PEORIA COUNTY BOARD
MEETING AGENDA
Thursday, February 14, 2019
6:00 PM

County Courthouse • 324 Main Street • County Board Room 403 • Peoria, Illinois 61602
Voice: (309) 672-6056 • Fax: (309) 672-6054 • TDD: (309) 672-6073
www.peoriacounty.org

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

I. APPROVAL OF MINUTES
   • Approval of January 10, 2019 County Board Meeting Minutes

II. PROCLAMATIONS AND PRESENTATIONS
   • A Proclamation recognizing Haddad’s Restaurant on their 100th anniversary as a Peoria County business.

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

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

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

   C3. A resolution (items 1 –2 conveyances) from the Ways and Means Committee recommending that the County Board Chairman be authorized and directed to execute deed of said property to the highest bidder, and be authorized to cancel the appropriate Certificates of Purchase. This resolution shall be effective ninety days from February 14, 2019 and any transaction between the parties involved not occurring within this period shall be null and void. (Poll Vote per Rules of Order, Article V, Section 18C)

   C4. A resolution (items 1 –6 conveyances) from the Ways and Means Committee recommending that the County Board Chairman be authorized and directed to execute deed of said property to the highest bidder, and be authorized to cancel the appropriate Certificates of Purchase. This resolution shall be effective ninety days from February 14, 2019 and any transaction between the parties involved not occurring within this period shall be null and void. (Poll Vote per Rules of Order, Article V, Section 18C)
C5. A resolution from your Executive Committee recommending approval of a revised authorization of local match for the Economic Development Administration grant application for Local Technical Assistance Program. *(Poll Vote per Rules of Order, Article V, Section 18C)*

C5. A resolution from your Infrastructure Committee recommending approval of a County Parking Deck ½ hour rate increase from $0.75 to $1.00 per ½ hour upon installation of an automated parking/payment system in the Spring of 2019.

C6. A resolution from your Infrastructure Committee recommending approval of the participation of the 182nd Airlift Wing Peoria Air National Guard Rising 4 group in the Adopt-A-Highway Program on Airport Road.

C7. A resolution from your Infrastructure Committee recommending approval of an Intergovernmental Agreement between the County of Peoria and Princeville Road District for the purpose of bridge repair on Princeville Cemetery Road.

C8. A resolution from your Infrastructure Committee recommending approval of a Preliminary Engineering Services Agreement with Midwest Engineering Associates, Inc., Peoria, IL, for Phase I and II Preliminary Engineering for Princeville Cemetery Road bridge repairs.

C9. A resolution from your Infrastructure Committee recommending approval of a Local Agency Agreement for Federal Participation with the State of Illinois for the reconstruction of Dirksen Parkway.

C10. A resolution from your Infrastructure Committee recommending approval of a Construction Engineering Agreement with Maurer-Stutz, Inc., Peoria, IL, for the Kickapoo-Edwards Road Safety Project.

C11. Chairman Appointments.
V. ZONING ORDINANCE AND RESOLUTIONS

1. Case #001-19-U, Petition of Robert C. Wilson, Jr. 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. The parcel is located in Radnor Township. The Zoning Board of Appeals recommends approval with restriction. The Land Use Committee concurs.

2. Case #005-19-U, Petition of George (Todd) Parmenter & Pamala D. Parmenter. 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. The parcel is located in Radnor Township. The Zoning Board of Appeals recommends approval with restriction. The Land Use Committee concurs.

3. Case #007-19-U, Petition of Steve Durdel. A Special Use 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. The parcel is located in Kickapoo Township. The Zoning Board of Appeals recommends approval. The Land Use Committee concurs.

4. Case #008-19-U, Petition of SolAmerica Energy, LLC. 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. The parcel is located in Hallock Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

5. Case #009-19-U, Petition of Chillicothe Solar 1, LLC. 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. The parcels are located in Medina Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.
6. Case #010-19-U, Petition of Phil Carlson – Stantec Consulting. 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. The parcel is located in Medina Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

7. Case W01-19, Petition of Robert C. Wilson, Jr. A resolution from your Land Use Committee recommending approval of a waiver of compliance 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 parcel is located in Radnor Township.

8. A resolution from your Infrastructure Committee recommending approval of an FY 2019 appropriation in the amount of $117,000.00 for the Phase II proposal of the Fire Alarm System (FAS) Study Project with Midwest Engineers. (Pending Committee Approval)

9. A resolution from your Infrastructure Committee recommending approval to execute a contract for Aggregated or “Transport” supply of natural gas for Peoria County facilities with the most responsible low bidder prior to the March 10, 2019 regulatory deadline. (Pending Committee Approval)

VI. EXECUTIVE SESSION – Personnel Matters

VII. MISCELLANEOUS AND ANNOUNCEMENTS

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

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

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

Member O’Neill moved for approval of the minutes, Member Watkins seconded. The minutes were approved by a unanimous roll call vote of 17 ayes.

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

Chief Judge Paul Gilfillan addressed the Board with regards to an update on Judicial functions. He reported that he will be serving an additional two-year term as Chief Judge of the 10th Judicial Circuit of Illinois. He expressed that the people that work for the entire court system, the County Board, and Administration are his reason to serve. He urged that the courts and the Board work collaboratively to accomplish their joint missions and thanked the Board for doing that in the past. He detailed new initiatives to analyze the JDC and a legislative push to raise the legal age limit to 21 for those held in the JDC, which could have an impact on counties and courts. He described the change in the Public Defender to a full-time model and that the judges are considering adding a few more full-time assistant public defenders if the service can be provided efficiently and economically.
III. CITIZENS' REMARKS

Chairman Rand informed that anyone who speaks with regards to a zoning case may only discuss items covered at the ZBA hearings.

Nathan Wozniak, Project Development Analyst, US Solar, addressed the Board with regards to Item 2. He expressed that there have been many cases before the County and the program for all the solar projects will be launching January 30th. He thanked the Board for its service.

Janet Ward, Associate Project Manager, NextEra Energy Resources, addressed the Board with regards to Item 3. She thanked the Board for its consideration of the project and mentioned that the solar market is new and expanding in Illinois.

IV. CONSENT AGENDA (including reports to be filed)

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

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

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

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

C5. Chairman Appointments.

Member Mayer moved to approve the Consent Agenda and Member Salzer seconded. Member Rosenbohm asked to pull Item C3; Member Adamson asked to pull Item C4. The Consent Agenda, except for Items C3 and C4, was approved by a unanimous roll call vote of 17 ayes.

C3. A resolution recommending approval of a budget amendment to the Drug Forfeiture-Sheriff Fund to recognize expenditures and revenues incurred.

