use with restrictions was made by Mr. Bateman and seconded by Mr. Happ. A vote was taken and the motion was approved; (5-0).

Meeting adjourned 3:46 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 George (Todd) Parmenter & Pamala D. Parmenter

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 animal hospitals, animal clinics and commercial kennels in the A-2 Agriculture District; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on January 10, 2019 in Case No. 005-19-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 January 10, 2019, and voted to recommend approval of the Special Use with restriction; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on January 29, 2019 to consider the ZBA’s recommendation, and voted to approve the Special Use with restriction.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 005-19-U is hereby approved with the following restriction:

1. Petitioners must obtain required permits from the Health Department to ensure proper waste disposal for the kennel.

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  AMOUNT: N/A
MEETING DATE: January 29, 2019

ISSUE: ZBA Case #007-19-U. A Special Use request from Section 20-5.8.2.1.n.1 of the Unified Development Ordinance, which allows for a Tavern, not exceeding a floor area of five thousand (5,000) square feet, if located closer than five hundred (500) feet from any residential district, religious institutions, or school in the "C-2" General Commercial Zoning District. The petitioner proposes to bring a tavern located closer than five hundred (500) feet from any residential district, into compliance with the Unified Development Ordinance.

BACKGROUND/DISCUSSION: This case is in District #7, which is county board member James Dillon’s district. The petitioner, Steve Durdel, requests a special use to bring an existing tavern into compliance with the Peoria County Unified Development Ordinance (UDO). According to the petitioner, a tavern has operated from the property since at least the 1930s. The parcel is located at 4215 W. Southport Rd. in the NW 1/4 of Section 36, Kickapoo Township. There are 0 consents and 0 objections on file. The tavern is currently permitted as a nonconforming use, NCU #432. The Peoria County UDO states the use cannot be expanded or enlarged by additions to the structure unless it is brought into conformance. The subject parcel consists of a tavern and is currently zoned “C-2” General Commercial. Surrounding properties are zoned “C-2” to the north, “R-2” Medium Density Residential to the east and south and “A-2” Agricultural to the west. There are several commercial uses and an industrial use in the immediate and surrounding area. The proposed use is consistent with nearby commercial and industrial uses. Section 20-5.8.2.1.n.1 of the Peoria County UDO allows for a special use to operate a tavern, not exceeding a floor area of 5,000 square feet, if located closer than 500 feet from any residential district, institution, or school in the “C-2” district. The existing tavern is approximately 2,976 square feet and is closer than 500 feet from a residential district and a place of worship. According to the petition, the existing hours of the tavern are 10 AM – 2 AM Sunday through Saturday. The petitioner indicates the tavern has three employees who work separate shifts. Food is served twice per week on Thursday and Friday nights and indoor entertainment is provided twice per month. According to the Peoria County Clerk, the tavern currently has a Class A liquor license with a Subclass 1 and a Subclass 2 license under liquor license #20180043. Improvements to the parcel would be required to comply with Section 20-7.14 Floodplain Regulations of the UDO. The parcel has access from Southport Road, a state highway. According to the 2017 IDOT traffic map there are an average of 1,700 vehicle trips in a 24-hour period along this portion of Southport Road. As the tavern is currently operating, approval of the special use is not expected to cause an increase in traffic. Section 20-7.7 of the Peoria County UDO indicates a 2,976 square foot tavern would require 30 parking spaces, including 2 handicapped spaces. Based on the size of the required spaces and aisles identified in this section, the exiting lot could hold approximately 28 cars, including 2 handicapped spaces. The petition indicates that the lot is rarely full. The Peoria County Highway Department defers to IDOT. No comments were received from IDOT. According to the petition, the parcel is served by public water and sewer. At the time of the review no conditions were found that would cause the Health Department to recommend denial of the request. The Future Land Use Form map designates this area as Agriculture, Environmental Corridor, Rural, and Unincorporated Center. The tavern building lies fully within the Unincorporated Center Land Use Form. Residential is the predominate land use in the Unincorporated Center but is balanced with small commercial uses that serve the specific neighborhood. A recommended land use in this form is Neighborhood Commercial. The petitioner intends to continue operating a 2,976 square foot tavern on a parcel that has served as a tavern for many years. The parcel lies within the Environmental Corridor Land Use Form due to its location within the special flood hazard area. While the use is not consistent with the Agriculture Land Use Form, Agriculture only covers a small portion of the parcel. The request is consistent with the Peoria County Comprehensive Land Use Plan Smart Growth Principle of attracting, retaining, and expanding businesses locally to ensure a solid tax base. The Peoria County Growth Strategies support the proposed use which will provide an economic opportunity for the petitioner. The proposal is consistent with the Peoria County Comprehensive Land Use Plan Smart Growth Principle that development decisions are based on a thorough and sound evaluation of financial sustainability. The positive returns in the fiscal calculator indicate the proposed special use is a sound financial decision for Peoria County.

COUNTY BOARD GOALS: Healthy Vibrant Communities

STAFF RECOMMENDATION: Approval
ZBA RECOMMENDATION: Approval (5-0)

COMMITTEE ACTION:
PREPARED BY: Corbin Bogle, Planner I
DEPARTMENT: Planning & Zoning
DATE: January 18, 2019
REPORT TO THE ZONING BOARD OF APPEALS FOR THE JANUARY 10, 2019 PUBLIC HEARING

**DATE:** December 31, 2018

**CASE/PETITIONER:** 007-19-U / Steve Durdel (*Massey Rentals, Inc.* & *Joseph G. Abraham & Sons Amusement, Inc.*, owners) / 1524 W. Daytona Peoria, IL 61615

**REQUEST:** A Special Use request from Section 20-5.8.2.1.n.1 of the Unified Development Ordinance, which allows for a Tavern, not exceeding a floor area of five thousand (5,000) square feet, if located closer than five hundred (500) feet from any residential district, religious institutions, or school in the "C-2" General Commercial Zoning District. The petitioner proposes to bring a tavern located closer than five hundred (500) feet from any residential district, into compliance with the Unified Development Ordinance.

**LOCATION:** A part of the NW 1/4 of Section 36, Kickapoo Township / 4215 W. Southport Rd., Peoria, IL 61604 / Parcel ID 13-36-152-005

**LAND USE FORM:** Agriculture, Environmental Corridor, Rural, Unincorporated Center

**EXISTING ZONING:** “C-2” General Commercial

**PRESENT USE:** Tavern

**SIZE OF SITE:** 0.5 acres

**SURROUNDING ZONING:**

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<tr>
<td>North</td>
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<tr>
<td>East, South</td>
<td>“R-2” Medium Density Residential</td>
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<tr>
<td>West</td>
<td>“A-2” Agricultural</td>
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**SURROUNDING LAND USES:**

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<th>Direction</th>
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<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>Vacant, Parking, Place of worship</td>
</tr>
<tr>
<td>West</td>
<td>Railroad tracks</td>
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</tbody>
</table>

**PUBLIC SERVICES:**

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<td>Limestone FPD</td>
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<tr>
<td>School</td>
<td>Pleasant Valley GSD #62, Limestone HSD #310</td>
</tr>
<tr>
<td>Sewer</td>
<td>Public</td>
</tr>
<tr>
<td>Water</td>
<td>Public</td>
</tr>
</tbody>
</table>

**TRANSPORTATION:** Southport Rd., state highway

**PERTINENT ZONING CASE(S) ON SITE:** NCU #432

**PERTINENT ZONING CASE(S) IN SURROUNDING AREA:** None

**PLANNING AND ZONING DEPARTMENT RECOMMENDATION:** APPROVAL
CASE ANALYSIS

REQUEST AND LOCATION:
The petitioner, Steve Durdel, requests a special use to bring an existing tavern into compliance with the Peoria County Unified Development Ordinance (UDO). The tavern is located less than 500 feet to a residential district and a place of worship. According to the petitioner, a tavern has operated from the property since at least the 1930s. The parcel is located at 4215 W. Southport Rd. in the NW 1/4 of Section 36, Kickapoo Township.

PERTINENT ZONING CASE(S) ON SITE:
Nonconforming use permit NCU #432 was granted October 2002 for use of a tavern. The NCU was granted for the subject parcel and the adjacent parcel to the south. According to the Supervisor of Assessments the existing building was constructed in 1945. Under the regulations of the Peoria County UDO, the use cannot be expanded or enlarged by additions to the structure unless it is brought into conformance with the UDO.

PERTINENT CASES IN SURROUNDING AREA:
None

SURROUNDING ZONING AND LAND USE:
The subject parcel consists of a tavern. According to the Supervisor of Assessments, the building contains approximately 2,976 square feet. According to the petitioner, the property has operated as a tavern since at least the 1930s. The parcel is currently zoned “C-2” General Commercial. Surrounding properties are zoned “C-2” to the north, “R-2” Medium Density Residential to the east and south, and “A-2” Agricultural to the west. According to the petitioner, the property to the north contains a commercial meat packing facility. It serves as a location for Pottstown Meat and Deli. To the east lies a vacant parcel. To the southeast lies a church. The property directly south of the subject parcel is vacant and is used as parking by the existing tavern. To the west, across Southport Road are railroad tracks. Other commercial uses in the area include a canine obedience training club approximately 108 feet to the north, and an auto repair business, approximately 285 feet to the south. A Peoria Disposal Company landfill is further to the north, along Southport Road. In addition to the adjacent property, four other adjacent residential parcels to the east are vacant. The proposed use is consistent with nearby commercial and industrial uses. While the use is not consistent with the residential properties to the east, they are vacant.

TECHNICAL ADEQUACY
Section 20-5.8.2.1.n.1 of the Peoria County UDO allows for a special use to operate a tavern, not exceeding a floor area of 5,000 square feet, if located closer than 500 feet from any residential district, religious institution or school in the "C-2" General Commercial zoning district. The petitioner proposes to bring an existing tavern into compliance with the UDO. The existing tavern is approximately 2,976 square feet. However, it lies adjacent to several residential districts, including one containing a place of worship. This church lies approximately 228 feet southeast of the tavern. The closest residential district is approximately 40.5 feet south of the tavern on an adjacent parcel. The tavern has been permitted to operate from the property under non-conforming use permit NCU #432 since October of 2002. Section 20-9.1.3 of the UDO states that a “… nonconforming use shall not be expanded, nor shall the nonconforming use be enlarged by additions to the structure in which the nonconforming use is located or the occupation of additional lands, unless its nonconforming status is removed…” The petitioner indicates that he wishes to complete improvements to the property, including obtaining a permit for a deck which has already been constructed.
According to the petition, the existing hours of the tavern are 10 AM – 2 AM Sunday through Saturday. The petitioner indicates the tavern has three employees who work separate shifts. Food is served twice per week on Thursday and Friday nights. According to the petitioner, the tavern provides indoor entertainment twice per month. The petitioner indicates that the current liquor license allows for indoor entertainment. According to the Peoria County Clerk, the tavern currently has a Class A liquor license with a Subclass 1 and a Subclass 2 license under liquor license #20180043. Article II, Section 3-19 of the Peoria County Code indicates that Class A licenses shall authorize the sale of alcoholic liquors on the premises of any tavern for consumption on the premises as well as other retail sales of such liquor. Subclass licenses are defined in Article II, Section 3-21 of the Peoria County Code. Subclass 1 licenses authorize the performance of live entertainment, DJs, and karaoke on the premises. Subclass 2 licenses authorize the retail sale of alcoholic liquor and performance of live entertainment, DJs, and karaoke in an outdoor beer garden or café adjacent to the premises. The subject parcel is in a special flood hazard area. Improvements to the parcel would be required to comply with Section 20-7.14 Floodplain Regulations of the UDO.

**Environmental Impacts:**
According to the petition, the parcel is served by public water and sewer. At the time of the review no conditions were found that would cause the Health Department to recommend denial of the request.

**Transportation Impacts:**
The parcel has access from Southport Road, a state highway. According to the Institute of Transportation Engineers Trip Generation Manual 8th Edition a drinking place generates on average 15.49 average vehicle trip ends on a weekday during the peak P.M. hour per 1,000 sq. ft. of gross floor area. The tavern area is approximately 2,976 square feet. The proposed use can expect to generate during the weekday peak P.M. hour of operation 46 vehicle trips (combined in and out trips). Weekend estimate was not available. According to the 2017 IDOT traffic map there are an average of 1,700 vehicle trips in a 24-hour period along this portion of Southport Road. As the tavern is currently operating, approval of the special use is not expected to cause an increase in traffic. The Peoria County Highway Department defers to IDOT. At the time of this report, no comments were received from IDOT. According to the petition, the tavern has three employees, each working a different shift. Section 20-7.7 of the Peoria County UDO indicates a 2,976 square foot tavern would require 30 parking spaces, including 2 handicapped spaces. Spaces are required to be 9 feet wide and 18.5 feet long. Handicapped spaces are required to be 16 feet wide and 18.5 feet long. According to the petitioner's site plan parking is accommodated by an off-street parking lot. Based on the size of the required parking spaces and aisles identified in Section 20-7.7.3 of the Peoria County UDO, the existing lot could hold approximately 28 cars, including 2 handicapped spaces. The petition indicates that the capacity of the parking lot is greater than the capacity of the building and that the lot is rarely full.

**Land Use Form, Peoria County Growth Strategy, & Economic Model:**
The Future Land Use Form map in the Peoria County Comprehensive Land Use Plan designates this area as Agriculture, Environmental Corridor, Rural, and Unincorporated Center. The tavern building lies fully within the Unincorporated Center Land Use Form. Residential is the predominate land use in the Unincorporated Center but is balanced with small commercial uses that serve the specific neighborhood. A recommended land use in this form is Neighborhood Commercial. Neighborhood Commercial uses are low-intensity with small footprints that offer services to the neighborhood. The petitioner intends to continue operating a 2,976 square foot tavern on a parcel that has served as a tavern for many years. The parcel lies within the Environmental Corridor Land Use Form due to its location within the special flood hazard area. While the use is not consistent with the Agriculture Land Use Form, Agriculture only covers a small portion of the western portion of the parcel. The request is consistent with the Peoria County
Comprehensive Land Use Plan Smart Growth Principle of attracting, retaining, and expanding businesses locally to ensure a solid tax base. Approval of the request would bring the existing tavern into compliance with the UDO, allowing improvements to be made, or for the use to expand in the future, if desired. The Peoria County Growth Strategies support the proposed use. The proposed special use will allow the existing structure to continue to operate as a tavern and will continue to provide an economic opportunity for the petitioner.

The Peoria County Comprehensive Plan includes a calculator which projects the fiscal impact of development proposals on various Peoria County taxing bodies. The petitioner estimates the anticipated fair market value of the property is $65,000 and estimates $75,000 of annual sales last year. Based on these numbers, the existing business adds an annual tax surplus of $399 for Peoria County. Pleasant Valley GSD #62 gains a tax surplus of $609. Limestone HSD #310 gains a tax surplus of $451. The Limestone Fire Protection District gains a tax surplus of $16. The Greater Peoria Sanitary District sees a loss of $52. The proposal is consistent with the Peoria County Comprehensive Land Use Plan Smart Growth Principle that development decisions are based on a thorough and sound evaluation of financial sustainability. The positive returns in the fiscal calculator indicate the proposed special use is a sound financial decision for Peoria County.

C O N C L U S I O N S

C ONSISTENCY WITH ADOPTED COUNTY PLAN:
The special use request is consistent with the Peoria County Comprehensive Land Use Plan. The Future Land Use Form map designates this area as Unincorporated Center. This Land Use Form is characterized as residential with small commercial uses that serve the specific neighborhood. The request would bring an existing tavern into compliance with the UDO. The special use request is consistent with the Peoria County Comprehensive Land Use Plan Smart Growth Principle of attracting, retaining, and expanding businesses locally to ensure a solid tax base. The request would allow the improvements to be made or for the tavern to expand in the future, if desired. The use is consistent with the Smart Growth Principle that development is financially balanced. The fiscal calculator used to evaluate development indicates the proposed use will result in positive returns for the County. The request is also consistent with the Peoria County Growth Strategy to generate economic opportunity. The request will bring an existing business into compliance with the UDO.

C ONSISTENCY WITH COMMUNITY CHARACTER:
The subject parcel is located on Southport Road. Uses on adjacent parcels consist of a commercial meat packing facility, vacant parcels, a parking lot, a church, and railroad tracks. The proposed use is consistent with other nearby commercial uses, including an obedience training club and a car repair business. Furthermore, the subject parcel has a long history of use as a tavern. Approval of the request would bring an existing tavern into compliance with the UDO.

MINIMIZING ADVERSE EFFECTS:
The request will bring an existing tavern into conformance with the UDO. According to the petitioner, the property has operated as a tavern since at least the 1930s. The petitioner has indicated that the existing parking lot is rarely full and holds more cars than the occupancy of the building. It is anticipated the use will not alter the transportation system.