Member Rosenbohm moved to approve Item C3 and Member Fennell seconded. Member Rosenbohm highlighted that the Sheriff confiscated a car through a drug seizure and he was able to purchase a new K-9 unit with the funds from the sale of the car. Item C3 was approved by a unanimous roll call vote of 17 ayes.

C4. A resolution recommending approval of the FY 2019 Legislative Program.

Member Mayer moved to approve Item C4 and Member Parker seconded. Member Mayer detailed the legislative agenda, identified that the local legislators are pleased with the layout of the requests as well combining the lists for the City, County, and Health Department, and urged an aye vote.
Member Adamson summarized that the request deals with many subject areas and some are controversial. He expressed that the Illinois State Medical Association is against the recreational use of marijuana. He asked about the inclusions of an expansion of the Illinois Motor Fuel Tax and the Grant Accountability and Transparency Act waiver for the Motor Fuel Tax. Mr. Sorrel informed that Kane and DuPage Counties have the right to institute a local gas tax and the request is to include counties that have a population greater than 100,000. He explained that IDOT has determined that the Motor Fuel Tax is a grant, but it is an allotment, and it should be treated as such. Member Mayer conveyed that the tax is audited with a reporting process and GATA would require reporting the same information twice on different forms. Member Adamson requested how the Motor Fuel Tax would be increased if the request became law and Mr. Sorrel explained that it would be by a majority vote of the County Board. Member Adamson discussed that he would vote no on the resolution because the Board needs to do a better job to lower the spend rather than raise taxes. Chairman Rand, Member Mayer, and Member Adamson discussed the current tax levy.

Member Mayer emphasized that the inclusion of other bodies’ requests is not an endorsement, only a listing from the three. Member Elsasser conveyed that some of the Board Members may be against the legalization of marijuana and Chairman Rand instructed that the County Board has appointed Member Reliford as liaison to the Board of Health and she may weigh in if she chooses.

Item C4 was approved by a roll call vote of 15 ayes and 2 nays, with Members Adamson and Elsasser voting nay.

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

Member Dillon moved to approve the ordinance and Member Windish seconded. The ordinance passed by a unanimous roll call vote of 17 ayes.

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

Member Dillon moved to approve the ordinance and Member Elsasser seconded. The ordinance passed by a unanimous roll call vote of 17 ayes.

3. Case #081-18-U, Petition of DG Illinois Solar, LLC. A Special Use request from section 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the “A-2” Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 (“Ground Mounted Solar Energy Equipment”), of these regulations are met. The parcel is located in Radnor Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.
Member Dillon moved to approve the ordinance and Member Pastucha seconded. Planning and Zoning Director Kathi Urban detailed that the case had 9 objections, all regarding possible development plans that could not be pursued if the petition is approved. Member Adamson asked about how other counties have tried to get the solar farms in more rural areas and not close to residential development. Member Dillon discussed that a study was performed regarding the property values near the project. Member Adamson inquired about the effect that the solar projects have on property values. Member Dillon described that the study found that the development did not affect property values. He noted and confirmed for Members Adamson and Elsasser that the objectors do not own the land, but a developer owning property nearby consents to the project because there is a requirement for a double row of trees on the site. Ms. Urban brought up that the study cited that some individuals built next to solar farms after they were completed.

The ordinance passed by a unanimous roll call vote of 17 ayes.

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

Member Dillon moved to approve the ordinance and Member Pastucha seconded. The ordinance passed by a unanimous roll call vote of 17 ayes.

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

Member Dillon moved to approve the ordinance and Member Elsasser seconded. The ordinance passed by a unanimous roll call vote of 17 ayes.

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

Member Dillon moved to approve the ordinance and Member O’Neill seconded. Ms. Urban summarized that there were 33 objections regarding concerns about the view, traffic during construction, obstruction during hunting season, and drainage. She informed that the petitioner believed that the site would have better drainage than row crops and Member Dillon pointed out that a drainage study is required for permitting. Ms. Urban explained that the last objection was over property value, but a study showed the impact would be negligible.

Member Rosenbohm noted that he will vote no on the ordinance because it is in his district and the
residents are his neighbors. Member Dillon highlighted that the Special Use has gone through the first two stages in the process and if a no vote won, those voting no would need to adopt Findings of Fact to deny the petition. He believed that there is no reasonable fact to deny the Special Use. Member Adamson contended that the Board has the responsibility to hear the resident’s concern and Chairman Rand provided that two bodies have heard those concerns. Member Pastucha asked about the possibility of being sued for not following the rules and Chairman Rand expressed that the Board must follow its rules. Member Elsasser conveyed that he would not build if he lived near a project and he will be voting no. Chairman Rand summarized the rules regarding zoning cases in front of the Board and Member Dillon reported that there are no findings of fact to deny the Special Use because the landowner has the right to enter an agreement. He mentioned that the developer has tried to address the neighbors’ concerns and he will be voting yes. Member Adamson discussed that the Board is voting to allow a change and Member Dillon emphasized that there is not a legal reason for denial. Ms. Urban conveyed that the application is for a Special Use and not a zoning change. Member Elsasser asserted that he will be voting no because the use is not consistent with the use of the land.

The ordinance passed by a roll call vote of 14 ayes and 3 nays, with Members Adamson, Elsasser, and Rosenbohm voting nay.

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

Member Dillon moved to approve the ordinance and Member Pastuscha seconded. The ordinance passed by a roll call vote of 15 ayes and 2 nays, with Members Adamson and Rosenbohm voting nay.

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

Member Parker moved to approve the resolution and Member O’Neill seconded. Mr. Sorrel specified the employees covered and the contract language. Member Parker recognized Assistant County Administrator Shauna Musselman and her team for their work and Chairman Rand thanked Member Parker for her work. Ms. Pastucha noted that the agreement will help retain and attract engineers to the Highway Department. The resolution passed by a unanimous roll call vote of 17 ayes.

VI. MISCELLANEOUS AND ANNOUNCEMENTS

Member Pastucha thanked the Planning and Zoning Department for all their work on the solar projects and she expressed that she is excited to see them come into reality.

Member Robinson asked all to attend the Road to Hope fundraiser for Bethel Baptist Church being held on Saturday, January 19th, with Mayor Ardis as the guest speaker.

Members Dillon, O’Neill and Chairman Rand discussed the Clemson Football National
Mr. Sorrel reported that the Legislative Breakfast will be held Friday, January 11th at 8 am at the Gateway Building. Chairman Rand hoped that the Board Members would attend to lean into the legislators about the point of origin/destination for online sales tax.