P RESENCE OF N ATURAL/HISTORICAL R ESOURCES:
There is no known presence of natural or historical resources.
COMPLIANCE WITH ADDITIONAL STANDARDS:
Liquor license #20180043 was granted June 29, 2018 for Class A, Subclass 1, and Subclass 2 licenses. If granted, the use would be in conformance with the use standards of the UDO.
RECOMMENDATION

Based on the above information, the Department recommends approval:

Respectfully submitted,

Corbin Bogle
Planner I

Kathi Urban
Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, January 10, 2019, 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, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Linda O’Brien, Andrew Keyt, John Harms, Justin Brown,

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

Case No. 007-19-U at 11:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of STEVE DURDEL, acting on behalf of MASSEY RENTALS, INC. (A Corporation – Randy Massey – President & Lisa Massey – Secretary, both of 14120 W. Riekena Rd., Hanna City, IL 61536) & JOSEPH ABRAHAM & SONS AMUSEMENTS, INC. (A Corporation – Joseph G. Abraham Jr. – President/Secretary, of 3012 S. Cramer Rd., Trivoli, IL 61569), a SPECIAL USE request from Section 20-5.8.2.1.n.1 of the Unified Development Ordinance, which allows for a Tavern, not exceeding a floor area of five thousand (5,000) square feet, if located closer than five hundred (500) feet from any residential district, religious institutions, or school in the "C-2" General Commercial Zoning District. The petitioner proposes to bring a tavern located closer than five hundred (500) feet from any residential district, into compliance with the Unified Development Ordinance.

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 consistent with the Peoria County Comprehensive Land Use Plan. The Future Land Use Form Map designates this area as Unincorporated Center. This Land Use Form is characterized as residential with small commercial uses that serve the specific neighborhood. The request would bring an existing tavern into compliance with the UDO. The Special Use request is consistent with the Peoria County Comprehensive Land Use Plan Smart Growth Principle of attracting, retaining, and expanding businesses locally to ensure a solid tax base. The request would allow the improvements to be made or for the tavern to expand in the future, if desired. The use is consistent with the Smart Growth Principle that development is financially balanced. The fiscal calculator used to evaluate development
indicates the proposed use will result in positive returns for the county. The request is also consistent with the Peoria County Growth Strategy to generate economic opportunity. The request will bring an existing business into compliance with the UDO.

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 subject parcel is located on Southport Road. Uses on adjacent parcels consist of a commercial meat packing facility, vacant parcels, a parking lot, a church, and railroad tracks. The proposed use is consistent with other nearby commercial uses, including an obedience training club and a car repair business. Furthermore, the subject parcel has a long history of use as a tavern. Approval of the request would bring an existing tavern into compliance with the UDO.

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 will bring an existing tavern into conformance with the UDO. According to the petitioner, the property has operated as a tavern since at least the 1930’s. The petitioner has indicated that the existing parking lot is rarely full and holds more cars than the occupancy of the building. It is anticipated the use will not alter the transportation system.

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
   • There is no known presence of 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.
   • Liquor License #20180043 was granted June 29, 2018 for Class A, Subclass 1, and Subclass 2 licenses. If granted, the use would be in conformance with the use standards of the UDO.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Mr. Bateman. Five affirmative votes; (5-0). A motion to approve the Special Use with restrictions was made by Mr. Fletcher and seconded by Mr. Unes. A vote was taken and the motion was approved; (5-0).

Meeting adjourned 3:46 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:


ORDINANCE

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 to allow for the use of a tavern, not exceeding a floor area of 5,000 square feet, if located closer than 500 feet from any residential district, religious institution, or school in the "C-2" General Commercial zoning district.; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on January 10, 2019 in Case No. 007-19-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 January 10, 2019, 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 January 29, 2019 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. 007-19-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
MEETING DATE: January 29, 2019
LINE ITEM: N/A
AMOUNT: N/A

ISSUE: Zoning Case #008-19-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 #14, which is county board member Brian Elsasser’s district. The petitioner, SolAmerica Energy, LLC, requests a special use for a 2 MW Solar Energy Generation Facility in the “A-2” Agriculture zoning district. The 17.9 acres of a 113.5-acre parcel is located on W Truitt Rd. in the NW ¼ of Section 20 in Hallock Township. Ameren’s Edelstein-212 Substation is approximately 0.8 miles east from the site and the estimated cost of interconnection is $2 million. There is 1 consent and 4 objections on file. The distance from the array to the nearest single-family dwelling is approximately 0.4 miles north. The parcel and surrounding zoning is “A-2” Agriculture to the north, south and east and “A-1” Agricultural Preservation to the west. The facility will operate quietly and not exceed 40 to 60 decibels, which is just above conversational talking volume. 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 an 8 foot high security fence, which will include a lock box 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 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 208.8 out of 300, a medium rating for agriculture protection. An EcoCAT 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. There is no need for a well or private wastewater disposal system. The Health Department found no conditions in this petition that would cause them to recommend denial. The impact to the transportation system is limited. The site is located on W Truitt Rd., a county primary highway. The greatest traffic impact will be during the 12 to 16 week construction phase with a potential increase of up to 6 vehicle visits per weekday. 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 7-10 maintenance trips a year. The Peoria County Highway Department has no objections but requires the property owner meet with their staff for an access permit before access to the subject parcel is granted. The Peoria County Future Land Use Form Map designates this area as Agriculture. 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 southern 17.9 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.

ZBA RECOMMENDATION: Approval with restrictions (5-0)

COMMITTEE ACTION:

PREPARED BY: Celia Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: January 18, 2019
REPORT TO THE ZONING BOARD OF APPEALS FOR THE JANUARY 10, 2019 PUBLIC HEARING

**DATE:** January 2, 2019

**CASE/PETITIONER:** 008-19-U / SolAmerica Energy, LLC / 1819 Peachtree Rd., Suite 100, Atlanta, GA 30309 (owners, William Longcor, Judith Longcor, and William C/Judith L Longcor Trust, P.O. Box 616, Milford, IN 46542)

**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 20, Hallock Twp., Parcel ID #04-20-100-006

**LAND USE FORM:** Agriculture  
**CURRENT ZONING:** “A-2” Agriculture  
**PRESENT USE:** Agriculture  
**SIZE OF SITE:** 113.5 acres

**SURROUNDING ZONING:**  
North, South and East: “A-2” Agriculture  
West: “A-1” Agricultural Preservation

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

**PUBLIC SERVICES:**  
Fire: Chillicothe  
Schools: Princeville #326  
Water: None existing or requested  
Sewer: None existing or requested

**TRANSPORTATION:** W Truitt Rd., county primary highway

**PERTINENT ZONING CASES ON SITE:** None

**PERTINENT ZONING CASES IN SURROUNDING AREA:** Special use cases #052-18-U and #083-18-U

**PLANNING AND ZONING DEPARTMENT RECOMMENDATION:** APPROVAL WITH RESTRICTIONS
REQUEST AND LOCATION: The petitioner, SolAmerica Energy, LLC, requests a special use for a Solar Energy Generation Facility in the “A-2” Agriculture zoning district. The applicant proposes to develop a 2 megawatt (MW) Solar Energy Generation Facility. The parcel is adjacent to W Truitt Rd. to the north and is located in the northwest quarter of Section 20 in Hallock 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. According to the petitioner, the panels will rotate to track the sun east to west. The solar panels will be designed with an anti-reflective coating to reduce glare. The project area will consist of approximately 17.9 acres of a 113.5 acre parcel. 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 #052-18-U, filed by FFP IL Community Solar, LLC, requests a special use to develop a 4 megawatt (MW) solar energy generation facility in the “A-1” Agricultural Preservation zoning district. The proposed equipment requires approximately 31.4 acres of the 40 acre parcel. The parcel for case #052-18-U is on Route 40, approximately a half mile west of the subject case. On June 12, 2018, the Zoning Board of Appeals approved the petition with restrictions. The County Board approved the petition with restrictions on August 9, 2018.

Special use case #083-18-U, filed by Illinois PV Peoria 3, LLC, requests a special use to develop a 4 megawatt (MW) solar energy generation facility in the “A-2” Agriculture zoning district. The proposed equipment requires approximately 19.8 acres of the 80-acre parcel. The parcel for case #083-18-U is on Truitt Rd., and approximately 0.8 miles northeast of the subject case. On December 13, 2018, the Zoning Board of Appeals approved the petition with restrictions. The Peoria County Board will hear the case on January 10, 2019.

Surrounding Zoning and Land Use: The subject area is 17.9 acres of a 113.5 acre parcel consisting of cropland. According to the petitioner, the designated point of interconnection is Ameren’s Edelstein-212 substation, approximately 0.8 miles east from the project site. The estimated cost of interconnection for the site is $2 million. The parcel is zoned “A-2” Agriculture. Surrounding zoning is “A-2” Agriculture to the north, south and east, and “A-1” Agricultural Preservation to the west. The surrounding land use is Agriculture and Residential to the north and Agriculture to the south, east and west. According to the petitioner’s site plan, the closest residence to the solar equipment is 0.4 miles to the north. 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 is met according to the site plan. The petitioner’s site plan also indicates that the southernmost area of the parcel will contain the arrays. 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 40 to 60 decibels, which is just above conversational talking volume. 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 20-5.2.2.2.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,
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 Peoria County primary highway is 140 feet from the center of 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 0.4 miles north 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 10 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 8 feet and will have 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 indicating the Edelstein-212 substation, 0.4 miles east, as the point of interconnection. The DER Analysis Worksheet for the site indicates that the estimated cost of interconnection is $2 million. This factors in the potential installation overload of a 750 CU cable for another proposed site. Because larger cable sizes are not available, in this case another feeder position must be created and extended to serve one of the earlier and more cost-efficient applications in the queue. The cost also accounts for interconnection facilities. The worksheet indicates that this site is eighth in the queue for Edelstein-212 and assumes that all other projects in the queue are constructed prior to this site. 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 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 86.2 out of 100 for the agland evaluation, and 122.6 out of 200 for the site assessment component of the LESA. The overall LESA score was 208.8 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 of this request, there were no comments from the Health Department.

**TRANSPORTATION IMPACTS:** The subject parcel is located at W. Truitt Rd., which is a Peoria County primary highway. The proposed access road is off of W Truitt Rd. and will serve as the singular entrance and exit from the facility. According to the IDOT traffic map there are approximately 1150 vehicle trips in a 24-hour period along this portion of W Truitt Rd. According to the County Highway Engineer, the truck weight limit is 80,000 pounds this road. At this time, the Peoria County Highway Department has no objections but requires the property owner meet with their staff for an access permit before access to the subject parcel is granted. 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 12 to 16 week construction phase with a potential increase of up to 6 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 seven to ten 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 Agriculture. The primary uses in the Agriculture Land Use Form include 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 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. The use agrees with the Agriculture Preservation theme of the County Land Use Plan. 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 2 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture. The use is consistent with the Agriculture Land Use Form described in the Peoria County Comprehensive Land Use Plan, which allows for agriculture and open space. While the use is not agricultural or residential, it will not disrupt surrounding farming activity, and is designed to have minimal impact on 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 the project will create approximately 40 jobs during construction.

CONSISTENCY WITH COMMUNITY CHARACTER: The uses in the surrounding area are agriculture and residential. 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 nearest substation is approximately 0.8 miles east of 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 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 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 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 southern 17.9 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.

Respectfully submitted,

Celia Burke  
Planner I

Kathi Urban  
Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, January 10, 2019, 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, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Linda O’Brien, Andrew Keyt, John Harms, Justin Brown,

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

Case No. 008-19-U at 1:30 p.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of SOLAMERICA ENERGY, LLC (A Business – George Mori: President, R. Stanley Allen: Executive Chairman, Pete Corbett: Senior Vice President of Engineering & Construction, Leland Shuman: Senior Vice President of Finance & Development, Tully Blalock: Vice President; all of 1819 Peachtree Rd., Suite 100, Atlanta, GA 30309; and John Buffington – Vice President, of 1 N. State St., Suite 1500, Chicago, IL 60602), acting on behalf of WILLIAM LONGCOR, JUDITH LONGCOR, and the WILLIAM C. & JUDITH L. LONGCOR 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 2 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture. The use is consistent with the Agriculture Land Use Form described in the Peoria County Comprehensive Land Use Plan, which allows for agriculture and open space. While the use is not agricultural or residential, it will not disrupt surrounding farming activity, and is designed to have minimal impact on 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 the project will create approximately 40 jobs during construction.

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 and residential. 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 nearest substation is approximately 0.8 miles east of 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 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 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 8 foot tall perimeter fence. The use does not produce dust or odor, 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.

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 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 an 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.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Mr. Bateman. Five affirmative votes; (5-0). A motion to approve the Special Use with restrictions
was made by Mr. Bateman and seconded by Mr. Happ. A vote was taken and the motion was approved; (5-0).

Meeting adjourned 3:46 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 SolAmerica Energy, 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 January 10, 2019 in Case No. 008-19-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 January 10, 2019, 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 January 29, 2019 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. 008-19-U is hereby approved with the following restrictions:

1. The use is restricted to the southern 17.9 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.

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
BACKGROUND/DISCUSSION: This case is in District #14, which is county board member Brian Elsasser’s district. The petitioner, Chillicothe Solar 1, LLC, requests a special use for a 2 MW Solar Energy Generation Facility in the “A-2” Agriculture and “I-2” Heavy Industrial zoning districts. The project area consists of 12 acres spanning across two parcels which total 66.982 acres. The project area is located on N. Old Galena Rd. in the NW ¼ of Section 11 in Medina Township. Ameren’s Allen Substation is approximately 5.1 miles southwest from the site and the estimated cost of interconnection is $515,000. There is 1 consent and 0 objections on file. The distance from the array to the nearest single-family dwelling is approximately 262 feet to the west. The parcel and surrounding zoning is “A-2” Agriculture to the north and west, “A-2” Agriculture and “I-2” Heavy Industrial to the east, and “I-2” Heavy Industrial to the south. The facility’s inverter and transformers create noise when operating during the day but not at night. According to the petitioner, at 25 feet away from the equipment, the loudest sound would be less than 50 decibels, which is similar to the volume of a normal conversation. The petitioner expects negligible impact to any nearby properties. The panels will rotate to track the sun, reaching a maximum height of 8 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 7-foot high security fence, which will include a lock box 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 and “I-2” Heavy Industrial zoning districts, 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 168.8 out of 300, a low rating for agriculture protection. An EcoCAT 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. There is no need for a well or private wastewater disposal system. The Health Department found no conditions in this petition that would cause them to recommend denial. The impact to the transportation system is limited. The site is located on N. Old Galena Rd., a county primary highway. On the parcel adjacent to the south, there is an existing gravel access road off N. Old Galena Rd. which has been proposed as the singular entrance and exit for the subject area. However, according to the petitioner, there is no known easement for ingress/egress to the proposed development at this time. The greatest traffic impact will be during the 4 to 6 month construction phase with a potential increase of up to 1 to 2 vehicle visits per weekday. 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 1 to 2 maintenance trips a year. The Peoria County Highway Department has no objections but requires the property owner meet with their staff for an access permit before access to the subject parcel is granted. The Peoria County Future Land Use Form Map designates this area as Agriculture. 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 28.8 acres of the project area, as identified in the petitioner’s legal description.
2. An easement from Mossville Land Investments, LLC, up to and including parcel #09-11-100-009, shall be required to grant Chillicothe Solar 1, LLC usage of an existing ingress/egress access drive to the 2 megawatt (MW) Solar Energy Generation Facility.
3. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
4. 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.
5. 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.
6. The applicant must attain all required overweight & access permits from the Peoria County Highway Department.
7. 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.
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 (5-0)

COMMITTEE ACTION:

PREPARED BY: Celia Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: January 18, 2019
DATE: January 2, 2019
CASE/PETITIONER: 009-19-U / Chillicothe Solar 1, LLC/ 1 N. State Street, Suite 1500, Chicago, IL 60602
(Owner, Mossville Land Investments, LLC., 25130 Schuck Rd., Washington, IL 61571)

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. Also, A Special Use request from 20-5.11.2.2.m of the Unified Development Ordinance. This section allows for a special use in the “I-2” Heavy Industrial 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 11, Medina Twp., Parcel ID# 09-11-100-007 & 09-11-100-008

LAND USE FORM: Agriculture
CURRENT ZONING: “A-2” Agriculture, “I-2” Heavy Industrial
PRESENT USE: Agriculture/Industrial/Utility
SIZE OF SITE: 28.8 acres

SURROUNDING ZONING: North & West: “A-2” Agriculture
East: “A-2” Agriculture/ “I-2” Heavy Industrial
South: “I-2” Heavy Industrial

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

PUBLIC SERVICES: Fire: Chillicothe
Schools: IVC #321
Water: None existing or requested
Sewer: None existing or requested

TRANSPORTATION: Old Galena Rd., Peoria County primary highway

PERTINENT ZONING CASES ON SITE: None


PLANNING AND ZONING DEPARTMENT RECOMMENDATION: APPROVAL WITH RESTRICTIONS
CASE ANALYSIS

REQUEST AND LOCATION: The petitioner, Chillicothe Solar 1, LLC, requests a special use for a Solar Energy Generation Facility in the “A-2” Agriculture zoning district and the “I-2” Heavy Industrial zoning district. The applicant proposes to develop a 2 megawatt (MW) Solar Energy Generation Facility. The parcels are located on the east side of N. Old Galena Rd. in the northwest quarter of Section 11 in Medina 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 panels 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 span across 12 acres of two parcels which total 66.982 acres. The petitioners have leased approximately 28.8 acres. The electricity will be transferred to the utility provider, Ameren Illinois, through the Allen Substation, 5.1 miles southwest from the facility equipment. The overhead electrical lines on the two parcels will serve as interconnection for Ameren distribution lines along N Old Galena Rd. 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 20 to 40 years.

PERTINENT ZONING CASES ON SITE: None

PERTINENT ZONING CASES IN SURROUNDING AREA: Special use case #025-18-U filed by FFP Community Solar, LLC is a request to develop a 2 MW Solar Energy Generation Facility in the “A-2” Agriculture zoning district. The solar equipment will utilize the northerly 16.72 acres of an 80 acre parcel. The parcel for case #025-18-U is on Cloverdale Rd., approximately 2.7 miles northeast of the subject case. On May 9, 2018, the Zoning Board of Appeals recommended approval with restrictions, and on June 14, 2018 the County Board approved the request with restrictions.

Special use case #026-18-U filed by FFP Community Solar, LLC is a request to develop a 2 MW Solar Energy Generation Facility in the “A-2” Agriculture zoning district. The proposed site for case #026-18-U is on E. Rome Rd., approximately 1.3 miles northeast of the subject case and will utilize approximately 15.81 acres of a 38.12 acre parcel. On May 9, 2018 the Zoning Board of Appeals recommended approval with restrictions, and on June 14, 2018 the County Board approved the request with restrictions.

Special use case #042-18-U filed by FFP Community Solar, LLC is a request to develop a 2 MW Solar Energy Generation Facility in the “A-2” Agriculture zoning district. The solar equipment utilizes approximately 19.447 acres of the 80 acre parcel and is located approximately 2.8 miles northeast of the subject parcel. On June 14, 2018, the Zoning Board of Appeals recommended approval with restrictions and on July 12, 2018 the County Board approved the request with restrictions.

Special use case #49-18-U filed by Hallock Solar, LLC is a request to develop a 2 MW Solar Energy Generation Facility in the "A-2" Agriculture zoning district. The solar equipment utilizes 20 acres of a 97.336 acre parcel and is located approximately 2.2 miles north of the subject parcel. On July 12, 2018, the Zoning Board of Appeals recommended approval with restrictions and on August 9, 2018 the County Board approved the request with restrictions.

Special use case #72-18-U filed by AES DE DevCo NC, LLC is a request to develop two (2) co-located 2 MW Solar Energy Generation Facilities in the "A-2" Agriculture zoning district. The solar equipment utilizes 40 acres of a 78.37 acre parcel and is located approximately a half mile east of the subject parcel. On November 8, 2018, the Zoning Board of Appeals recommended approval with restrictions and on December 3, 2018 the County Board approved the request with restrictions.
**SURROUNDING ZONING AND LAND USE:** The subject area is approximately 28.8 acres of two parcels totaling 66.982 acres. The northern parcel consists of cropland and an electrical transmission tower while the southern parcel consists of cropland, industrial buildings and an electrical transmission tower. According to the petition, a distribution line will run through the overhead electrical lines along N Old Galena Rd. and feed into Ameren’s Allen Substation, which is approximately 5.1 miles southwest from the subject site. The estimated cost of interconnection is $515,000. The northern parcel is zoned “A-2” Agriculture and the southern parcel is “I-2” Heavy Industrial. Surrounding zoning is both “A-2” Agriculture and “I-2” Heavy Industrial. The primary surrounding land use is Agriculture and Utility to the north, Agriculture and Residential to the west, Agriculture to the east and Industrial and Utility to the south. The closest residence is located approximately 262 feet west of the equipment. Section 20-7.17.3.1.e of the Unified Development Ordinance requires that the equipment must be at least 75 feet from the nearest principal residential dwelling, which the proposed plan meets. According to the petitioner, a "low mow" mix, described as a blend of grasses that inhibit weed growth, will be planted in the area. It will not require the use of any fertilizers, pesticides or herbicides and will need to be mowed 1 to 2 times per year. It is anticipated the use will not create negative consequences on surrounding uses. The use does not create dust or odors. The facility’s inverters and transformers create noise when operating during the day but not at night. According to the petitioner, at 25 feet away from the equipment, the loudest sound would be less than 50 decibels, which is similar to the volume of a normal conversation. As such, the petitioner expects negligible impact to any nearby properties. While the use is not agricultural or industrial, it is not expected to affect agricultural or industrial 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 and Section 20-5.11.2.2.m of the Unified Development Ordinance allows for a special use for a Solar Energy Generation Facility in the “I-2” Heavy Industrial 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” and “I-2” zoning districts. The road setback for a county primary highway in the “A-2” zoning district is 140 feet from the center of the right of way. The road setback for a county primary highway in the “I-2” zoning district is 40 feet from the right of way. The side setback is 15 feet from the property line in the “I-2” zoning district and 30 feet from the property line in the “A-2” zoning district. The minimum distance to a principal residential dwelling shall be 75 feet. The site plan indicates the required setbacks are met with the nearest residence being approximately 262 feet west of the equipment.

- **Height** – the maximum height in both the “A-2” and “I-2” zoning districts is 36 feet. The tallest equipment is the solar panels. The site plan indicates the maximum height of the panels will fluctuate between 5 and 8 feet, with 8 being the height at maximum 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 be arranged in rows running north and south, tracking the sun throughout the day from east to west.

- **Lighting** – the ordinance requires lighting be limited to security and safety purposes only. According to the petition, there will be one motion sensing LED down light situated at a height of 9 feet. The light will only be necessary during any nighttime maintenance.
- **Security Fencing** – the ordinance requires a secured perimeter fence of 6 to 8 feet in height. According to the petition, the facility will have a 7 foot high security fence. The petition indicates the fence will include a lock box 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 with an estimated cost of $515,000. The report identified the Allen Substation, 5.1 miles southwest of the subject area, 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 Chillicothe Fire Protection District. The district chief finds no cause for objection to the request.

- **Road approval** - the applicant provided the required road jurisdiction letters 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 FAA report 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 67.0 out of 100 for the agland evaluation, and 101.8 out of 200 for the site assessment component of the LESA. The overall LESA score was 168.8 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 report, the Health Department has not offered any comments on this request.

**TRANSPORTATION IMPACTS:** The subject parcel is located off of N. Old Galena Road, which is a Peoria County primary highway. On the parcel adjacent to the south, there is an existing gravel access road off N. Old Galena Rd. which has been proposed as the singular entrance and exit for the subject area. However, according to the petitioner, there is no known easement for ingress/egress to the proposed development at this time. According to the IDOT traffic map there are approximately 2500 vehicle trips in a 24-hour period along this portion of N. Old
Galena Rd. There will be no access from the private driveway bordering the southern parcel. According to the County Highway Engineer, the truck weight limit is 80,000 pounds on the roads. At the time of submittal, the applicant included a letter from the Peoria County Highway Department stating that there is no objection to the proposed project, but that the applicants will need to meet with Department staff for access permits. The greatest traffic impact will be during the four to six month construction phase with a potential increase of up to one to two 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 one to two times a year. Comparatively, once constructed, the use should create fewer vehicle trips than agricultural and industrial uses in the area.

**Land Use Form:** The Peoria County Future Land Use Form Map designates this area as Agriculture. The primary uses in the Agriculture 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 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. 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 2 MW Solar Energy Generation facility. The Peoria County Future Land Use Form Map designates this area as Agriculture. Uses allowed in the Agriculture Land Use Form are agriculture and open space. While the use is not agricultural or industrial, it will not disrupt surrounding activity, and is designed to have minimal impact on surrounding residential 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 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.

**Consistency with Community Character:** The primary uses in the surrounding area are agriculture and residential. The use is not agricultural or residential but is designed to have minimal disruption on agricultural uses or residential properties on adjacent land. The use does not create dust or odors. The closest residence exceeds the setback of 75 feet and Ameren’s Allen Substation is approximately 5.1 miles southwest 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 solar panels which rotate to track the sun. During the rotation, the maximum height would not exceed 8 feet, similar to the height of a 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 two to three maintenance 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 28.8 acres of the project area, as identified in the petitioner’s legal description.
2. An easement from Mossville Land Investments, LLC, up to and including parcel #09-11-100-009, shall be required to grant Chillicothe Solar 1, LLC usage of an existing ingress/egress access drive to the 2 megawatt (MW) Solar Energy Generation Facility.
3. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
4. 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.
5. 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.
6. The applicant must attain all required overweight & access permits from the Peoria County Highway Department.
7. 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.
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,

Celia Burke          Kathi Urban
Planner I            Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, January 10, 2019, 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, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Linda O’Brien, Andrew Keyt, John Harms, Justin Brown,

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

Case No. 009-19-U at 1:30 p.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of CHILLICOTHE SOLAR 1, LLC, (A Corporation - Michael Hall – President, CEO, Treasurer, of 360 22nd Street, Suite 600, Oakland, CA 94612, Aaron Hall – Secretary, of 5005 Texas St., Suite 400, San Diego, CA 92108, Stan Chang – Chairman of the Board, Justin Wong – Director, Sophi Pan – Director, all of 5005 Texas St., Suite 400, San Diego, CA 92108.), acting on behalf of MOSSVILLE LAND INVESTMENTS, LLC (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. Also, A Special Use request from 20-5.11.2.2.m of the Unified Development Ordinance. This section allows for a special use in the “I-2” Heavy Industrial 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 2 MW Solar Energy Generation Facility. The Peoria County Future Land Use Form Map designates this area as Agriculture. Uses allowed in the Agriculture Land Use Form are agriculture and open space. While the use is not agricultural or industrial, it will not disrupt surrounding activity, and is designed to have minimal impact on surrounding residential 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 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.

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 primary uses in the surrounding area are agriculture and residential. The use is not agricultural or residential, but it designed to have minimal disruption on agricultural uses or residential properties on adjacent land. The use does not create dust or odors. The closest residence exceeds the setback of 75 feet and Ameren’s Allen substation is approximately 5.1 miles southwest 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 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 rotation, the maximum height would not exceed 8 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 7 foot tall perimeter fence. The use does not produce dust or odor, 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. 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 two to three maintenance 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 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 an 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.
A motion to approve the Findings of Fact was made by Mr. Unes and seconded by Mr. Bateman. Five affirmative votes; (5-0). A motion to approve the Special Use with restrictions was made by Mr. Happ and seconded by Mr. Unes. A vote was taken and the motion was approved; (5-0).

Meeting adjourned 3:46 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 Chillicothe Solar 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" Agriculture and "I-2" Heavy Industrial zoning districts; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on January 10, 2019 in Case No. 009-19-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 January 10, 2019, 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 January 29, 2019 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. 009-19-U is hereby approved with the following restrictions:

1. The use is restricted to the 28.8 acres of the project area, as identified in the petitioner's legal description.
2. An easement from Mossville Land Investments, LLC, up to and including parcel #09-11-100-009, shall be required to grant Chillicothe Solar 1, LLC usage of an existing ingress/egress access drive to the 2 megawatt (MW) Solar Energy Generation Facility.
3. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
4. 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.
5. 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.
6. The applicant must attain all required overweight & access permits from the Peoria County Highway Department.
7. 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.
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:** Land Use  
**MEETING DATE:** January 29, 2019  
**LINE ITEM:** N/A  
**AMOUNT:** N/A

**ISSUE:** Zoning Case #010-19-U. A Special Use request from 20-5.11.2.2.m of the Unified Development Ordinance. This section allows for a special use in the “I-2” Heavy Industrial Zoning District for 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 #13, which is County Board members Jim Fennell’s district. The petitioner, Phil Carlson – Stantec Consulting, requests a special use for two (2) co-located 2 MW Solar Energy Generation Facilities in the "I-2" Heavy Industrial zoning district. The property is located at the northwest corner of the intersection of N. Old Galena Rd. and N. Route 29 in the SW ¼ of Section 23 in Medina Township. Ameren’s Allen-4 Substation is located approximately 4 miles to the northwest. The estimated cost of interconnection $975,000 for N Rt 26 A and $4,400,000 for N Rt 26 B. There are 2 consents and 5 objections on file. The parcel is zoned “I-2” Heavy Industrial. Surrounding zoning is “R-2” Medium Density Residential to the east. The nearest equipment will be approximately 325 feet to west of the nearest principal residential dwelling. The facility’s inverters and transformers create noise when operating during the day but not at night. According to the petitioner, noise from the equipment is comparable to noise from a typical household air conditioning unit. As such, the petitioner a minimal impact on nearby residences. The panels will be in rows arranged north to south, spaced 23 feet apart, and will either be installed on fixed or tracker racking oriented to the south. The solar panels will be designed and located to avoid reflection toward any inhabited buildings on adjacent parcels, or towards any adjacent roadways. According to the petitioner, the entire perimeter of the project area will be fenced with a vegetative screening on three sides. The Peoria County Unified Development Ordinance (UDO) requires a secured perimeter fence. According to the petition, the facility will have a 6 gated chain link security fence, which will include a lock box accessible only to emergency personnel. Section 20-5.11.2.2.m of the Unified Development Ordinance (UDO) allows for a special use for a Solar Energy Generation Facility in the “I-2” Heavy Industrial 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 143.6 out of 300, a low rating for agriculture protection. An EcoCAT report was conducted on the subject property. According to the report, the Illinois Natural Heritage Database shows both the Decurrent False Aster and Indiana Bat may be in the vicinity of the project location. The IDNR has concluded that adverse effects are unlikely and has terminated the consultation. 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 property is located at the northwest corner of the intersection of N. Old Galena Rd. and N. Route 29The greatest traffic impact will be during the 6 to 8 month construction phase. Delivery trucks will have a flat-bed and obey all posted weight limits Post construction, the site is unmanned and monitored remotely, and any maintenance visits shall occur during the daytime, at a frequency of once a week or less. At the time of application, the applicant provided a letter of no objection from Highway Department and Illinois Department of Transportation. The Peoria County Future Land Use Form Map designates this area as Agriculture and River Freight. Solar Energy Generation Facilities are not an identified use in the Peoria County Comprehensive Land Use Plan. Land Uses allowable in the River Freight Land Use Form include agriculture, open space, and industrial. The use is less intensive than other industrial 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. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
2. 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.
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 three sides of the perimeter of the project area, as indicated on the site plan submitted by the petitioner. Such plantings shall be a minimum of 6 feet tall at planting. All plantings must be within the boundaries of the subject parcel.
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 attain all required overweight & access permits from the appropriate road jurisdictions.
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 (4-0)
SPECIAL ZBA RECOMMENDATION: Approval with restrictions (5-0)

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Senior Planner
DEPARTMENT: Planning & Zoning
DATE: January 28, 2019
January 2, 2019

010-19-U / Phil Carlson – Stantec Consulting / 2335 Highway 36 West, Saint Paul, MN 55113 (owner, Luigi Basso, 344 Norman Dr., Groveland, IL 61535)

A Special Use request from 20-5.11.2.2.m of the Unified Development Ordinance. This section allows for a special use in the “I-2” Heavy Industrial 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.