Chairman Rand announced that PCAPS Director Bridget Domenighini will be leaving Friday, January 11th. He remarked that she has done a lot for companion animal adoption, kept in mind public safety, and oversaw improvement projects.

VII. ADJOURNMENT

There being no further business before the Board, the Chairman announced the meeting was adjourned.
## County of Peoria, Illinois
### Bank Account Portfolio
**As of December 31, 2018**

<table>
<thead>
<tr>
<th>Account Name</th>
<th>Account Balance</th>
<th>Variance</th>
<th>Interest</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Month</td>
<td>Prior Month</td>
<td>Amount</td>
<td>Percent</td>
</tr>
<tr>
<td>Payroll</td>
<td>51,766</td>
<td>229,364</td>
<td>-177,577</td>
<td>-77.42%</td>
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<tr>
<td>Juror's Payroll</td>
<td>49,956</td>
<td>57,391</td>
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<td>-12.96%</td>
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<tr>
<td>Peoria County Employee Benefit Plan</td>
<td>1,081,893</td>
<td>1,090,508</td>
<td>-8,616</td>
<td>-0.79%</td>
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<tr>
<td>Peoria County Flex Spending Acct</td>
<td>59,842</td>
<td>72,059</td>
<td>-12,216</td>
<td>-16.95%</td>
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<tr>
<td>County Collector</td>
<td>2,087,726</td>
<td>12,876,797</td>
<td>-10,789,071</td>
<td>-83.79%</td>
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<tr>
<td>Operating</td>
<td>8,723,892</td>
<td>9,196,237</td>
<td>-472,345</td>
<td>-5.14%</td>
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<tr>
<td>Peoria County Forfeiture - State</td>
<td>539,812</td>
<td>536,666</td>
<td>3,146</td>
<td>0.59%</td>
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<tr>
<td>Peoria County Forfeiture - Federal</td>
<td>17,948</td>
<td>17,948</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Emergency Telephone System-E911</td>
<td>3,333,156</td>
<td>3,198,354</td>
<td>134,803</td>
<td>4.21%</td>
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<tr>
<td>Trust &amp; Condemnation</td>
<td>37,480</td>
<td>37,480</td>
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<td>0.00%</td>
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<tr>
<td>County Motor Fuel</td>
<td>1,623,536</td>
<td>2,151,314</td>
<td>-527,778</td>
<td>-24.53%</td>
</tr>
<tr>
<td>Township Bridge</td>
<td>131,341</td>
<td>131,128</td>
<td>213</td>
<td>0.16%</td>
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<tr>
<td>Township Motor Fuel</td>
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<td>1,343,934</td>
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<td>CDAP</td>
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<td>664,861</td>
<td>5,132</td>
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<td>VSP - HRA</td>
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<td>991,335</td>
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<td>Rural Transportation</td>
<td>335,363</td>
<td>318,640</td>
<td>16,723</td>
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<td><strong>Total Accounts at Illinois National Bank</strong></td>
<td><strong>20,948,030</strong></td>
<td><strong>32,914,015</strong></td>
<td><strong>-11,965,986</strong></td>
<td><strong>-36.36%</strong></td>
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</table>

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<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Month</td>
<td>Prior Month</td>
<td>Amount</td>
<td>Percent</td>
</tr>
<tr>
<td>Capital Improvement</td>
<td>244,454</td>
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<td>83</td>
<td>0.03%</td>
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<tr>
<td>Operating - Investment</td>
<td>28,734,750</td>
<td>33,663,999</td>
<td>-4,929,249</td>
<td>-14.64%</td>
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<tr>
<td>County Motor Fuel - Investment</td>
<td>4,150,391</td>
<td>4,150,391</td>
<td>9,978</td>
<td>0.24%</td>
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<tr>
<td><strong>Total Accounts at Morton Community Bank</strong></td>
<td><strong>33,139,573</strong></td>
<td><strong>38,058,761</strong></td>
<td><strong>-4,919,188</strong></td>
<td><strong>-12.93%</strong></td>
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</table>

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<thead>
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<tbody>
<tr>
<td></td>
<td>Current Month</td>
<td>Prior Month</td>
<td>Amount</td>
<td>Percent</td>
</tr>
<tr>
<td>General Investment Acct</td>
<td>5,190,933</td>
<td>5,180,568</td>
<td>10,366</td>
<td>0.20%</td>
</tr>
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Notes:  
C = Clearing Account Only  
S = Sweep Account  
D = Disbursed via Court Orders  
N/A = Current month information not yet rec'd  
M = Money Market Account  
ICS = Insured Cash Sweep  
MI = Mixed Investment Acct
## County of Peoria, Illinois
Certificate of Deposit Portfolio
As of December 31, 2018

<table>
<thead>
<tr>
<th>Investment Amount</th>
<th>Purchased Date</th>
<th>Maturity Date</th>
<th>Term (Months)</th>
<th>Interest Rate</th>
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</thead>
<tbody>
<tr>
<td><strong>Associated Bank</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employee Health Fund</td>
<td>1,000,000</td>
<td>8/3/18</td>
<td>8/3/19</td>
<td>12</td>
</tr>
<tr>
<td>Employee Health Fund</td>
<td>400,000</td>
<td>12/3/18</td>
<td>12/3/19</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total for Bank</strong></td>
<td><strong>1,400,000</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Commerce Bank</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employee Health Fund</td>
<td>200,000</td>
<td>11/6/18</td>
<td>11/15/19</td>
<td>12</td>
</tr>
<tr>
<td>Employee Health Fund</td>
<td>200,000</td>
<td>11/21/18</td>
<td>11/21/19</td>
<td>18</td>
</tr>
<tr>
<td><strong>Total for Bank</strong></td>
<td><strong>400,000</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
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<td><strong>Busey Bank</strong></td>
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# Revenue Status Report

**County:** Jefferson  
**Report Period:** 1/1/2018 - 12/31/2018

### Reporting Criteria
- Accounting Period: 2nd Subtotal
- Sorted by: Fund Type
- Totaled on: Fund Type
- Page Breaks on: Fund Type

### Fund Type: 2 Special Revenue

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### Selection Criteria
- All
- Accounting Period: 2/1/8

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- Fund Type, 2nd Subtotal
- Totaled On: Fund Type
- Page Breaks On: Fund Type