SW 1/4, Section 23, Medina Twp. Parcel ID# 09-23-301-006

Agriculture / River Freight

“I-2” Heavy Industrial

Agriculture

48.374 acres

North, South, West: “I-2” Heavy Industrial

East: “R-2” Medium Density Residential

North: Industrial

East: Rail, Residential

South: Industrial

West: Recreational

Fire: Chillicothe

Water: None existing or requested

Schools: Illinois Valley Central #321

Sewer: None existing or requested

N. Old Galena Rd., Primary County Highway, N. Route 29, State Highway

None

Special use cases #009-19-U

APPROVAL WITH RESTRICTIONS
CASE ANALYSIS

REQUEST AND LOCATION: The petitioner, Phil Carlson – Stantec Consulting, requests a special use for a Solar Energy Generation Facility in the "I-2" Heavy Industrial zoning district. The applicant proposes to develop two (2) co-located 2 megawatt (MW) Solar Energy Generation Facilities. The property is located at the northwest corner of the intersection of N. Old Galena Rd. and N. Route 29 in the SW ¼ of Section 23 in Medina 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 panels will be in rows arranged north to south, spaced 23 feet apart, and will either be installed on fixed or tracker racking oriented to the south. The solar panels will be designed and located to avoid reflection toward any inhabited buildings on adjacent parcels, or towards any adjacent roadways. The project area is approximately 38.29 acres of the 48.374 acre parcel. According to the petitioner, the entire 4 mw system would generate enough electricity to power approximately 667 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 cost of electricity and any savings to the customer is not yet determined. The proposed projects will operate over a 30-year term.

PERTINENT ZONING CASES ON SITE: None.

PERTINENT ZONING CASES IN SURROUNDING AREA: Special use case #009-19-U filed by Chillicothe Solar 1, LLC, is a request to develop a 2 MW Solar Energy Generation Facility in the “A-2” Agriculture and “I-2” Heavy Industrial Zoning Districts. The parcel for case #009-19-U is located along N. Old Galena Rd., approximately 1.9 miles north of the subject case. The case is scheduled to be heard by the Zoning Board of Appeals on January 10, 2019 and the Peoria County Board on February 14, 2019.

SURROUNDING ZONING AND LAND USE: The subject parcel is currently cropland. According to the petition, the proposed solar equipment requires approximately 38.29 acres of the 48.374 acre site and will be consist of strings of up to 28 panels each. These projects have been identified as 3rd and 4th in queue for Ameren’s Allen Substation, which is approximately 4 miles northwest of the subject site. According to the petition, the proposed point of interconnect is located adjacent to the property, along the south side of N. Old Galena Rd., which allows for efficient interconnection with the utility. The parcel is zoned “I-2” Heavy Industrial. Surrounding zoning is “I-2” Heavy Industrial to the north, south, and west. Surrounding zoning is “R-2” Medium Density Residential to the east. The surrounding land uses are industrial to the north (Caterpillar Mossville Facility), industrial to the south (Good Forest Timber Company), recreational to the west (FC Peoria-Midwest Sports Complex), and both rail and residential across N. Route 29 to the east. There are approximately 30 parcels across N. State Route 29 that have been developed residentially. The closest residence is a minimum of 350 feet from the nearest equipment serving the solar energy generation facility and is bisected by both N. State Route 29 and the L&S Railroad Co. rail line. 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 on an adjacent parcel. According to the petitioner, the entire perimeter of the project area will be fenced with a vegetative screening on three sides. The vegetative screen will be comprised of local shrubbery to blend with the surrounding area. The entire area under and around the solar panels will be seeded with mixes of grasses and flowers selected to be low to the ground and require minimal maintenance, plus to be friendly to pollinators. Maintenance would include mowing every month or two during the warm months to keep the grass under control. It is anticipated the use will not create negative consequences on surrounding uses. The use does not create dust or odors. The facility’s inverters and transformers create noise when operating during the day but not at night. According to the petitioner, noise from the equipment is comparable to noise from a typical household air conditioning unit. As such, the petitioner a minimal impact on nearby residences. While the use is not agricultural, it is not expected to affect agricultural practices.

TECHNICAL ADEQUACY: Section 20-5.11.2.2.m of the Unified Development Ordinance (UDO) allows for a special use for a Solar Energy Generation Facility in the “I-2” Heavy Industrial 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 “I-2” zoning district. The road setback from a State road is 50 feet from the right of way. The road setback from a Primary County Highway is 40 feet from the right of way. The side setback will be 20 feet. The minimum distance to a principal residential dwelling shall be 75 feet. The site plan indicates the required setbacks are met. The nearest equipment will be approximately 325 feet to west of the nearest principal residential dwelling.

- **Height** – the maximum height in the “I-2” zoning district is 36 feet. The tallest equipment is the solar panels. The site plan indicates the height of the panels under current design would be 6 ft. 7 in. at a 60 degree tilt. According to the petition, the maximum height of the panels depends on the exact type of panel installed but would not exceed 12 feet.

- **Design and installation** - the ordinance requires the use is designed to minimize glare or reflection. According to the petition, the solar panels will be designed and located to avoid reflection toward any inhabited buildings on adjacent parcels, or towards any adjacent roadways.

- **Lighting** – the ordinance requires lighting be limited to security and safety purposes only. According to the petition, any lighting shall be reasonably shielded from adjacent properties and, where feasible, directed downward.

- **Security Fencing** – the ordinance requires a secured perimeter fence, 6 to 8 feet in height. According to the petition, the facility will have a 6-foot-high gated chain link perimeter fence. The petitioner’s site plan indicates the fence will include a lock box at the entrance. 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 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 copy of the DER Analysis Worksheet from Ameren. According to the petitioner, the nearest substation (Allen-4) to this project is approximately 4 miles to the northwest, located at Route 40 and N. Allen Road. The DER Analysis Worksheet for N Rt 26 A, a 2 MW portion of the site, indicates that the estimated cost of interconnection is $975,000. This includes a 2.3 mile reconductor for flicker and overvoltage prevention. It also includes a 0.3 mile line extension to the point of interconnection, as well as interconnection facilities. The worksheet indicates that this site is third in the queue for Allen-4 and assumes that all other projects in the queue are constructed prior to this site. The DER Analysis Worksheet for N Rt 26 B, the second 2 MW portion of the site, is $4,400,000. This includes 8.4 miles of reconductor from the substation to the POI due to flicker and overvoltage. This also includes a regulator upgrade and new interconnection facilities. The worksheet indicates that this site is fourth in the queue for Allen-4 and assumes that all other projects in the queue are constructed prior to this site.

- **Fire safety** - the applicant provided the required letter of approval from the Chillicothe Community Fire Protection District. The fire chief finds no cause for objection to the request.
- **Road approval** - the applicant provided the required road jurisdiction letter from the Illinois Department of Transportation and the Peoria County Highway Department, which are 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 FAA study included a determination of no hazard to air navigation.

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 61.1 out of 100 for the agland evaluation, and 82.5 out of 200 for the site assessment component of the LESA. The overall LESA score was 143.6 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 shows both the Decurrent False Aster and Indiana Bat 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 property is located at the northwest corner of the intersection of N. Old Galena Rd. and N. Route 29. The proposed access is off N. Old Galena Rd. via a gravel access road, which will include a construction lay down area. According to the IDOT traffic map there are approximately 2400 vehicle trips in a 24-hour period along this portion of N. Old Galena Road. According to the IDOT traffic map there are approximately 17,300 vehicle trips in a 24-hour period along this portion of N. State Route 29. According to the County Highway Engineer, the truck weight limit is 80,000 pounds on this road. The greatest traffic impact will be during the six to eight month construction phase. According to the petition, material will be delivered within a 2-4 week period at the start of construction, except the transformer, which will be delivered 1 week before its installation. Delivery trucks will have a flat-bed and obey all posted weight limits. No oversized loads are expected. Post-construction, the traffic impact will be minimal. The site is unmanned and monitored remotely. Any maintenance visits shall occur during the daytime, at a frequency of once a week or less. Comparatively, once constructed, the use, should create fewer vehicle trips than agricultural and industrial uses in the area. At the time of application, the applicant provided a letter of no objection from the County Highway Department. The Highway Department commented that prior to construction, the property owner need to meet with County highway staff for an access permit. At the time of application, the application provided a letter of no objection from the Illinois Department of Transportation. IDOT commented that before allowing construction of the solar installation, any applicable permits, such as an IDOT Utility Permit, be obtained. At the time of the report, there were no additional comments from the County Highway Department or IDOT.
**LAND USE FORM:** The Peoria County Future Land Use Form Map designates this area as Agriculture and River Freight. Land Uses allowable in the Agriculture Land Use Form are agriculture and open space. Land Uses allowable in the River Freight Land Use Form include agriculture, open space, 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 use is compatible with the allowable uses of agriculture and open space in the Agriculture Land Use Form and River Freight Land Use Form because it does not create dust or odor or conflict with agricultural uses. The use is less intensive than other industrial uses, which are allowable in the River Freight Land Use Form. 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 two (2) 2 MW Solar Energy Generation facilities. The Peoria County Future Land Use Form Map designates this area as Agriculture and River Freight. The use is less intensive than other industrial uses, which are allowable in the River Freight Land Use Form. While the use is not agricultural, it will not disrupt surrounding farming activity. 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 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.

**CONSISTENCY WITH COMMUNITY CHARACTER:** The primary uses in the surrounding area are industrial, recreational, and residential. The use will be less intensive than other industrial uses. The use will not be disruptive to recreational uses on adjacent property. The use does not create dust or odors. The closest residence to the east is approximately 325 feet, across N. State Route 29 and a railway. 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 will either be installed on fixed or tracker racking oriented to the south. The maximum height would not exceed 12 feet, similar to the height of corn crop. The solar panels will be designed and located to avoid or reflection toward any inhabited buildings on adjacent parcels, or towards any adjacent roadways. For safety and security, the facility will be secured by a 6 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 screening on three sides. The vegetative screen will be comprised of local shrubbery to blend with the surrounding area. The entire area under and around the solar panels will be seeded with mixes of grasses and flowers selected to be low to the ground and require minimal maintenance, plus to be friendly to pollinators. 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, any maintenance visits shall occur during the daytime, at a frequency of once a week or less to the site.
**Presence of Natural/Historical Resources:** The petitioner consulted the Illinois Department of Natural Resource. The consultation identified the Decurrent False Aster and Indiana Bat may be in the vicinity of the project location. The IDNR has concluded that adverse effects are unlikely and has terminated the consultation.

**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. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
2. 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.
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 three sides of the perimeter of the project area, as indicated on the site plan submitted by the petitioner. Such plantings shall be a minimum of 6 feet tall at planting. All plantings must be within the boundaries of the subject parcel.
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 attain all required overweight & access permits from the appropriate road jurisdictions.
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,

Andrew Braun
Senior Planner

Kathi Urban
Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, January 10, 2019, 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, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Linda O’Brien, Andrew Keyt, John Harms, Justin Brown,

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

Case No. 010-19-U at 1:30 p.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of PHIL CARLSON & STANTEC CONSULTING, (A Business - Gordon Johnston, President and Chief Executive Officer of 200, 10160 – 112 Street, Edmonton, AB T5K 2L6), acting on behalf of LUIGI BASSO (owner), a SPECIAL USE request from 20-5.11.2.2.m of the Unified Development Ordinance. This section allows for a special use in the “I-2” Heavy Industrial 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 two (2) 2 MW Solar Energy Generation Facilities. The Peoria County Future Land Use Form Map designates this area as Agriculture and River Freight. The use is less intensive than other industrial uses, which are allowable in the River Freight Land Use Form. While the use is not agricultural, it will not disrupt surrounding farming activity. 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 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.
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 primary uses in the surrounding area are industrial, recreational and residential. The use will be less intensive than other industrial uses. The use will not be disruptive to recreational uses on adjacent property. The use does not create dust or odors. The closest residence to the east is approximately 180 feet across State Route 29 and a railway. 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 will either be installed on fixed or tracker racking oriented to the south. The maximum height would not exceed 12 feet, similar to the height of corn crop. The solar panels will be designed and located to avoid reflection toward any uninhabited buildings on adjacent parcels or toward any adjacent roadways. For safety and security, the facility will be secured by a 6 foot tall perimeter fence. The use does not produce dust or odor, 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 screening on three sides. The vegetative screen will be compromised of local shrubbery to blend with the surrounding area. The entire area under and around the solar panels will be seeded with mixes of grasses and flowers selected to be low to the ground and require minimal maintenance and will also be friendly to pollinators. 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 two to three maintenance trips each year.
   • The owner’s son agreed that access to the adjacent soccer field would remain.

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. The consultation identified the Decurrent False Aster and Indiana Bat may be in the vicinity of the project location. The IDNR has concluded that adverse effects are unlikely and has terminated the consultation.

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 an 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.

A motion to approve the Findings of Fact was made by Mr. Bateman and seconded by Mr. Unes. Four affirmative votes; (4-0) (Mr. Fletcher was absent.). A motion to approve the Special Use with restrictions was made by Mr. Unes and seconded by Mr. Bateman. A vote was taken and the motion was approved; (4-0) (Mr. Fletcher was absent.)

Meeting adjourned 3:46 p.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
A special meeting of the Peoria County Zoning Board of Appeals was held on Monday, January 28, 2019, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:10 a.m.

PRESENT: Loren Bailliez, Greg Fletcher, Greg Happ, Leonard Unes, Jim Bateman

ABSENT: Linda O’Brien, Andrew Keyt, John Harms, Justin Brown

STAFF: Kathi Urban – Director
Andrew Braun – Senior Planner
Alex Kurth – Civil Assistant State’s Attorney
Ellen Hanks - ZBA Administrative Assistant

Case No. 010-19-U at 9:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of PHIL CARLSON & STANTEC CONSULTING, (A Business - Gordon Johnston, President and Chief Executive Officer of 200, 10160 – 112 Street, Edmonton, AB T5K 2L6), acting on behalf of LUIGI BASSO (owner), a SPECIAL USE request from 20-5.11.2.2.m of the Unified Development Ordinance. This section allows for a special use in the “I-2” Heavy Industrial 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.

A special meeting was held for the limited purpose of allowing previously unnotified adjacent owners, Pleasure Driveway & Park District of Peoria and the Lincoln & Southern Railroad Company, to make public comment. Mr. Bailliez asked for comment and no one was present to speak for these entities. Ms. Urban pointed out that although Mr. Fletcher was not present at the January 10th meeting for this case, he had listened to the audio recording of the testimony. A motion was made by Mr. Bateman to adopt the previous findings for Case 010-19-U and was seconded by Mr. Happ. A vote was taken and the motion passed; (5-0). These previously adopted findings are as follows:

**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) 2 MW Solar Energy Generation Facilities. The Peoria County Future Land Use Form Map designates this area as Agriculture and River Freight. The use is less intensive than other industrial uses, which are allowable in the River Freight Land Use Form. While the use is not agricultural, it will not disrupt surrounding farming activity. 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 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.

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 primary uses in the surrounding area are industrial, recreational and residential. The use will be less intensive than other industrial uses. The use will not be disruptive to recreational uses on adjacent property. The use does not create dust or odors. The closest residence to the east is approximately 180 feet across State Route 29 and a railway. 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 solar panels, which will either be installed on fixed or tracker racking oriented to the south. The maximum height would not exceed 12 feet, similar to the height of corn crop. The solar panels will be designed and located to avoid reflection toward any uninhabited buildings on adjacent parcels or toward any adjacent roadways. For safety and security, the facility will be secured by a 6 foot tall perimeter fence. The use does not produce dust or odor, 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 screening on three sides. The vegetative screen will be compromised of local shrubbery to blend with the surrounding area. The entire area under and around the solar panels will be seeded with mixes of grasses and flowers selected to be low to the ground and require minimal maintenance and will also be friendly to pollinators. 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 two to three maintenance trips each year.
   • The owner’s son agreed that access to the adjacent soccer field would remain.

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. The consultation identified the Decurrent False Aster and Indiana Bat may be in the vicinity of the project location. The IDNR has concluded that adverse effects are unlikely and has terminated the consultation.

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 an 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.

A motion to uphold the previous recommendation of approving the Special Use with restrictions was made by Mr. Bateman and seconded by Mr. Unes. A vote was taken and the motion was approved; (5-0)

Meeting adjourned 9:16 a.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 Phil Carlson – Stantec Consulting (Luigi Basso, owner)

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 “I-2” Heavy Industrial zoning district; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on January 10, 2019 in Case No. 010-19-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 January 10, 2019, and voted to recommend approval of the Special Use with restrictions; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, a special hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on January 28, 2019 in Case No. 010-19-U which reopened the January 10, 2019 hearing for the limited purpose to allow certain previously non-noticed neighbors the opportunity to object or support the special use permit; 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 January 28, 2019, 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 January 29, 2019 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. 010-19-U is hereby approved with the following restrictions:

1. Ground under solar arrays shall be planted and maintained in perennial vegetative ground cover.
2. 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.
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 three sides of the perimeter of the project area, as indicated on the site plan submitted by the petitioner. Such plantings shall be a minimum of 6 feet tall at planting. All plantings must be within the boundaries of the subject parcel.
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 attain all required overweight & access permits from the appropriate road jurisdictions.