**Fund Type: Capital Projects**

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TOTAL REPORT  

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| RES#     | Account | Type | Account Name         | Parcel#          | Township      | Total Collected | County Clerk | Auctionee | Recorder/Sec of State | Agent  | Treasurer
|---------|---------|------|----------------------|------------------|---------------|-----------------|-------------|-----------|-----------------------|--------|-----------
| 12-18-001 | 0818364 | SAL  | ANTISHAY GARDNER     | 18-08-353-028    | CITY OF PEORIA | 1,784.00        | 184.83      | 17.00     | 128.00                | 425.00 | 1,029.17  
| 12-18-002 | 0818201 | SAL  | ISRAEL G. MARTINEZ   | 18-03-332-010    | CITY OF PEORIA | 673.00          | 115.37      | 6.00      | 110.00                | 350.00 | 91.63     

Totals

|                  |        |      |                      |                  |               | $2,457.00       | $300.20     | $23.00    | $238.00               | $775.00 | $1,120.80 |

Clerk Fees $300.20
Recorder/Sec of State Fees $238.00
Total to County $1,659.00

Committee Members

Approved via Poll Vote 2/5/19 (Per Rules of Order, Article V, Section 18C)
## Peoria County Monthly Resolution List - January 2019

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**Totals**  
$5,466.00 | $1,027.32 | $71.00 | $853.00 | $2,325.00 | $1,209.66

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Clerk Fees  
$1,027.32

Recorder/Sec of State Fees  
$853.00

Total to County  
$3,090.00

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Committee Members
Approved 2/5/19 via Poll Vote (Per Rules of Order, Article V, Section 18C)
AGENDA BRIEFING

COMMITTEE: Executive Committee
MEETING DATE: POLL VOTE

LINE ITEM: AMOUNT:

ISSUE:
For RESOLUTION: Amendment to Authorizing Resolution for US Economic Development Administration (EDA) Local Technical Assistance Program grant application

BACKGROUND/DISCUSSION:
In 2018, the County Board approved an Authorizing Resolution related to the County’s grant application to the US EDA’s Local Technical Assistance Program. As a refresher, this Federal Funding Opportunity is available to assist recipients in developing economic development plans and studies designed to build capacity and guide the economic prosperity and resiliency of an area or region. The Greater Peoria Economic Development Council Peoria County, through an Intergovernmental Agreement with Peoria County, will apply for funding for the Mapleton Area Industrial Water/Wastewater Development Study. The Local Technical Assistance Program has a grant ceiling of $300,000.00 with a local match requirement of 50% (not to exceed $60,000). The source of the local match will be the Keystone fund. A Request for Proposal was released to identify the costs for the Study, as well as water and wastewater needs and alternatives for added capacity in the Mapleton Industrial Area. The County Board awarded a contract to Farnsworth Group to conduct the study should funding be awarded by the EDA. At least six existing manufactures in this area have expressed the need for additional water and wastewater capacity to accommodate growth and new development.

Prior to the partial shutdown of the federal government, EDA staff in their Chicago regional office advised GPEDC that the County’s application was still in process, but that an amendment to the Authorizing Resolution was needed. The attached resolution makes the necessary changes to the Authorizing Resolution as requested by the EDA.

COUNTY BOARD GOALS:

- Financial Stability
- Effective Service Delivery
- Workforce Development
- Collaboration

STAFF RECOMMENDATION:

APPROVAL

COMMITTEE ACTION:

Approved 1/31/2019 via Poll Vote (Per Rules of Order, Article V, Section 18C)

PREPARED BY: Scott A. Sorrel, County Administrator
DEPARTMENT: County Administration
DATE: January 18, 2019
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your Executive Committee does hereby recommend passage of the following Resolution:

RE: Revised Authorization of local match for the Economic Development Administration grant application for Local Technical Assistance Program

RESOLUTION

WHEREAS, the Local Technical Assistance Program is a grant program funded through the U.S. Economic Development Administration that assists recipients in developing economic development plans and studies designed to build capacity and guide the economic prosperity and resiliency of an area or region; and

WHEREAS, The Greater Peoria Economic Development Council, through an Intergovernmental Agreement with Peoria County, will apply for funding for the Mapleton Area Industrial Water/Wastewater Development Study; and

WHEREAS, the program has a grant ceiling of $300,000.00 with a local match requirement of 50%; and

WHEREAS, these funds will be available as needed and will not be conditioned or encumbered in any way.

WHEREAS, your Committee hereby recommends approval of the local match from the “Keystone” Fund, not to exceed $60,000.

NOW THEREFORE BE IT RESOLVED, by the County Board of Peoria County, that the County Administrator is hereby authorized to execute and file on behalf of the County of Peoria a grant application for the Economic Development Administration’s Local Technical Assistance Program with a local match requirement of 50% (not to exceed $60,000); and

BE IT FURTHER RESOLVED, that the County Board of Peoria County designates the County Board Chairman or County Administrator as the authorized representatives to this grant and authorizes either the Chairman or Administrator to execute any and all documentation related to the grant application or grant award on behalf of the County of Peoria.

RESPECTFULLY SUBMITTED,
EXECUTIVE COMMITTEE
ISSUE:
For RECOMMENDATION: County Parking Deck ½ Hour Rate Increase

BACKGROUND/DISCUSSION:
Peoria County currently Peoria owns a 446-space parking deck located within the block bounded by Hamilton, Jefferson, Adams, and Fayette Streets in the City of Peoria. County is currently contracted with National Garages, Inc. to provide parking management services for the County owned deck.

Included in the 2019 approved Peoria County budget is funding to upgrade the parking deck to a fully automated parking / payment system within the deck. This system will no longer require a parking attendant be provided by National Garages. Peoria County issued a PO to National Garages in early January 2019 for the installation of the new automated parking / payment system. The Return on Investment for the new system is 3.5 years.

The current ½ hour rate for the parking deck is $0.75 with a maximum of $6.00 per day maximum and $5.00 for parking after 6pm. The new automated system will take credit, debit, and cash as a form of payment. The new system has limited capacity for the storage of coins but has an automated recycling currency system for cash. Because of the limited ability to store coins we are recommending an increase to $1.00 per ½ hour. All other rates would stay the same.

COUNTY BOARD GOALS:

STAFF RECOMMENDATION
Approve the Peoria County Parking Deck ½ hour rate increase from $0.75 to $1.00 per ½ hour when the new automated parking / payment system is installed in the Spring of 2019.

COMMITTEE ACTION:
Approved 1/29/19 (6-0 votes) Mr. Robinson absent

PREPARED BY: Mark Little, CIO
DEPARTMENT: Information Technology Services DATE: 1/29/2019
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

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

RE: County Parking Deck Rate Increase

RESOLUTION

WHEREAS, Peoria County owns a 446-space parking deck located within the block bounded by Hamilton, Jefferson, Adams, and Fayette Streets in the City of Peoria; and

WHEREAS, Peoria County is currently contracted with National Garages, Inc. to provide parking management services for the County owned deck; and

WHEREAS, Peoria County issued a PO to National Garages in early January 2019 for the installation of the new automated parking / payment system; and

WHEREAS, The new parking system has limited capacity for the storage of coins but has an automated recycling currency system for cash; and

WHEREAS, all other parking rates will stay the same.

NOW THEREFORE BE IT RESOLVED, by the County Board of Peoria County, approve the Peoria County Parking Deck ½ hour rate increase from $0.75 to $1.00 per ½ hour when the new automated parking / payment system is installed in the Spring of 2019.

RESPECTFULLY SUBMITTED,
COUNTY INFRASTRUCTURE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Infrastructure  
MEETING DATE: January 29, 2019  
LINE ITEM: N/A  
AMOUNT: N/A

ISSUE:
Participation of the 182nd Airlift Wing Peoria Air National Guard Rising 4 group in the Adopt-A-Highway Program on Airport Road.

BACKGROUND/DISCUSSION:
The 182nd Airlift Wing Peoria Air National Guard Rising 4 group has offered to participate in the program by requesting to “adopt” a portion of County Highway R49 (Airport Road), from West Smithville Road to Garfield Avenue, a total distance of 0.60 miles.

COUNTY BOARD GOALS:
- Safe & Healthy Community
- World Class Public Facilities

STAFF RECOMMENDATION:
Approve the adoptive Resolution for 182nd Airlift Wing Peoria Air National Guard Rising 4 group to adopt a Highway.

COMMITTEE ACTION:
APPROVED 1/29/19 (6-0 VOTES) MR. ROBINSON ABSENT

PREPARED BY: Amy Benecke McLaren
DEPARTMENT: Highway
DATE: January 24, 2019
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your Infrastructure Committee does hereby recommend the passage of the following Resolution:

**RE: Adopt-A-Highway Program**

**RESOLUTION**

WHEREAS, the County of Peoria has established an Adopt-A-Highway program for the highways within its jurisdictional area, and

WHEREAS, members of the 182nd Airlift Wing Peoria Air National Guard Rising 4 group have requested to participate in this program, and

WHEREAS, the group has volunteered to “adopt” County Highway R49 (Airport Road), from West Smithville Road to Garfield Avenue, a total distance of 0.60 miles.

NOW, THEREFORE BE IT RESOLVED, that the 182nd Airlift Wing Peoria Air National Guard Rising 4 groups request to “adopt” CH R49 be approved and that the County Engineer be authorized to execute the “Adopt-A-Highway” Permit.

Respectfully submitted,
Infrastructure Committee
AGENDA BRIEFING

COMMITTEE: Infrastructure  LINE ITEM: N/A
MEETING DATE: January 29, 2019  AMOUNT: N/A

ISSUE: Resolution for Intergovernmental Agreement with Princeville Road District

BACKGROUND/DISCUSSION: Structure Number 072-4312 on Princeville Cemetery Road is a concrete superstructure bridge supported on timber support piles. The timber piles are deteriorated to the point where a 15 Ton Weight Limit has been posted on the bridge. The bridge carries 125 vehicles per day, and the Sufficiency Rating on the bridge is 30.5.

The concrete superstructure is in good shape, and it has been determined that the most economical solution for this bridge is to repair the timber support piles.

This resolution will allow the County to enter into an Intergovernmental Agreement with Princeville Road District to repair the bridge.

COUNTY BOARD GOALS:

INFRASTRUCTURE STEWARDSHIP

STAFF RECOMMENDATION: Approve the Resolution

COMMITTEE ACTION:

APPROVED 1/29/19 (6-0 VOTES) MR. ROBINSON ABSENT

PREPARED BY: Jeffrey D. Gilles
DEPARTMENT: Highway  DATE: January 14, 2019
PRINCEVILLE CEMETERY BRIDGE LOCATION MAP

S.N. 072-4312
Superstructure

SW Corner showing Void in Deck Soffit
INTERGOVERNMENTAL AGREEMENT
BETWEEN COUNTY OF PEORIA AND PRINCEVILLE ROAD DISTRICT

This Agreement effective and commencing on ___________________________, by and between the COUNTY OF PEORIA, a body politic and corporate of the State of Illinois, hereinafter called the COUNTY, and PRINCEVILLE ROAD DISTRICT, hereinafter called the DISTRICT.

WITNESSETH THAT:

Whereas, the COUNTY and the DISTRICT are desirous to further intergovernmental cooperation between the two entities; and

Whereas, Structure Number 072-4312 on Princeville Cemetery Road (T.R. 156A) is Structurally Deficient and is in need of repair; and

Whereas, the COUNTY and the DISTRICT are desirous to repair Structure Number 072-4312 on Princeville Cemetery Road (T.R. 156A); and

Whereas, the Preliminary Engineering, Construction, and Construction Engineering will be split 50% County / 50% Road District; and

Whereas, the COUNTY and the DISTRICT have reached an agreement pursuant to authority granted by Article Vii, Section 10, of the Constitution of Illinois, 1970 and the Intergovernmental Cooperation Act, (5ILCS 220/1 et.seq.).

NOW THEREFORE, in cooperation of the mutual promises and covenants hereinafter set forth, it is agreed by and between the COUNTY and the DISTRICT that:

I. DUTIES OF PEORIA COUNTY

A. The COUNTY will serve as the "Lead Agency" and will coordinate the bridge repair project with the Illinois Department of Transportation.

B. The COUNTY will enter into a contract with an Illinois Department of Transportation Certified consultant engineering firm to perform Preliminary Engineering for the design of the project.

C. The COUNTY will enter into a contract with an Illinois Department of Transportation approved contractor for the repair of the bridge.

D. The COUNTY will perform the Construction Engineering for the bridge repair.

E. The COUNTY will send invoices to the DISTRICT based on the DISTRICT’s share of the Local Match amounts for Preliminary Engineering, Construction, and Construction Engineering.
II. **DUTIES OF PRINCEVILLE ROAD DISTRICT**

A. The PRINCEVILLE Road Commissioner will review and approve the bridge repair design.

B. The DISTRICT will maintain jurisdiction of Structure Number 072-4312 on Princeville Cemetery Road (T.R. 156A).

C. The DISTRICT will pay invoices from the COUNTY based on the DISTRICT’s share of the Local Match amounts for Preliminary Engineering, Construction, and Construction Engineering.

III. **TERM**

A. This agreement shall commence on the day that the last party executes it and shall continue until Final Acceptance is given by the Illinois Department of Transportation.