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: January 29, 2019
AMOUNT: N/A

ISSUE: Subdivision Waiver Case W01-19
Petitioner(s): Robert C. Wilson Jr., (Robert C Wilson Trust, owner)
Waiver Requests: Section 20-8.3.4.1.b.2.a (Public Water Waiver)
Property Location: NE 1/4, Sec. 30 in Radnor Township (08-30-276-009)
Zoning: “A-2” Agriculture
Land Use Form: Agriculture/Environmental Corridor

BACKGROUND/DISCUSSION: This case is located in District #16, which is Matt Windish’s district. The petitioner, Robert C. Wilson Jr., seeks 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 petitioner is proposing to serve a 2 lot subdivision with private well. The existing 9.558 acre tract consists of a single family dwelling and an accessory structure. The existing single-family dwelling is served by a private well. The petitioner proposes to divide a 2 acre tract containing the single-family dwelling and accessory structure in order to sell to the current tenant while retaining the remaining acreage. The petitioner has submitted a well construction report from a licensed well driller for the remaining acreage indicating the production of 10 gallons per minute (gpm). The closest public water supply is approximately 2.5 miles to the east (Village of Dunlap). This waiver request was submitted concurrently with Zoning Case #001-19-U. The property is in the NE ¼ of Section 30 in Radnor Township.

The Health Department finds no cause to recommend denial of the request for the water waiver. The property owner is responsible to obtain all permits or licenses from the Health Department.

COUNTY BOARD GOALS:

HEALTHY VIBRANT COMMUNITY

STAFF RECOMMENDATION: Approval

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Senior Planner
DEPARTMENT: Planning & Zoning
DATE: January 18, 2019
PETITION FOR WAIVER FROM
UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION COMPLIANCE

Applicant Name: ROBERT O WILSON JR
Address: 11119 N. EVANS MILL RD
City: PRINCEVILLE State: IL
Phone: 207-29-4264 Zip: 61559
Owner's Name: ROBERT O WILSON, JR TRUST
Address: 11119 N. EVANS MILL RD
City: PRINCEVILLE State: IL
Phone: 309-245-1014 Zip: 61559
Parcel Address: 11115 N. EVANS MILL RD
Parcel ID #: 08-30-276-008 Land Use Form Designation: AG/ENV. CORRIDOR
Parcel Size: 9.558 Acre
Zoning: A-2
Tract Survey ☑ Subdivision ☑ Number of Lots to be created: 2
Ordinance Section(s) to be Waived: 20-8.34.1.6.2.9

1. Explanation of Request (include specific information):
   Sale of home on 2.74 acres
   East part of land. Retention of remaining 8.52 acres
   Rent for crops

2. What Hardship exists that prevents you from meeting the Ordinance's minimum requirements?
   Nearest public water supply is approximately 5 miles from subject property

3. What impact will the approval of your request have on the immediate area?
   None

I certify that statements made in this petition are true to the best of my knowledge, and that there are no restrictions, covenants or limitations which are filed of record in Peoria County, Illinois, which limit or effect the request that we are submitting.

Signature:  Date: 9-24-18

FOR OFFICE USE ONLY
ATTACHMENTS: Site Plan: Receipt No. Fee Paid:
YES ✔️ 234.74 200.00
NO
OWNER: WILSON, ROBERT
DATE DRILLED: 11/13/2018

ADDRESS: 111XX EVANS MILL ROAD, PRINCEVILLE, IL
DEPTH OF WELL: 395

SITE DESCRIPTION

SIZE TOP: 6  BOTTOM: 6  CASED FROM: 41  CASED TO: 60  WITH: 6  TYPE: PVC SDR21
AND CASED FROM:  60  CASED TO:  WITH: TYPE:  

LINED WITH: 4.5 SOL  FROM: 51  TO: 335  AND WITH: 4.5 SLO  FROM: 335  TO: 395

FEET OF SAND  FROM:  TO:  DEPTH TO: ROCK 330
MAIN SUPPLY FROM: 340  TO: 385  AND FROM:  TO:  

MFG OF SCREEN: TYPE OF MATERIAL: 

SLOT OPENING: TOTAL LENGTH: FEET EXPOSED: 
STATIC WATER LEVEL: 175  PUMPING LEVEL: 260  AT: 10 GPM

DRILLING FOREMAN: JOE ALLEN
Complete the site plan using blue or black ink. Include the following information on the site plan above or attach a reproducible site plan with the same information:

☐ all existing and/or proposed buildings and structures and the dimensions of each

☐ topographical information such as roads, trees, ponds, hills, gullies, streams, etc...

☐ label all structures (e.g. house, shed, garage, etc...)

☐ label requests pertinent to this petition

Legend:

Property line = ☐

Existing structure = ☐

Proposed structure = ☐

Fence = ☐

Tree = ☐
September 19, 2018

Mr. Bob Wilson Jr.
11119 Evansmill Rd.
Princeville, IL 61559

Dear Mr. Wilson:

This letter is in response to your request for a groundwater availability assessment in Section 30, T.10N., R.7E., Peoria County. It is understood that you are planning on subdividing your property in the northeastern part of this section and the Peoria County Planning and Zoning Board has asked you for an assessment from the Water Survey as to the groundwater potential for supporting other homes in the area. You had indicated there is currently a well on your property which provides water to a home but the Board is requiring you to drill a new well, away from the split property that is capable of three gallons per minute, even though the well will not be used at the site. This seems odd, in that, if the well will sit idle, you are creating a potential source of surface water intrusion into the geologic units below the site. Maintenance of a well is essential for its usefulness and longevity, and if not looked after, there is a potential for the grout at the land surface to separate from the well casing, causing a route for surface drainage. For this reason, it only makes sense to construct a well when it is needed for use.

The construction of a new well on the rezoned property also makes the time it takes to research available information and develop this letter unproductive time spent. My understanding of the reason for this letter is to provide background information should a new well be needed. Requiring a test hole or new well mitigates its necessity. I would hope the Board realizes this and updates the permit requirements to include either a letter of groundwater availability or a new well for a land split, not both. Please feel free to point this out when you include this letter in the permit process.

The available data indicate that groundwater for farm and domestic use in this section is obtained from several different sources. Large-diameter bored and small-diameter drilled wells finished within the unconsolidated materials, as well as small-diameter drilled wells finished within the bedrock all provide groundwater for households in this section.

The bored wells tap stringers or lenses of silt, sand, or gravel only a few inches thick contained in the unconsolidated materials or are finished in the soft shale and sandstone found at the top of the bedrock. They range in depth from 48 to 95 feet and their water levels fluctuate seasonally in response.
to the variations in precipitation. Some wells may go dry in the late summer or early fall. The yield of a bored well may be limited to a few hundred gallons a day and may be only barely adequate for normal household uses. Several bored well attempts have also reported “dry holes” in this area.

The small-diameter (4- to 6-inch) drilled wells in this section are finished in sand and gravel deposits found within the unconsolidated materials above the bedrock or in sandstone and creviced limestone formations within the underlying bedrock. The sand and gravel deposits reported in the southwest portion of this section may be associated with a buried bedrock valley that is located in this region. These deposits appear to be connected with the sand and gravel deposits associated with the Illinois River. The wells range in depth from 79 to 126 feet with non-pumping water levels ranging from 50 to 66 feet below land surface. Upon completion, these wells were reportedly pumped at rates of 12 to 22 gallons per minute for short periods of time. No small-diameter drilled wells finished within sand and gravel are reported in your specific area, the east north-east part of section 30.

The small-diameter drilled wells finished within the underlying bedrock tap water-yielding shale, sandstone and creviced limestone deposits. There appears to be two zones within the bedrock which are being used for domestic well supplies; a shallow zone, between 78 to 143 and a deeper zone, between 363 to 431 feet below land surface. The shallower wells are reported to be finished within shales and sandstone deposits with non-pumping water levels ranging from 52 to 59 feet below land surface. Upon completion, these wells were reported to be pumped at rates from 0.5 to 50 gallons per minute. Several shallow bedrock drilling attempts (35 to 200 feet below land surface) have reported “dry holes” in this location. The deeper wells (363 to 431 feet) are finished within limestone and sandstone deposits and report non-pumping water levels ranging from 160 to 340 feet below land surface. Upon completion, these wells were pumped at rates ranging from 10 to 15 gallons per minute.

Analyses showing the mineral quality of water from the unconsolidated materials or from the deep bedrock formations in this area are not available. Typically the water is hard and contains enough iron to cause staining of laundry and porcelain fixtures. We do have two water quality analyses presumably conducted for the well on your property as the owner is identified as Robert C. Wilson. That well is reported as 78 feet deep which, based on available information, would be finished in the shallow bedrock. The analysis indicated very high iron and very hard water. In all these cases, the quality of the water can be improved for household uses with commercially available home treatment units.

The information available indicates the chances are fair to possibly good for developing a groundwater supply for additional homes at this site. A small-diameter drilled well finished within the bedrock probably offers the best chance at securing groundwater for domestic use. Such a well should range in depth from about 350 to 450 feet below land surface. When the drilling attempt is made, it should continue until a satisfactory supply can be developed or to a depth of about 500 feet. If water-bearing formations suitable for development by a small-diameter drilled well are not present from the bedrock, any shallow stringers of sand a few inches thick in the upper 80 feet of the unconsolidated materials should be considered for development by a large-diameter (3 feet) bored well.
If you have any questions or we can be of any further assistance, please feel free to call.

Cordially,

Kenneth J. Hlinka
Groundwater Hydrologist
Prairie Research Institute
Illinois State Water Survey
University of Illinois Champaign Urbana
Phone: 217-333-8431
Email: khlrinka@illinois.edu
List of domestic wells in Section 30, T.10N., R.7E., Peoria County
Peoria City/County Health Department — Illinois Department of Public Health
WATER WELL CONSTRUCTION REPORT

DATE 10-7-05

1. Type of Well
   a. Driven Well Casing diam. ___ in. Depth ___ ft.
   b. Bored Well Boring dia. ___ in. No
   c. Drilled Well PVC casing Formation packer set at depth of ___ ft.
   d. Drilled Well Steel casing — Mechanically Driven Yes No
   e. Well finished within ☐ Unconsolidated Materials ☐ Bedrock
   f. Kind of Gravel Sand Pack Grain Size/Supplier# From (ft) To (ft)

   Type of Grout # of Bags Grout Weight From (ft) To (ft) Transite Depth (fl)
   Cement mix 16 800 14 13

   Well Use: ☐ Domestic ☐ Irrigation ☐ Commercial ☐ Livestock
   ☐ Monitoring ☐ Other

   Date Well Completed 10-8-05 Well Disinfected Yes No
   Driller’s estimated well yield ___ gpm

   Date Permanent Pump Installed

   Pump Capacity ___ gpm Set at (depth) ___ ft.

   Plunger Adapter Model and Manufacturer

   Well Cdr Type and Manufacturer

   Pressure Tank Working Cycle ___ gals. Captive Air Yes No

   Pump System Disinfected Yes No

   Date of Pump Company

   Pump Installer
   License# ____________

   Illinois Department of Public Health
   Division of Environmental Health
   525 W. Jefferson St.
   Springfield, IL 62761

   Licensed Pump Contractor Signature
   ____________

   DO NOT write on these lines

   IMPORTANT NOTICE: This state agency is requesting disclosure of information that is necessary to
   accomplish the statutory purpose as outlined under Public Act 85-0863; DISCLOSURE OF THIS
   INFORMATION IS MANDATORY. This form has been approved by the Forms Management Center.

   Licensed Water Well Contractor Signature
   ____________
   License Number ____________

   SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

   GEOLOGICAL AND WATER SURVEY WELL RECORD

   13. Property Owner
   NAME

   14. Driller Michael Devan
   License # 165-005-55

   15. Name of Drilling Company
   THERMOL WELL DRILLING

   16. Permit No. 193 JOB 100-05 Date Issued 10-10-05

   17. Date Drilling Started 10-8-05

   18. Well SITE Address 276 HAYES ST. EUREKA, Il. 61730

   19. Township Name 276 HAYES ST. EUREKA, Il. 61730
   Land ID #

   20. Subdivision Name

   21. Location: a. County Peoria
   b. Township 10 Range 7 Section 30 4
   c. NE Quarter NE Quarter NE Quarter
   d. Coordinates Site Elevation ___ ft. (msl)

   22. Casings, Lining and Screen Information

<table>
<thead>
<tr>
<th>Dim. (in)</th>
<th>Material</th>
<th>Joint</th>
<th>Slot Size</th>
<th>From (ft)</th>
<th>To (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>60</td>
<td>SDR11</td>
<td>TDR2</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>100</td>
<td>100</td>
<td>15</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   (List reason for liner, type of upper and lower seals installed)

   23. Water from well is collected at a depth of ___ ft. to ___ ft.
   a. Static water level ___ ft. below casing which is ___ in. above ground
   b. Pumping level is ___ ft. pumping ___ gpm after pumping for ___ hours.

   24. Earth Materials Passed Through

<table>
<thead>
<tr>
<th>From (ft)</th>
<th>To (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brown Dirt</td>
<td>3</td>
</tr>
<tr>
<td>Brown Clay</td>
<td>3</td>
</tr>
<tr>
<td>Brown Sand</td>
<td>6</td>
</tr>
<tr>
<td>Brown - Yellow Clay</td>
<td>16</td>
</tr>
<tr>
<td>Sand + Gravel</td>
<td>18</td>
</tr>
<tr>
<td>Gray Sand</td>
<td>55</td>
</tr>
<tr>
<td>Gray Clay</td>
<td>44</td>
</tr>
<tr>
<td>Gray Sand</td>
<td>10</td>
</tr>
</tbody>
</table>

   (If dry hole fill out log and indicate how hole was sealed.)

   SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
Well Construction Report

1. Type of Well
   a. Bored X
   b. Driven
   c. Drilled
   d. Grout:

<table>
<thead>
<tr>
<th>KIND</th>
<th>FROM (Ft.)</th>
<th>TO (Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bentonite</td>
<td>10</td>
<td>11</td>
</tr>
<tr>
<td>Bep Sand</td>
<td>11</td>
<td>56.6</td>
</tr>
</tbody>
</table>

2. Well furnishes water for human consumption? Yes X No

3. Date well drilled 1-8-92

4. Permanent pump installed? Yes X No
   Manufacturer
   Location
   Capacity gpm. Depth of setting ft.

5. Well top sealed? Yes X No Type .

6. Pitless adapter installed? Yes X No
   Manufacturer
   Location
   Model No.

7. Well disinfected? Yes X No

8. Pump and equipment disinfected Yes X No

9. Driller Reg Thone License No 091-00843
10. Well Site Address 9301 Hassle Ct
11. Property Owner Dan Meyer
12. Permit No. 193-01-19-29-0-2 Date Issued 2-8-92
13. Location:

   NE 1/4 NE 1/4 NE 1/4

14. Water from SHALE at depth 45 ft
15. Casing and Liner Pipe Diameter (in) Kind and Weight From (ft) To (ft)
   6 SDR 21 + 2 11
   36 Cement 11 43.6
   24 Cement 42.6 56.6

16. Screen: Diameter in, Length in, Slot Size
17. Size hole below casing in
18. Ground Elevation ft msl
19. Static level ft below casing top which is ft. above ground level. Pumping level ft, pumping gpm for hours

20. Earth Materials Passed Through
<p>| Depth of | Depth of |</p>
<table>
<thead>
<tr>
<th>Top</th>
<th>Bottom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yellow Clay</td>
<td>0</td>
</tr>
<tr>
<td>Yellow Sand Clay Mix</td>
<td>18</td>
</tr>
<tr>
<td>Shells</td>
<td>24</td>
</tr>
<tr>
<td>Corl</td>
<td>39</td>
</tr>
<tr>
<td>Cap Rock</td>
<td>41</td>
</tr>
</tbody>
</table>
   | Cap-
   |
   | Earth     | 45       | 56.6   |

Continue form date space if necessary.