IV. **INDEMNIFICATION**

The COUNTY shall indemnify and hold harmless the District and its directors, officers, employees, and agents from and against any and all losses, damages, claims, liability, costs, and expenses incidental thereto (including costs of litigation, settlement, and reasonable attorney's fees) which any or all of them may hereinafter incur, be responsible for or pay out as a result of bodily injuries (including death) to any person or damage (including loss of use) to any property (public or private) which arise out of or are caused by any negligent acts, negligent omissions, or willful misconduct of the COUNTY, its directors, officers, employees, agents, and contractors in the performance of the terms of this agreement.

The DISTRICT shall indemnify and hold harmless the COUNTY and its directors, officers, employees, and agents from and against any and all losses, damages, claims, liability, costs, and expenses incidental thereto (including costs of litigation, settlement, and reasonable attorney's fees) which any or all of them may hereinafter incur, be responsible for or pay out as a result of bodily injuries (including death) to any person or damage (including loss of use) to any property (public or private) which arise out of or are caused by any negligent acts, negligent omissions, or willful misconduct of the DISTRICT, its directors, officers, employees, agents, and contractors in the performance of the terms of this agreement.

V. **GENERAL CONDITIONS**

A. This agreement shall be binding upon the parties, their successors, and assigns.

B. If any portion of this agreement shall be, for any reason, invalid or unenforceable, the remaining portion or portions shall, nevertheless, be valid and enforceable and carried into effect, unless to do so would clearly violate the present legal and valid intention of the parties hereto.

C. **ENTIRE AGREEMENT - AMENDMENTS**

The preceding constitutes the entire agreement between the parties and no verbal statements shall supersede any of its provisions. This agreement may be amended
in writing by a mutual agreement executed with the same formalities and in the same manner by which this Agreement was executed.

COUNTY OF PEORIA

By:_______________________
SCOTT SORREL
Peoria County Administrator

ATTEST:___________________
STEVE SONNEMAKER
County Clerk

PRINCEVILLE ROAD DISTRICT

By:__________________________
DARRELL FUCHS
Princeville Road Commissioner

ATTEST:_______________________
MARLYS ELY
Princeville Township Clerk
**County Aid No. 524**

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TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your Infrastructure Committee does hereby recommend passage of the following Resolution:

**RE: INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF PEORIA AND PRINCEVILLE ROAD DISTRICT**

**RESOLUTION**

WHEREAS, Structure Number 072-4312 on Princeville Cemetery Road (T.R. 156A) is structurally deficient and is in need of repair; and

WHEREAS, Peoria County and Princeville Road District are desirous to repair Structure Number 072-4312 on Princeville Cemetery Road (T.R. 156A).

NOW, THEREFORE BE IT RESOLVED, that the County of Peoria enter into an Intergovernmental Agreement with Princeville Road District for the purpose of repairing Structure Number 072-4312 on Princeville Cemetery Road (T.R. 156A).

BE IT FURTHER RESOLVED, that the County Administrator be authorized to sign the Intergovernmental Agreement.

RESPECTFULLY SUBMITTED,

INFRASTRUCTURE COMMITTEE
ISSUE: Resolution for Preliminary Engineering Services Agreement with Midwest Engineering Associates, Inc. for Phase I & II Preliminary Engineering for Princeville Cemetery Road Bridge Repairs.

BACKGROUND/DISCUSSION: Structure Number 072-4312 on Princeville Cemetery Road is a concrete superstructure bridge supported on timber support piles. The timber piles are deteriorated to the point where a 15 Ton Weight Limit has been posted on the bridge. The bridge carries 125 vehicles per day, and the Sufficiency Rating on the bridge is 30.5.

The concrete superstructure is in good shape, and it has been determined that the most economical solution for this bridge is to repair the timber support piles.

This resolution will allow the County to enter into a Preliminary Engineering Service Agreement with Midwest Engineering Associates, Inc. to perform the Phase I & II Preliminary Engineering for the project.

COUNTY BOARD GOALS:

INFRASTRUCTURE STEWARDSHIP

STAFF RECOMMENDATION: Approve the Resolution

COMMITTEE ACTION:

APPROVED 1/29/19 (6-0 VOTES) MR. ROBINSON ABSENT

PREPARED BY: Jeffrey D. Gilles

DEPARTMENT: Highway

DATE: January 15, 2019
Superstructure

SW Corner showing Void in Deck Soffit
THIS AGREEMENT is made and entered into this ______ day of ______, 2019 between the above Local Agency (LA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION, Motor Fuel Tax Funds, allotted to the LA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT", will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

**Section Description**

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<tr>
<td>Route</td>
<td>Cemetery Rd. Length +/- 100 ft. FT (+/- 0.02 Miles) (Structure No. 072-4312)</td>
</tr>
<tr>
<td>Termini</td>
<td>Approximate Station 85+30 to 86+30 corresponding to approximate ends of the bridge wing walls.</td>
</tr>
</tbody>
</table>

**Description:**
Repair twelve (12) deteriorated timber piles supporting the east and west abutments using in-place reinforcement details.

**Agreement Provisions**

**The Engineer Agrees, (Note: BLR form 05511 has been edited in the following for project specific terms as underlined)**

1. To perform or be responsible for the performance of the following engineering services for the LA in connection with the proposed improvement herein before described, and checked below:
   a. ☑ Make such detailed surveys as are necessary for the preparation of detailed roadway plans.
   b. ☐ Make stream and flood plain hydraulic surveys and gather high water data, and flood histories for the preparation of detailed bridge plans.
   c. ☑ Make or cause to be made such soil surveys or subsurface investigations including borings and soil profiles and analysis thereof as may be required to furnish sufficient data for the design of the proposed improvement. Such investigations are to be made in accordance with the current requirements of the DEPARTMENT.
   d. ☐ Make or cause to be made such traffic studies and counts and special intersection studies as may be required to furnish sufficient data for the design of the proposed improvement.
   e. ☑ Prepare Army Corps of Engineers Permit, Division of Water Resources Permit, Bridge waterway sketch and/or Channel Change sketch, Utility plan and locations and Railroad Crossing work agreements.
   f. ☐ Prepare Preliminary Bridge Design and Hydraulic Report, (including economic analysis of bridge or culvert types) and high water effects on roadway overflows and bridge approaches.
   g. ☑ Make complete general and detailed plans, special provisions, proposals and estimates of cost and furnish the LA with five (5) copies of the plans, special provisions, proposals and estimates. Additional copies of any or all documents, if required, shall be furnished to the LA by the ENGINEER at his actual cost for reproduction.
   h. ☑ Furnish the LA with survey and drafts in quadruplicate of all necessary right-of-way dedications, construction easements and borrow pit and channel change agreements including prints of the corresponding plats and staking as required.

NOTE: Four Copies to be submitted to the Regional Engineer
i. Prepare the Project Development Report when required by the DEPARTMENT.

j. Prepare the necessary environmental documents in accordance with the procedures adopted by the DEPARTMENT’s Bureau of Local Roads & Streets.

k. Assist the LA in the tabulation and interpretation of the contractors’ proposals.

l. Furnish construction guidance. Construction guidance shall include:
   (1) Consultation on interpretation of plans and specifications and changes during construction.
2. That all reports, plans, plats and special provisions to be furnished by the ENGINEER, pursuant to this AGREEMENT, will be in accordance with current standard specifications and policies of the DEPARTMENT. It being understood that all such reports, plats, plans and drafts shall before being finally accepted be subject to approval by the LA and the DEPARTMENT.

3. To attend conferences at any reasonable time when requested to do so by the LA or the DEPARTMENT.

4. In the event plans or surveys are found to be in error during construction of the SECTION and revisions of the plans or survey corrections are necessary, the ENGINEER agrees that he will perform such work without expense to the LA even though final payment has been received by him. He shall give immediate attention to these changes so there will be a minimum delay to the Contractor.

5. That basic survey notes and sketches, charts, computations and other data prepared or obtained by the ENGINEER pursuant to this AGREEMENT will be made available upon request to the LA or the DEPARTMENT without cost and without restriction or limitations as to their use.

6. That all plans and other documents furnished by the ENGINEER pursuant to this AGREEMENT will be endorsed by him and will show his professional seal where such is required by law.

THE LA AGREES, (Note: BLR form 05511 has been edited in the following for project specific terms)

1. To pay the ENGINEER as compensation for all services performed as stipulated in paragraphs 1a through 1l, 2, 3, 5 and 6 at actual cost of performing such work plus 180 percent to cover profit, overhead and readiness to serve - “actual cost” being defined as material cost plus, payrolls insurance, social security and retirement deductions. Traveling and other out-of-pocket expenses will be reimbursed to the ENGINEER at his actual cost. Subject to the approval of the LA, the ENGINEER may sublet all or part of the services provided under the paragraphs cited above. If the ENGINEER sublets all or part of this work, the LA will pay the cost to the ENGINEER plus a five (5) percent service charge. “Cost to Engineer” to be verified by furnishing the LA and the DEPARTMENT copies of invoices from the party doing the work. The classifications of the employees used in the work should be consistent with the employee classification for the services performed. If the personnel of the firm, including the Principal Engineer, perform routine services that should normally be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the work performed. The total compensation due the Engineer shall not exceed $37,885 without prior authorization in writing from the LA.

2. That payments due the ENGINEER for services rendered in accordance with the AGREEMENT will be made as soon as practicable after the services have been performed in accordance with the following schedule:

a. For progressive payments – Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.

b. Final Payment – Upon approval of the work by the LA but not later than 60 days after the work is completed and reports have been made and accepted by the LA and STATE, a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amounts of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.
3. That, should the LA require changes in any of the detailed plans, specifications, or estimates, except for those required pursuant to paragraph 4 of THE ENGINEER AGREES, after they have been approved by the DEPARTMENT, the LA will pay the ENGINEER for such changes on the basis of actual cost plus 180 percent to cover profit, overhead and readiness to serve - "actual cost" being defined as in paragraph 1 above. It is understood that "changes" as used in this paragraph shall in no way relieve the ENGINEER of his responsibility to prepare a complete and adequate set of plans and specifications.

It is Mutually Agreed,

1. That any difference between the ENGINEER and the LA concerning the interpretation of the provisions of this AGREEMENT shall be referred to a committee of disinterested parties consisting of one member appointed by the ENGINEER, one member appointed by the LA and a third member appointed by the two other members for disposition and that the committee’s decision shall be final.

2. This AGREEMENT may be terminated by the LA upon giving notice in writing to the ENGINEER at his last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LA all surveys, permits agreements, preliminary bridge design & hydraulic report, drawings, specifications, partial and completed estimates and data if any from traffic studies and soil survey and subsurface investigations with the understanding that all such material becomes the property of the LA. The ENGINEER shall be paid for any services completed and any services partially completed in accordance with Section 5 of THE LA AGREES.

3. That if the contract for construction has not been awarded one year after the acceptance of the plans by the LA and their approval by the DEPARTMENT, the LA will pay the ENGINEER the balance of the engineering fee due under this AGREEMENT, based on the estimate of cost as prepared by the ENGINEER and approved by the LA and the DEPARTMENT.

4. That the ENGINEER warrants that he/she has not employed or retained any company or person other than a bona fide employee working solely for the ENGINEER to solicit or secure this contract and that he/she has not paid or agreed to pay any company or person other than a bona fide employee working solely for the ENGINEER any fee, commission, percentage, brokerage fee, gifts or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty the LA shall have the right to annul this contract without liability.

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed in quadruplicate counterparts each of which shall be considered as an original by their duly authorized officers.

Executed by the LA:

ATTEST:

By _____________________________

_______________________________ Clerk

(State of Illinois, acting by and through its)

Title ____________________________

By _____________________________

Title ____________________________

Executed by the ENGINEER

Midwest Engineering Associates, Inc.

1904 NE Monroe St.

ATTEST:

By _____________________________

Title ____________________________

Philip J. Lane, Senior Structural Engineer

Peoria, Illinois 61603

Attest: ____________________________

Title ____________________________

David L. Horton, Senior Project Manager

47
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your Infrastructure Committee does hereby recommend passage of the following Resolution:

RE: PRELIMINARY ENGINEERING AGREEMENT TO DESIGN BRIDGES WITHIN PEORIA COUNTY

RESOLUTION

WHEREAS, Structure Number 072-4312 located on Princeville Cemetery Road (T.R. 156A) is in a state of advanced deterioration; and

WHEREAS, your Infrastructure Committee, having considered the economic effects of the project, believes that the best interests of Peoria County will be served by the approval of a Preliminary Engineering Service Agreement for preliminary engineering to repair bridges using the County Bridge Fund for:

Phase I and Phase II engineering for the repair of Structure Number 072-4312 on Princeville Cemetery Road (T.R. 156A), designated as County Aid No. 524, at a cost not to exceed $37,885.00 with Midwest Engineering Associates, Inc.