Signed Reg Thone Date 7-08-92

PRESS FIRMLY WITH BLACK PEN OR TYPE
DO NOT USE FELT PEN
ILLINOIS DEPARTMENT OF PUBLIC HEALTH
WELL CONSTRUCTION REPORT

1. Type of Well
   a. Dug____ Bored X Hole Diam. 32 in. Depth 64 ft.
      Curb material: Concrete Buried Slab: Yes X No____
   b. Driven____ Drive Pipe Diam. ___ in. Depth ___ ft.
   c. Drilled____ Finished in Drift____ In Rock____
      Tubular____ Gravel Packed____
   d. Grout:
      | KIND | FROM (ft) | TO (ft) |
      |------|----------|--------|
      | Benseal slurry | 12 1/2 | 16     |

2. Distance to Nearest:
   Building_______ Ft.
   Sewage Tile Field______
   Cess Pool_______
   Privy_______
   Septic Tank_______
   Leaching Pit_______
   Manure Pile_______
3. Well furnishes water for human consumption? Yes X No____
4. Date well completed___ 2/19/88_____
5. Permanent Pump Installed? Yes____ Date______ No X____
   Manufacturer____ Type____ Location____
   Capacity____ gpm. Depth of Setting___ Ft.
6. Well Top Sealed? Yes X No____ Type____ Vented cap____
7. Pitless Adapter Installed? Yes X No____
   Manufacturer____ Baker____ Model Number____ BAM-5____
   How attached to casing____ Clamp-on____
8. Well Disinfected? Yes X No____
9. Pump and Equipment Disinfected? Yes____ No____
10. Pressure Tank Size____ gal. Type____ Location____
11. Water Sample Submitted? Yes____ No X____

REMARKS:

GEOLOGICAL AND WATER SURVEYS WELL RECORD

10. Property owner____ Dennis Lochbaum____
    Address____ 2226 W. Albany Peoria, IL____
    Driller____ Steven Sauder____ License No. 092-0006220____
11. Permit No.____ 000121____ Date____ 2/24/88____
12. Water from____ boulders & rock____
    Formation at depth____ 35 to 37 ft.____
    Sec.____ 30.29____ Twp.____ 10N____
    Rge.____ 7E____ Elev.____
14. Screen: Diam.____ in.____ Length:____ ft. Slot____
15. Casing and Liner Pipe
<table>
<thead>
<tr>
<th>Diam. (in.)</th>
<th>Kind and Weight</th>
<th>FROM (ft)</th>
<th>TO (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5____ PVC</td>
<td>+1 1/2____ 16 1/2____</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24____ Concrete____ 16 1/2____ 64____</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
16. Size Hole below casing:____ in.____
17. Static level____ 33 1/2 ft. below casing top which is____ 1/2 ft.
    above ground level. Pumping level____ ft. when pumping at____
    gpm for____ hours. Flow____ 6 gpm____
18. FORMATIONS PASSED THROUGH
<table>
<thead>
<tr>
<th>Thickness</th>
<th>Depth of Bottom</th>
</tr>
</thead>
<tbody>
<tr>
<td>clay-yellow____ 8____ 8____</td>
<td></td>
</tr>
<tr>
<td>sand &amp; gravel-yellow____ 2____ 10____</td>
<td></td>
</tr>
<tr>
<td>clay-yellow, soft____ 10____ 20____</td>
<td></td>
</tr>
<tr>
<td>clay-yellow, hard____ 3____ 23____</td>
<td></td>
</tr>
<tr>
<td>gravel-yellow (water 1-2 gpm)____ 1/2____ 23 1/2____</td>
<td></td>
</tr>
<tr>
<td>clay-gray____ 11 1/2____ 35____</td>
<td></td>
</tr>
<tr>
<td>boulders &amp; rock____ 2____ 37____</td>
<td></td>
</tr>
<tr>
<td>clay-gray____ 5____ 42____</td>
<td></td>
</tr>
<tr>
<td>coal____ 2____ 44____</td>
<td></td>
</tr>
<tr>
<td>shale-gray____ 20____ 64____</td>
<td></td>
</tr>
</tbody>
</table>

(SIGNATURE OF CONTRACTOR)

SIGNED____ Steven Sauder____ DATE____ 2/24/88____

(continue on separate sheet if necessary)
Peoria City/County Health Department – Illinois Department of Public Health
WATER WELL CONSTRUCTION REPORT

DATE: 5-15-03

1. Type of Well
   a. Driven Well Casing diam. ___ in. Depth ___ ft.
   b. Bored Well Buried Slab ☑ Yes ☐ No
      Hole Diameter ___ in. to ___ ft.; ___ in. to ___ ft.; ___ in. to ___ ft.
   c. Drilled Well PVC casing Formation packer set at depth of ___ ft.
      Hole Diameter ___ in. to ___ ft.; ___ in. to ___ ft.; ___ in. to ___ ft.

   Type of Grout # of Bags Grout Weight From (ft.) To (ft.) Travel Depth (ft.)
   Bentomite 10 800 15 5

   d. Drilled Well Steel casing Mechanically Driven ☑ Yes ☐ No
      Hole Diameter ___ in. to ___ ft.; ___ in. to ___ ft.; ___ in. to ___ ft.

   Type of Grout # of Bags Grout Weight From (ft.) To (ft.) Travel Depth (ft.)
   
   e. Well finished within ☑ Unconsolidated Materials ☐ Bedrock

   f. Kind of Gravel Sand Pack Grain Size/Supplier# From (ft.) To (ft.)
      Washed Pea Gravel 1/4 48 16

2. Well Use: ☑ Domestic ☐ Irrigation ☐ Commercial ☐ Livestock
   ☐ Monitoring ☑ Other

3. Date Well Completed 5-9-03 Well Disinfected ☑ Yes ☐ No
   Driller's estimated well yield ___ gpm
   Date Permanent Pump Installed ____________
   Pump Capacity ___ gpm Set at (depth) ____________ ft.

4. Fitness Adapter Model and Manufacturer Steel - Baker

5. Well Cap Type and Manufacturer ____________
   Pressure Tank Working Cycle ____________ gals. Captive Air ☑ Yes ☐ No
   Pump System Disinfected ☑ Yes ☐ No

6. Name of Pump Company ____________

7. Pump Installer ____________ License# ____________

8. Licensed Pump Contractor Signature ____________

9. Illinois Department of Public Health
    Division of Environmental Health
    325 W. Jefferson St.
    Springfield, IL 62761

10. PROPERTY OWNER: KOSTA DIMITRIANIS

11. Driller: MIKE DEHN
    License #: 092-068143

12. Name of Drilling Company: THORNBERRY WELL DRILLING

13. Permit No. 143 W1512-03 Date Issued 4-28-03

14. Date Drilling Started 5-8-03

15. well SITE Address HASSIE CT.
    DUNLAP

16. Township Name ____________ Land ID #08-30-302002

17. Subdivision Name ____________ Lot # ____________

18. Geologic and Water Survey Well Record
   (List reason for liners, type of upper and lower seals installed)

   22. Casings, Liners* and Screen Information
      Diameter (in.) Material Joint Slot Size From (ft.) To (ft.)
      5 506.21 Concrete 17 47
      36 Concrete 17 47

23. Water from Sand at a depth of ___ ft. to ___ ft.
   a. Static water level ___ ft. below casing which is ___ in. above ground
   b. Pumping level ___ ft. pumping ___ gpm after pumping for ___ hours.

24. Earth Materials Passed Through From (ft.) To (ft.)
   Brown Dirt Top 4 ft
   Brown Dirt - Rock 4 ft 12 ft
   Brown Clay 12 ft 20 ft
   Sand 20 ft 36 ft
   Coal 36 ft 42 ft
   Shale 42 ft 46 ft
   Gray Clay 46 ft 48 ft

   (If dry hole fill out log and indicate how hole was sealed.)

25. Licensed Water Well Contractor Signature ____________ License Number 092-008143

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

IMPORTANT NOTICE: This state agency is requesting disclosure of information that is necessary to
accomplish the statutory purpose as outlined under Public Act 85-0853. DISCLOSURE OF THIS
INFORMATION IS MANDATORY. This form has been approved by the Forms Management Center.

DO NOT write on these lines

[Signature]

[License Number]
1. Type of Well
   a. **Driven Well** Casing Diameter (in.) Depth (ft.)
   b. **Bored Well** Casing Diameter (in.) Buried Stable (Y/N)
   c. **Drilled Well** PVC Casing Formation Packer Set at Depth of (ft.)
   d. **Drilled Well** Steel Casing Mechanically Driven
   e. Hole Diameter (in.) To (ft.)
   f. **Type of Grout # of bags** Grout Weight From (ft.) To (ft.) Tremie Depth (ft.)
   g. Well Finished within DRAFT BEDROCK
   h. Kind of Gravel/Sand Pack Gravel Size/Supplier # From (ft.) To (ft.)

2. Well Use: **DOMESTIC** Well Disinfected? **YES**
3. Date Well Completed: 10/1/14 Driller's Estimated Well Yield (gpm): 4
4. Date Permanent Pump Installed: **Set at Depth (ft.):**
5. Pump Capacity (gpm):
6. Pump Model and Manufacturer: **BAKER CAST IRON**
7. Well Cap Type & Manufacturer: **IMPERIAL**
9. Name of Pump Company
10. Pump Installer: **License #:**
11. Licensed Pump Installation Contractor Signature
12. Printed for: 9/19/14 Date Drilling Started: 9/30/14
13. Property Owner: **STEVE DIETZ** Well #: 1
14. Driller: **BILL BANKS** License #: 092-008473
15. Name of Drilling Company: **REYNOLDS** Permit Number: 43-038-14
16. Date Issued: 9/19/14 Date Drilling Started: 9/30/14
17. Well Site Address: 930 MASSIE COURT PRINCETON
18. Township Name: **PAIMOR** Land ID #: 08-30-227-003
19. Subdivision Name: **NA** Lot #: **NA**
20. Location & County: **PEORIA** Site Elevation (ft. above msl)
21. Township Range Section
   c. **10 N** 7E 30 2h
   d. NW NE NE NE Quarter Quarter Quarter
   e. GPS Lat Degrees Minutes Seconds N
   Lon. Degrees Minutes Seconds W
   40 49 35.5 89 44 26.7
22. Casing and Liner Information
   Diameter (in.) Material, Joint Type From (ft.) To (ft.)
   6" SDR 21 PVC +1 14.5
   30" FIBERGLASS 14.5 64.5
23. Is the well screened? **Yes**
24. Water from **GRAY SILT WITH SAND STREAKS** a depth of (ft.) 29.5 To (ft.) 34.5
   a. Static water level (ft.) below top of casing which is (ft.) above ground
   b. Pumping level is (ft.) pumping (gpm) for (hours)
25. Earth Materials Passed Through From (ft.) To (ft.)
   **BAKED SILT** 0 21
   GRAY TILL 21 29.5
   GRAY SILT WITH SAND STREAKS 29.5 34
   COAL 34 37
   GRAY SALT 37 57
   **BARE SANDSTONE** 57 64.5

Co# 35568 P 488699

Licensed Water Well Contractor Signature: [Signature]
License #: 102-003126
ILLINOIS DEPARTMENT OF PUBLIC HEALTH
WELL CONSTRUCTION REPORT

1. Type of Well
   a. Dug ______ Bored X Hole Diam. 32 in. Depth 95 ft.
      Curb material: Concrete Buried Slab: Yes X No ______
   b. Driven ______ Drive Pipe Diam. _____ in. Depth _____ ft.
   c. Drilled ______ Finished in Drift ______ In Rock ______
   Tubular ______ Gravel Packed ______
   d. Grout: ______

<table>
<thead>
<tr>
<th>(KIND)</th>
<th>FROM (Pt.)</th>
<th>TO (Pt.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Distance to Nearest:
   Building ______ Ft. Seepage Tile Field 110 ______
   Cess Pool ______ Sewer (non Cast iron) ______
   Privy ______ Sewer (Cast iron) ______
   Septic Tank 100 ______ Barnyard ______
   Leaching Pit ______ Manure Pile ______

3. Well furnishes water for human consumption? Yes X No ______

4. Date well completed 5/28/81 ______

5. Permanent Pump Installed? Yes X No ______
   Manufacturer ______ Type ______ Location ______
   Capacity ______ gpm. Depth of Setting ______ Ft.

6. Well Top Sealed? Yes X No ______ Type ______
   Vented Cap ______

7. Filtered Adapter installed? Yes X No ______
   Manufacturer ______ Baker ______ Model Number 7-BAM-6 ______
   How attached to casing? ______ Clamp-on ______

8. Well Disinfected? Yes X No ______

9. Pump and Equipment Disinfected? Yes X No ______

10. Pressure Tank Size ______ gal. Type ______ Location ______

11. Water Sample Submitted? Yes X No ______

REMARKS: ______

GEOLOGICAL AND WATER SURVEYS WELL RECORD

10. Property owner John Haag ______ Well No. ______
    Address RR # 2 Princeville, Illinois ______
    Driller Steven Sauder License No. 92-622 ______
    Permit No. 99029 Date 4/3/81 ______
    Water from gray shale 13. County Peoria ______
    at depth 55 to 60 ft. Sec. ______
    Twp. ______ Rge. ______
    Length: ______ ft. Slot ______
    Elev. ______

14. Screen Diam. ______ in. ______
    Length: ______ ft. Slot ______
    Elev. ______

15. Casing and Liner Pipe

<table>
<thead>
<tr>
<th>Dim. (In.)</th>
<th>Kind and Weight</th>
<th>From (Pt.)</th>
<th>To (Pt.)</th>
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<tbody>
<tr>
<td>6 ______</td>
<td>PVC ______</td>
<td>1 ______</td>
<td>16 ______</td>
</tr>
<tr>
<td>24 ______</td>
<td>Concrete ______</td>
<td>16 ______</td>
<td>95 ______</td>
</tr>
</tbody>
</table>

16. Size Hole below casing: ______ in. ______

17. Static level ______ ft. below casing top which is ______ ft. ______
   above ground level. Pumping level ______ ft. when pumping at ______
   gpm for ______ hours ______

18. FORMATIONS PASSED THROUGH

<table>
<thead>
<tr>
<th></th>
<th>THICKNESS</th>
<th>DEPTH OF BOTTOM</th>
</tr>
</thead>
<tbody>
<tr>
<td>clay-yellow</td>
<td>10 ______</td>
<td>10 ______</td>
</tr>
<tr>
<td>sand &amp; gravel-dry</td>
<td>2 ______</td>
<td>12 ______</td>
</tr>
<tr>
<td>clay-yellow</td>
<td>13 ______</td>
<td>25 ______</td>
</tr>
<tr>
<td>clay-blue</td>
<td>19 ______</td>
<td>44 ______</td>
</tr>
<tr>
<td>shale-gray</td>
<td>16 ______</td>
<td>60 ______</td>
</tr>
<tr>
<td>sandstone-gray</td>
<td>5 ______</td>
<td>65 ______</td>
</tr>
<tr>
<td>shale</td>
<td>30 ______</td>
<td>95 ______</td>
</tr>
</tbody>
</table>

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED ______ DATE ______

IDPH 4.065 1/74 - KNB-1
Peoria City/County Health Department – Illinois Department of Public Health
WATER WELL CONSTRUCTION REPORT

Date 7-18-08

GEOLOGICAL AND WATER SURVEY WELL RECORD

13. Property Owner: Fernando Lopez
14. Driller: Michael Deyden
   License #092-008564
15. Name of Drilling Company: Thorne Well Drilling
16. Permit No.: 143-400-083-07
   Date Issued: 11-27-07
17. Date Drilling Started: 7-16-08
18. Well SITE Address: Hassle Ct Evans 111 Rd
19. Township Name
   Lot #
20. Subdivision Name

21. Location:
   a. County: Peoria
   b. Township: 10N Range: 7E Section 30
   c. NE Quarter: SW Quarter NE Quarter
   d. Coordinates (5603.49'44.449' N)
   Coordinates: (104-39-42"
   Site Elevation: 650 ft. (msl)
   GPS

22. Casings, Liners* and Screen Information
   For Survey Use
   Diameter (in.) Material Joint Slot Size From (ft.) To (ft.)
   1. SDR21
   2. (Joint) +2 22
   3. (Joint) +2 53

   Diameter (in.) Material Joint Slot Size From (ft.) To (ft.)

   (If dry hole fill out log and indicate how hole was sealed.)

   Licensed Pump Contractor Signature
   License Number

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
Sample of water collected from Wilson well

Location of well Radnor Township
Date collected 6/19/67 after hours of pumping at a rate of gpm. Well installed

<table>
<thead>
<tr>
<th>County Number</th>
<th>Peoria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township</td>
<td>T 10 N</td>
</tr>
<tr>
<td>Range</td>
<td>R 7 E</td>
</tr>
<tr>
<td>Section</td>
<td>30</td>
</tr>
<tr>
<td>Location</td>
<td>SE 1/4 of NE 1/4 of Section 30</td>
</tr>
<tr>
<td>Laboratory No.</td>
<td>P-9328</td>
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<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
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<tbody>
<tr>
<td>Turbidity</td>
<td>378 ppm</td>
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<tr>
<td>Color</td>
<td>.</td>
</tr>
<tr>
<td>Odor</td>
<td>.</td>
</tr>
<tr>
<td>Iron (Fe) mg/l (total)</td>
<td>7.24</td>
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<tr>
<td>Manganese (Mn) mg/l</td>
<td>.</td>
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<tr>
<td>Ammonium (NH₄) mg/l</td>
<td>.</td>
</tr>
<tr>
<td>Calcium (Ca) mg/l</td>
<td>106.2</td>
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<tr>
<td>Magnesium (Mg) mg/l</td>
<td>.</td>
</tr>
<tr>
<td>pH</td>
<td>7.30</td>
</tr>
<tr>
<td>Carbon Dioxide</td>
<td>.</td>
</tr>
<tr>
<td>Methane</td>
<td>.</td>
</tr>
<tr>
<td>Hydrogen Sulfide</td>
<td>.</td>
</tr>
<tr>
<td>Temperature (°F)</td>
<td>.</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
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<tbody>
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<td>Boron</td>
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<td>Fluoride</td>
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<tr>
<td>Nitrate</td>
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<tr>
<td>Chloride</td>
<td>.42.0</td>
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<tr>
<td>Sulfate</td>
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<tr>
<td>Alkalinity</td>
<td>.530</td>
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<tr>
<td>Total Hardness*mg/l</td>
<td>.560</td>
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<tr>
<td>Total Dissolved</td>
<td>.</td>
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<tr>
<td>Minerals***mg/l</td>
<td>.1143</td>
</tr>
<tr>
<td>Total mineral content (by conductivity)</td>
<td>939</td>
</tr>
<tr>
<td>* - as CaCO₃</td>
<td>.</td>
</tr>
<tr>
<td>** - as Residue</td>
<td>.</td>
</tr>
<tr>
<td>Total Phosphate (PO₄)</td>
<td>0.58</td>
</tr>
<tr>
<td>Total inorganic phosphate</td>
<td>0.15</td>
</tr>
<tr>
<td>poly-phosphate</td>
<td>0.11</td>
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<tr>
<td>ortho-Phosphate</td>
<td>0.04</td>
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<tr>
<td>organic Phosphate</td>
<td>0.43</td>
</tr>
</tbody>
</table>

mg/l = milligrams per liter
me/l = milliequivalents per liter
mg/l x .0583 = grains per gallon

ILLINOIS STATE WATER SURVEY
Sample of water collected from Robert C. Wilson well.

Location of well: Radnor Township
Date collected: 5/17/71 after hours of pumping at a rate of gpm. Well installed
County Number: Peoria
Township: T 10 N
Range: R 7 E
Section: 30
Location: SE ¼ of NE ¼ of Sec 30
Laboratory No.: P-9327

<table>
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<th>Parameter</th>
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<tbody>
<tr>
<td>Turbidity</td>
<td>70 ppm</td>
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<td>Color</td>
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<td>Odor</td>
<td></td>
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<td>Iron (Fe) mg/l (total)</td>
<td>13.37</td>
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<tr>
<td>Manganese (Mn) mg/l</td>
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<td>Ammonium (NH₃) mg/l</td>
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<td>Calcium (Ca) mg/l</td>
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<td>Magnesium (Mg) mg/l</td>
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<td>Sodium (calculated)</td>
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<td>pH</td>
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<tr>
<td>Carbon Dioxide</td>
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<tr>
<td>Methane</td>
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<tr>
<td>Hydrogen Sulfide</td>
<td></td>
</tr>
<tr>
<td>Temperature (°F)</td>
<td></td>
</tr>
<tr>
<td>Silica</td>
<td>0.1170</td>
</tr>
<tr>
<td>Boron</td>
<td></td>
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<tr>
<td>Fluoride</td>
<td>0.58</td>
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<tr>
<td>Nitrate (NO₃)</td>
<td>2.66</td>
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<tr>
<td>Chloride</td>
<td>0.876</td>
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<td>Sulfate</td>
<td>1.985</td>
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<tr>
<td>Alkalinity</td>
<td>0.832</td>
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<tr>
<td>Total Hardness*mg/l</td>
<td>1.056</td>
</tr>
<tr>
<td>Total Dissolved Minerals**mg/l</td>
<td>4,529</td>
</tr>
</tbody>
</table>

mg/l = milligrams per liter
me/l = milliequivalents per liter
mg/l x .0583 = grains per gallon

Total phosphate (PO₄) 0.03
Inorganic phosphate 0.03
Organic phosphate 0
Ortho phosphate 0.03

Total mineral content (by conductivity) 2,740

ILLINOIS STATE WATER SURVEY
ILLINOIS DEPARTMENT OF PUBLIC HEALTH
WELL CONSTRUCTION REPORT

1. Type of Well
   Cub material __________. Buried Slab: Yes ______ No ______
   b. Driven ______ Drive Pipe Diam. _____ in. Depth _____ ft.
   c. Drilled X ______ Finished in Drift ______ In Rock ______
   Tubular _______. Gravel Packed ______
   d. Grout:
      (KIND) FROM (FT) TO (FT)
      drill cuttings 0 20

2. Distance to Nearest:
   Building ______ 1000 Ft. Seepage Tile Field 1000
   Cess Pool ______ none
   Privy ______ none
   Septic Tank ______ 1000
   Leaching Pit ______ none
   Manure Pile ______ none

3. Well furnishes water for human consumption? Yes X No ______

4. Date well completed ______ 5-8-82

5. Permanent Pump Installed? Yes _____ Date ________ No ______
   Manufacturer ______ Type ______ Location ______
   Capacity ______ gpm. Depth of Setting _______ Ft.

6. Well Top Sealed? Yes X No _____ Type ______ pipe cap ______

7. Pilotless Adapter Installed? Yes _____ No ______
   Manufacturer ______ Type ______ Model Number ______
   How attached to casing? ______

8. Well Disinfected? Yes _____ No ______

9. Pump and Equipment Disinfected? Yes _____ No ______

10. Pressure Tank Size ______ gal. Type ______ Location ______

11. Water Sample Submitted? Yes _____ No ______

REMARKS:

GEOPHYSICAL AND WATER SURVEYS WELL RECORD

10. Property owner ______ James M. Barborina____ well No. ______
    Address ________ 6206 N. Galena Rd. Peoria, Ill ______
    Driller ______ W. J. Holstetter ______ License No. ________ 92-____
    Permit No. ________ 102891 ________ Date ________ March 24, 1982 ______
    Water from _______ Shale ______ County ______ Peoria ______
    Formation _______ at depth ______ 45 ft. to _______ 79 ft.
    Sec. _______ 30-3-0
    Twp. _______ 10N
    Rge. _______ 7E
    Elev. _______

    Length: ______ ft. Slot ______

15. Casing and Liner Pipe
    SHOW LOCATION IN SECTION PLAT
    NW NE NE

16. Size Hole below casing: ______ in.

17. Static level ______ 16 ft. below casing top which is ______ ft.
    above ground level. Pumping level ______ 76 ft. when pumping at 31.5 GPH
    for ______ 5.5 hours.

18. FORMATIONS PASSED THROUGH
    | Diam. (in.) | Kind and Weight | From (ft) | To (ft) |
    |-------------|-----------------|-----------|---------|
    | 4           | 11 lb per ft   | +2        | 7       |

    | FORMATION       | THICKNESS (ft) | DEPTH OF BOTTOM |
    |-----------------|----------------|-----------------|
    | Clay(yellow)    | 18             | 18              |
    | Clay(blue)      | 3              | 21              |
    | Clay(brown) sandy | 15       | 36              |
    | Shale(dark blue)| 4              | 40              |
    | Shale(black)    | 2              | 42              |
    | Shale(white)    | 3              | 45              |
    | Shale(gray)     | 39             | 84              |
    | Shale(black)    | 2              | 86              |
    | Slate(black)    | 6              | 102             |
    | Slate(gray)     | 4              | 188             |

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED _______ 6-4______ DATE ________ 4-5-88-____

R. J. Holstetter ______
**Well Construction Report**

**GEOLOGICAL AND WATER SURVEYS WELL RECORD**

9. Driller: Steven Sauder  
License No. 092-0058220  
10. Well Site Address: vans Hill Road Princeville, IL  
11. Property Owner: Linda L. Jiberson  
Well No.  
12. Permit No. 018095  
Date Issued: 6/30/89  
13. Location:  
County: Peoria  
Sec. 30-14  
Twp. 10N  
Rge. 7W  
14. Water from shale & sandrock at depth 55 ft  
15. Casing and Liner Pipe  
<table>
<thead>
<tr>
<th>Diam.(in)</th>
<th>Kind and Weight</th>
<th>From (ft)</th>
<th>To (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>T&amp;C steel</td>
<td>0</td>
<td>55</td>
</tr>
<tr>
<td>6</td>
<td>T&amp;C steel slotted</td>
<td>52</td>
<td>100</td>
</tr>
</tbody>
</table>
16. Screen: Diam. in, Length in, Slot Size  
17. Size hole below casing in.  
18. Ground Elev. ft msl.  
19. Static level 52 ft below casing top which is 80 ft above ground level. Pumping level 80 ft, pumping 8 gpm for 1 hours.  
20. Earth Materials Passed Through  
<table>
<thead>
<tr>
<th></th>
<th>Depth of Top</th>
<th>Depth of Bottom</th>
</tr>
</thead>
<tbody>
<tr>
<td>clay-yellow</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>clay-blue</td>
<td>10</td>
<td>48</td>
</tr>
<tr>
<td>shale &amp; sandrock</td>
<td>48</td>
<td>81</td>
</tr>
<tr>
<td>coal</td>
<td>81</td>
<td>82</td>
</tr>
<tr>
<td>shale &amp; sandrock</td>
<td>82</td>
<td>100</td>
</tr>
</tbody>
</table>

**IMPORTANT NOTICE**

This State Agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-08653. Disclosure of this information is mandatory. This form has been approved by the Forms Management Center.

PRESS FIRMLY WITH BLACK PEN OR TYPE  
Do Not Use Felt Pen

Signed Steven Sauder  
Date 6/30/89
WELL CONSTRUCTION REPORT

Date October 4, 1997

GeoLOGICAL AND WATER SURVEY WELL RECORD

11. Permit Number 143-W898-97 Date Issued 9/3/97
12. Property Owner Fernando Lopez Well #
13. Drilling Company Name Sauder Well Drilling
14. Name of Person who drilled the well Mark Wagnerbach
15. Well Site Address Evans Mill Rd.
16. Township Name Radnor Land ID# 08-30-276-010
17. Subdivision Name
18. Location: Cnty Peoria Sect 30 Township 10N Range 7E
19. Casing and Liner Pipe:
   Dia (in) Type From(ft) To(ft)
   5 SDR 17 +1 318
   3 steel-black 318 341
   3 steel-galv 325 347

   Diameter in.
   Length ft.
   Slot Size
   Material

20. Screen:
21. Water from line at depth 347 ft. to 431 ft.
22. Static Level 160 ft. below casing top which is 18 in. above ground level.

Pumping Level 243 ft. Pumping 13 gpm for 24 hours.

23. Earth Materials Passed Through
   Depth Top(ft) Depth Bottom(ft)
   clay-yellow 0 4
   gravel 4 7
   clay-yellow 7 19
   sand-gray 19 21
   clay-gray 21 38
   shale-gray 38 46
   sandstone-green 46 54
   shale-gray, lime strips, 54 330
   & coal
   shale-soil 334 339
   lime 339 341
   shale-greensh 341 343
   lime-tan, white 343 431
   green shale below 431

General Comments: (If dry hole, fill out log & indicate how hole was sealed.)

0000828

Illinois Department of Public Health
Division of Environmental Health - 525 W. Jefferson
Springfield, IL 62761

IMPORTANT NOTICE. This State Agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0663. Disclosure of this information is mandatory. This form has been approved by the Paper Measurement Center.

092-006220

License Number

(SEE REVERSE SIDE FOR ADDITIONAL INFORMATION)
Peoria City/County Health Department - Illinois Department of Public Health
WATER WELL CONSTRUCTION REPORT

Date 1-12-07

GEOLOGICAL AND WATER SURVEY WELL RECORD

13. Property Owner: Fernando Lopez
   Well #:

14. Driller: Michael Decker
    License #63-005-324

15. Name of Drilling Company: Thomas Well Drilling

16. Permit No: 119-W0009-05
    Date Issued: 2-7-05

17. Date Drilling Started: 8-15-05

18. Well SITE Address: 1117 N Evans Mill Rd

19. Township Name: Peoria
    Land ID #:

20. Subdivision Name: Range
    Lot #:

21. Location: a. County
   b. Township 10 Range 7 Section 30
   c. NE Quarter SW Quarter NE Quarter
   d. Coordinates: Site Elevation: (feet (msl))

22. Casings, Liners* and Screen Information
    Diam. (in.) Materials Joint Slot Size From (ft.) To (ft.)

23. Water from [ ] at a depth of [ ] ft. to [ ] ft.
    a. Static water level [ ] ft. below casing which is [ ] in. above ground
    b. Pumping level is [ ] ft. pumping [ ] gpm after pumping for [ ] hours.

24. Earth Materials Passed Through
    From (ft.) To (ft.)

25. Licensed Water Well Contractor Signature

IMPORTANT NOTICE: This state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. DISCLOSURE OF THIS INFORMATION IS MANDATORY. This form has been approved by the Forms Management Center.
INSTRUCTIONS TO DRILLERS

FILL IN ALL PERTINENT INFORMATION REQUESTED AND MAIL ORIGINAL TO STATE DEPARTMENT OF PUBLIC HEALTH, CONSUMER HEALTH PROTECTION, 535 WEST JEFFERSON, SPRINGFIELD, ILLINOIS, 62761. DO NOT DETACH GEOLOGICAL/WATER SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

ILLINOIS DEPARTMENT OF PUBLIC HEALTH
WELL CONSTRUCTION REPORT

1. Type of Well
   a. Dug____ Bored____ Hole Dia.____ in. Depth____ ft.
      Curb material____ Buried Slab: Yes____ No____
   b. Driven____ Drive Pipe Dia.____ in. Depth____ ft.
   c. Drilled____ Finished in Drift____ In Rock____
      Tubular____ Gravel Packed____
   d. Grout:

<table>
<thead>
<tr>
<th>KIND</th>
<th>FROM (FT)</th>
<th>TO (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRY CUTTINGS</td>
<td>0</td>
<td>201</td>
</tr>
</tbody>
</table>

2. Distance to Nearest:
   Building____ Ft. Seepage Field____
   Cess Pool____ Sewer (In Bas. Box)____
   Privy____ Sewer (Cess. Field)____
   Septic Tank____ Barnyard____
   Leaching Pit____ Manure Pile____

3. Well furnishes water for human consumption? Yes____ No____
4. Date well completed____
5. Permanent Pump Installed____
   Manufacturer____ Type____
   Capacity____ gpm. Depth of Setting____ ft.
6. Well Top Sealed? Yes____ No____
7. Pistonless Adapter Installed? Yes____ No____
   Manufacturer____ Model Number____
   How attached to casing____
8. Well Disinfected? Yes____ No____
9. Pump and Equipment Disinfected? Yes____ No____
10. Pressure Tank Size____ gal. Type____
    Location____
11. Water Sample Submitted? Yes____ No____

REMARKS:

GEOLOGICAL AND WATER SURVEYS WELL RECORD

10. Property owner____ Well No.____
    Address____ License No.____
    Driller____ License No.____

11. Permit No.____ Date____
12. Water from____ Formation____
    at depth____ to____ ft.
    Sec.____ Twp.____
    Rge.____ Elev.____

13. County____

    Length____ ft. Slot____

15. Casing and Liner Pipe

<table>
<thead>
<tr>
<th>DIAM. (IN)</th>
<th>KIND AND WEIGHT</th>
<th>FROM (FT)</th>
<th>TO (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td>PULLED PIPE OUT AND FILLED IN HOLE</td>
<td>0</td>
<td>201</td>
</tr>
</tbody>
</table>

16. Size Hole below casing____ in.
17. Static level____ ft. below casing top which is____ ft. above ground level. Pumping level____ ft. when pumping at____ gpm for____ hours.

18. FORMATIONS PASSED THROUGH

<table>
<thead>
<tr>
<th>FANTIONS</th>
<th>THICKNESS</th>
<th>DEPTH OF BOTTOM</th>
</tr>
</thead>
<tbody>
<tr>
<td>YELLOW CLAY TR. S.</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>BROWN CLAY TR. S.</td>
<td>9</td>
<td>23</td>
</tr>
<tr>
<td>GRAY CLAY TR. S.</td>
<td>2</td>
<td>44</td>
</tr>
<tr>
<td>LIGHT GRAY SHALE</td>
<td>3</td>
<td>59</td>
</tr>
<tr>
<td>DARK GRAY SHALE</td>
<td>3</td>
<td>105</td>
</tr>
<tr>
<td>BLACK SHALE TR. CL.</td>
<td>7</td>
<td>12</td>
</tr>
<tr>
<td>MED GRAY SHALE</td>
<td>12</td>
<td>124</td>
</tr>
<tr>
<td>LIGHT GRAY SHALE</td>
<td>7</td>
<td>199</td>
</tr>
<tr>
<td>BLACK SHALE</td>
<td>2</td>
<td>201</td>
</tr>
</tbody>
</table>

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED____ DATE____
### ILLINOIS DEPARTMENT OF PUBLIC HEALTH
### WELL CONSTRUCTION REPORT

1. **Type of Well**
   - **a.** Dog _____ Bored _____ Hole Diam. _____ in. Depth _____ ft.
   - Curb material ______ Buried Slab: Yes No
   - **b.** Driven _____ Drive Pipe Diam. _____ in. Depth _____ ft.
   - Drilled X Finished in Drift _____ In Rock X
   - Tubular _____ Gravel Packed _____
   - **d.** Grout: _____

<table>
<thead>
<tr>
<th>KIND</th>
<th>FROM (FL)</th>
<th>TO (FL)</th>
</tr>
</thead>
<tbody>
<tr>
<td>cuttings</td>
<td>120</td>
<td>0</td>
</tr>
</tbody>
</table>

2. **Distance to Nearest:**
   - Building 35 Ft. Seepage Tile Field
   - Cass Pool ______ Sewer (non Cast iron) ______
   - Privy ______ Sewer (Cast iron) ______
   - Septic Tank ______ Barnyard ______
   - Leaching Pit ______ Manure Pile ______

3. **Well furnishes water for human consumption?** Yes No X

4. **Date well completed:** 11-26-80

5. **Permanent Pump Installed?** Yes Date No
   - Manufacturer ______ Type ______ Location ______
   - Capacity ______ gpm. Depth of Setting ______ Ft.

6. **Well Top Sealed?** Yes No Type

7. **Fitless Adapter Installed?** Yes No
   - Manufacturer ______ Model Number ______

8. **How attached to casing?**

9. **Well Disinfected?** Yes No

10. **Pump and Equipment Disinfected?** Yes No

11. **Pressure Tank Size** ______ gal. Type ______ Location ______

12. **Water Sample Submitted?** Yes No

### GEOLOGICAL AND WATER SURVEYS WELL RECORD

10. **Property owner:** John Heinz ______ Well No. ______
    - Address: 826 Purtscher Drive
    - Driller: Hendota Well & Pump License No. 102-84

11. **Permit No.:** 977504 ______ Date 11-25-80

12. **Water from:** DRY HOLE ______ County Peoria

13. **Formation:***
    - at depth _____ to _____ ft.
    - Sec. 30 43
    - Twp. 10 N
    - Rge. 7 E X
    - Elev. ______

14. **Screen: Diam. ______ in.**
    - Length: ______ ft. Slot: ______ Rge. 7 F X

15. **Casing and Liner Pipe**
    - **Diam. (In.)** Kind and Weight
    - From (FL) To (FL)

16. **Size Hole below casing:** ______ in.

17. **Static level _____ ft. below casing top which is _____ ft. above ground level. Pumping level _____ ft. when pumping at gpm for _____ hours.

18. **FORMATIONS PASSED THROUGH**

<table>
<thead>
<tr>
<th>FORMATION</th>
<th>THICKNESS</th>
<th>DEPTH OF BOTTOM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Shale</td>
<td>95</td>
<td>120</td>
</tr>
</tbody>
</table>

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

**SIGNED:** John D. Hall
**DATE:** Dec. 23, '80
Well Construction Report

GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller: Steven Jauer  License No. 092-006220
10. Well Site Address: 1115 Evans Mill Rd.,
12. Permit No. 143-W144  Date Issued 6/3/92
13. Location:
County: Peoria
Sec: 30, NE
Twp: 10N
Rge: 7E

fractured at 360' & 372'

14. Water from limestone at depth 354 ft
to 416 ft

15. Casing and Liner Pipe

<table>
<thead>
<tr>
<th>Diam.(in)</th>
<th>Kind and Weight</th>
<th>From (ft)</th>
<th>To (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>steel .258 wall</td>
<td>+1 1/2</td>
<td>356</td>
</tr>
</tbody>
</table>

open hole below
356'

P. 15 gpm - 1 1/2 hrs. - pump set at 290'

16. Screen: Diam.____ in. Length____ in. Slot Size____
17. Size hole below casing____ in. 18. Ground Elev.____ ft msl.
19. Static level____ ft below casing top which is____ ft. above
ground level. Pumping level____ ft, pumping gpm for____ hours.

20. Earth Materials Passed Through

<table>
<thead>
<tr>
<th>Depth of</th>
<th>Depth of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Top</td>
<td>Bottom</td>
</tr>
<tr>
<td>clay-yellow</td>
<td>0</td>
</tr>
<tr>
<td>gravel-yellow</td>
<td>8</td>
</tr>
<tr>
<td>clay-brown</td>
<td>17</td>
</tr>
<tr>
<td>shale-gray with sandstone streaks</td>
<td>34</td>
</tr>
<tr>
<td>sandstone-white</td>
<td>275</td>
</tr>
<tr>
<td>shale-gray &amp; black</td>
<td>295</td>
</tr>
<tr>
<td>limestone - white to tan</td>
<td>354</td>
</tr>
</tbody>
</table>

IMPORTANT NOTICE
This State Agency is requesting disclosure of information
that is necessary to accomplish the statutory purpose as
outlined under Public Act 85-0863. Disclosure of this
information is mandatory. This form has been approved by
the Forms Management Center.

PRESS FIRMLY WITH BLACK PEN OR TYPE
Do Not Use Felt Pen

2.2 ppm Fe
5 gpg hardness
no S
no Mn
some methane evident

Signed:  Steven Jauer  Date: 8/5/92

IL182-0125
Well Construction Report

Complete within 30 days of well completion and send to the appropriate health dept.

b. Bored Well: Buried Slab [ ] Yes [ ] No
   Hole Diameter _______ in. to _______ ft.; _______ in. to _______ ft.; _______ in. to _______ ft.
c. Drilled Well: PVC casing Formation packer set at depth of _______ ft.
   Hole Diameter _______ in. to _______ ft.; _______ in. to _______ ft.; _______ in. to _______ ft.

<table>
<thead>
<tr>
<th>Type of Grout</th>
<th># of Bags</th>
<th>Grout Weight</th>
<th>From (ft.)</th>
<th>To (ft.)</th>
<th>Trench Depth (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benseal EZ mud</td>
<td>6</td>
<td>9.4</td>
<td>0</td>
<td>43</td>
<td>43</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Well finished within: [ ] Unconsolidated Materials [ x ] Bedrock

3. Kind of Gravel Sand Pack Grain Size/Supplier # From (ft.) To (ft.)

2. Well Use: [ x ] Domestic [ ] Irrigation [ ] Commercial [ ] Livestock
   [ ] Monitoring [ ] Other

3. Date Well Completed: 2/19/03 Well Disinfected [ x ] Yes [ ] No
   Driller's estimated well yield 10 gpm 1/2 ppm Fe
   4. Date Permanent Pump Installed 8 gpm hard
   5. Pump Capacity ______ gpm Set at (depth) ______ ft.
   6. Pipeless Adapter Model and Manufacturer: 10X Campbell
   7. Well Cap Type and Manufacturer: 5 WEL Baker
   8. Pressure Tank: Working Cycle ______ gals Captive Air: [ ] Yes [ ] No
   9. Pump System Disinfected: [ ] Yes [ ] No
   10. Name of Pump Company: Schaab Excavating

11. Pump Installer: __________ License # __________
12. Licensed Pump Contractor Signature

GEOLICAL & WATER SURVEY WELL RECORD

13. Property Owner: Kevin Zander
    Well # __________
14. Driller: Mark Wagenbach License # 102-004223
15. Name of Drilling Co.: Sauder Drilling
16. Permit No.: 143-W1489-03 Date Issued 1/17/03
17. Date Drilling Started: 2/11/03
18. Well SITE address: 11215 N. Evans Mill Rd.
19. Township Name: Radnor Land ID: # 08-30-227-006
20. Subdivision Name: N/A Lot #: __________
   b. Township: 10N Range: 7E Section: 30
   c. SE Quarter NE Quarter Site Elevation: __________ ft.
      (msl)
   d. coordinates: __________

22. Casings, Liners*, & Screen Information

<table>
<thead>
<tr>
<th>Diam. (in.)</th>
<th>Material</th>
<th>Joint</th>
<th>Slot Size</th>
<th>From (ft.)</th>
<th>To (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Steel</td>
<td>T&amp;C</td>
<td>+2</td>
<td>43'8&quot;</td>
<td></td>
</tr>
<tr>
<td>4 1/2</td>
<td>SDR 17</td>
<td>C-loc</td>
<td>18</td>
<td>346</td>
<td></td>
</tr>
</tbody>
</table>

(*) List reason for liner, type of upper and lower seals installed

23. Water from limestone at a depth of 346 ft. to 362 ft.
   a. Static water level: 174 ft. below casing which is 24 in. above ground
   b. Pumping level is 300 ft. pumping: 10 gpm after pumping for 4 hours

24. Earth Materials Passed Through

<table>
<thead>
<tr>
<th>From (R.)</th>
<th>To (R.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>8</td>
<td>12</td>
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<tr>
<td>12</td>
<td>16</td>
</tr>
<tr>
<td>16</td>
<td>21</td>
</tr>
<tr>
<td>21</td>
<td>26</td>
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<td>26</td>
<td>30</td>
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</tr>
<tr>
<td>35</td>
<td>39</td>
</tr>
<tr>
<td>39</td>
<td>40</td>
</tr>
</tbody>
</table>

25. Licensed Water Well Contractor Signature 092-006220 License Number

(check dry hole, fill out log & indicate how hole was sealed)

IF DRY HOLE, fill out log & indicate how hole was sealed
<table>
<thead>
<tr>
<th>From (ft.)</th>
<th>To (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>122</td>
</tr>
<tr>
<td>42</td>
<td>71</td>
</tr>
<tr>
<td>71</td>
<td>107</td>
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<td>107</td>
<td>123</td>
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<td>111</td>
<td>131</td>
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<td>123</td>
<td>141</td>
</tr>
<tr>
<td>141</td>
<td>342</td>
</tr>
<tr>
<td>342</td>
<td>362</td>
</tr>
<tr>
<td>362</td>
<td>363</td>
</tr>
</tbody>
</table>

24. Earth Materials Passed Through

- Clay-gray
- Sandstone-gray shale
- Shale-gray
- Coal
- Shale-gray-shale-green
- Shale-gray-streaks of sandstone
- Lime
- Shale-green
Well Construction Report

GEOLOGICAL AND WATER SURVEYS WELL RECORD

10. Well Site Address: Dunlap
11. Property Owner: Richard Veltroni
12. Permit No.: 143-817-916 Date Issued: 4-29-96
13. Location:
   - County: Sangamon
   - Sec.: 30
   - Twp.: 10 N
   - Rge.: 1E

14. Water from Sandstone at depth 100 ft
d 15. Casing and Liner Pipe:

<table>
<thead>
<tr>
<th>Diam. (in)</th>
<th>Kind and Weight</th>
<th>From (ft)</th>
<th>To (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.0</td>
<td>PVC</td>
<td>0</td>
<td>50</td>
</tr>
<tr>
<td>4.0</td>
<td>PVC</td>
<td>15</td>
<td>425</td>
</tr>
</tbody>
</table>

16. Screen: Diam. ______ in, Length ______ in, Slot Size ______
17. Size hole below casing ______ in. 18. Ground Elev. ______ ft msl.
19. Static level ______ ft below casing top which is ______ ft above ground level. Pumping level ______ ft, pumping gpm for ______ hours.

20. Earth Materials Passed Through

<table>
<thead>
<tr>
<th>Material</th>
<th>Depth of Top</th>
<th>Depth of Bottom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay</td>
<td>0</td>
<td>47</td>
</tr>
<tr>
<td>Shale</td>
<td>47</td>
<td>163</td>
</tr>
<tr>
<td>Sandstone</td>
<td>163</td>
<td>178</td>
</tr>
<tr>
<td>Shale &amp; Sandstone</td>
<td>178</td>
<td>425</td>
</tr>
</tbody>
</table>

Continue on separate sheet if necessary.

Signed: Raymond Veltroni Date: 10-17-96

IMPORTANT NOTICE
This State Agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. Disclosure of this information is mandatory. This form has been approved by the Forms Management Center.

PRESS FIRMLY WITH BLACK PEN OR TYPE
Do Not Use Felt Pen
January 15, 2019

Kathi Urban
Planning and Zoning
Peoria County Courthouse
Rm 301
324 Main St.
Peoria, IL, 61602

RE: CASE #W01-19

Dear Ms. Urban:

A review was made of the above referenced case on January 15, 2019. This Department has no objections to the Petitioner’s request for a waiver to Section 20-8.3.4.1b.2a of the Unified Development Ordinance. Based on the information provided, it appears as if an acceptable volume of water can be provided by private water well.

This Department has not received an application to review a subdivision at this location. However, an application to construct a water well test hole was approved and permitted on part of the current parcel.

Please be advised that all applications for additional permits and licenses must be individually evaluated to determine compliance with our program standards.

If there are any questions concerning this matter, you may contact me at 309/679-6171.

Sincerely,

[Signature]

Carey A. Panier, BS, LEHP, REHS/RS
Director of Environmental Health

Cc: Kathi Urban, Peoria County Planning and Zoning
    Andrew Braun, Peoria County Planning and Zoning
Date: January 7, 2019
To: Carey Panier
From: Andrew Braun
Re: January Unified Development Ordinance Waiver Request

Enclosed please find the waiver request for the January 2019 Land Use Committee meeting.

W01-19:
The petitioner, Robert C. Wilson Jr., seeks 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 petitioner is proposing to serve a 1 lot subdivision with private well. The existing 9.558 acre tract consists of a single family dwelling and an accessory structure. The existing single-family dwelling is served by a private well. The petitioner proposes to divide a 2 acre tract containing the single-family dwelling and accessory structure in order to sell to land to the tenant while retaining the remaining acreage. The petitioner has submitted a well construction report from a licensed well driller for the remaining acreage indicating the production of 10 gallons per minute (gpm). The closest public water supply is approximately 2.5 miles to the east (Village of Dunlap). This waiver request was submitted concurrently with Zoning Case #001-19-U. The property is in the NE ¼ of Section 30 in Radnor Township.

The Land Use Committee meeting is Tuesday, January 29, 2019. I would greatly appreciate any comments regarding this waiver request no later than Wednesday, January 16, 2019, so that my report to the Land Use Committee includes your comments. If I do not receive any comments by the 16th, I will assume you have no comment, and as such will be reflected in my report.
January 16, 2019

Robert C. Wilson
11119 N Evans Mill Rd
Princeville, IL 61559

RE: January 29, 2019
Land Use Committee meeting

Dear Applicant,

For your information I have enclosed a copy of a report that pertains to your subdivision water waiver request. This office prepared the report and recommendation for the Land Use Committee. The Land Use Committee of the Peoria County Board will entertain your request for a waiver from strict compliance with the Peoria County Unified Development ordinance.

Please be aware that the Land Use Committee meeting will be held on Tuesday, January 29 at 4:00 p.m. in Room 402 in the Peoria County Courthouse. Tentatively this case is scheduled to go to the County Board (Room 403) on February 14, 2019 for final approval. Please know that you are not required to be present at either meeting, but are welcome to come if you are able.

If you find that you have any questions, do not hesitate to contact me.

Sincerely,

Andrew Braun
Senior Planner
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

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

RE: Modification of subdivision regulations for Robert C. Wilson Jr., (Robert C. Wilson Trust, owner) for a subdivision of part of the NE 1/4 of Section 30, Radnor Township, Peoria County, Illinois

RESOLUTION

WHEREAS, the County of Peoria has adopted a Unified Development Ordinance which regulates the subdivision of land and which is found in Chapter 20 of the Peoria County Code; and

WHEREAS, Section 20-8.3.4.1.b.2.a of the Unified Development Ordinance allows for modification of the regulations within the Ordinance; and

WHEREAS, this Committee has determined that Robert C. Wilson Jr. will incur an extraordinary hardship if required to comply with Section 20-8.3.4.1.b.2.a; and

WHEREAS, this Committee has determined that waiving compliance with Section 20-8.3.4.1.b.2.a will not nullify the purpose of the comprehensive plan or the Unified Development Ordinance; and

WHEREAS, your Land Use & Infrastructure Committee would recommend waiving compliance with Section 20-8.3.4.1.b.2.a which requires that all new minor subdivisions have a public water supply.

NOW THEREFORE BE IT RESOLVED, by the Peoria County Board, that waiver of compliance with Section 20-8.3.4.1.b.2.a is approved.

NOTICE: Approval of this waiver 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

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