NOW, THEREFORE BE IT RESOLVED, that the preliminary engineering agreement be approved and that the County Administrator be designated as the officer to sign the engineering agreement; and

BE IT FURTHER RESOLVED that $37,885.00 be appropriated from the County Bridge fund for Phase I and Phase II engineering for County Aid No. 524 on Princeville Cemetery Road; and

BE IT FURTHER RESOLVED, that the County Treasurer be authorized to issue checks from the County Bridge Fund in payment of invoices for the engineering work.

RESPECTFULLY SUBMITTED,

INFRASTRUCTURE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Infrastructure
LINE ITEM: 036-2-036-5-514-55105
MEETING DATE: January 29, 2019
AMOUNT: $1,200,000.00

ISSUE: Federal Agreement with the State of Illinois for construction on Dirksen Parkway.

BACKGROUND/DISCUSSION: Peoria County secured $2,800,000 in Federal Surface Transportation Program – Urban (STU) funding through PPUATS for the reconstruction of Dirksen Parkway. The project consists of reconstructing the existing 4 lane roadway to a 5 lane roadway with turn lanes, multi-use path, and street lighting.

The project is scheduled for the January 18, 2019 IDOT bid letting.

This Resolution allows the County to enter into an agreement with IDOT to use Federal Funding for the construction of Dirksen Parkway. The resolution also appropriates $1,200,000.00 of MFT funds for the local match portion of the construction.

COUNTY BOARD GOALS:

INFRASTRUCTURE STEWARDSHIP

STAFF RECOMMENDATION: Approve the Resolution.

COMMITTEE ACTION:
APPROVED 1/29/19 (6-0 VOTES) MR. ROBINSON ABSENT

PREPARED BY: Jeffrey D. Gilles
DEPARTMENT: Highway
DATE: December 21, 2018
This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "LPA", and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "STATE". The STATE and LPA jointly propose to improve the designated location as described below. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the LPA, approved by the STATE and the STATE's policies and procedures approved and/or required by the Federal Highway Administration, hereinafter referred to as "FHWA".

Location

Local Name     Dirksen Parkway( CH D49)       Route     FAU 6671       Length     0.73
Termini            Middle Road to Airport Road

Current Jurisdiction      Peoria County      TIP Number      PC-19-01      Existing Structure No      N/A

Project Description

Improvements include new pavement, curb and gutter, storm sewer, street lighting, and sidewalks.

Division of Cost

<table>
<thead>
<tr>
<th>Type of Work</th>
<th>STU</th>
<th>%</th>
<th>LPA</th>
<th>%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participating Construction</td>
<td>2,800,000</td>
<td>*</td>
<td>( )</td>
<td>( )</td>
<td>4,000,000</td>
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<tr>
<td>Non-Participating Construction</td>
<td>( )</td>
<td>( )</td>
<td>( )</td>
<td>( )</td>
<td></td>
</tr>
<tr>
<td>Preliminary Engineering</td>
<td>( )</td>
<td>( )</td>
<td>( )</td>
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<tr>
<td>Construction Engineering</td>
<td>( )</td>
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<td></td>
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<tr>
<td>Right of Way</td>
<td>( )</td>
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<tr>
<td>Railroads</td>
<td>( )</td>
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<tr>
<td>Utilities</td>
<td>( )</td>
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</tr>
<tr>
<td>Materials</td>
<td>( )</td>
<td>( )</td>
<td>( )</td>
<td>( )</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>$ 2,800,000</td>
<td>$</td>
<td>$ 1,200,000</td>
<td>$</td>
<td>$ 4,000,000</td>
</tr>
</tbody>
</table>

*70% STU funds NTE $2,800,000

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final LPA share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

If funding is not a percentage of the total, place an asterisk in the space provided for the percentage and explain above.

Local Public Agency Appropriation

By execution of this Agreement, the LPA attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the LPA share of project costs. A copy of the authorizing resolution or ordinance is attached as an addendum (required for State-let contracts only)

Method of Financing (State Contract Work Only)

METHOD A---Lump Sum (80% of LPA Obligation) due by the _______ of each successive month.
METHOD B--- __________ Monthly Payments of __________ due by the _______ of each successive month.
METHOD C---LPA's Share __________ divided by estimated total cost multiplied by actual progress payment.

(See page two for details of the above methods and the financing of Day Labor and Local Contracts)
THE LPA AGREES:

(1) To acquire in its name, or in the name of the STATE if on the STATE highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the LPA shall certify to the STATE that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the LPA, and the STATE and the FHWA, if required.

(2) To provide for all utility adjustments, and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Agency Highway and Street Systems.

(3) To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.

(4) To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, an addendum is required.

(5) To maintain or cause to be maintained, in a manner satisfactory to the STATE and the FHWA, the completed improvement, or that portion of the completed improvement within its jurisdiction as established by addendum referred to in item 4 above.

(6) To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.

(7) To maintain, for a minimum of 3 years after final project close-out by the STATE, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General and the department; and the LPA agrees to cooperate fully with any audit conducted by the Auditor General and the STATE, and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.

(8) To provide if required, for the improvement of any railroad-highway grade crossing and railroad crossing protection within the limits of the proposed improvement.

(9) To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the FHWA.

(10) (State Contracts Only) That the method of payment designated on page one will be as follows:

Method A - Lump Sum Payment. Upon award of the contract for this improvement, the LPA will pay to the STATE within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA’s estimated obligation incurred under this Agreement. The LPA will pay to the STATE the remainder of the LPA’s obligation (including any nonparticipating costs) within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

Method B - Monthly Payments. Upon award of the contract for this improvement, the LPA will pay to the STATE, a specified amount each month for an estimated period of months, or until 80% of the LPA’s estimated obligation under the provisions of the Agreement has been paid, and will pay to the STATE the remainder of the LPA’s obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

Method C - Progress Payments. Upon receipt of the contractor’s first and subsequent progressive bills for this improvement, the LPA will pay to the STATE within thirty (30) calendar days of receipt, an amount equal to the LPA’s share of the construction cost divided by the estimated total cost, multiplied by the actual payment (appropriately adjusted for nonparticipating costs) made to the contractor until the entire obligation incurred under this Agreement has been paid.

Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C, shall allow the STATE to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the STATE to LPA on this or any other contract. The STATE, at its sole option, upon notice to the LPA, may place the debt into the Illinois Comptroller’s Offset System (15 ILCS 405/10.05) or take such other and further action as my be required to recover the debt.

(11) (Local Contracts or Day Labor) To provide or cause to be provided all of the initial funding, equipment, labor, material and services necessary to construct the complete project.

(12) (Preliminary Engineering) In the event that right-of-way acquisition for, or actual construction of, the project for which this preliminary engineering is undertaken with Federal participation is not started by the close of the tenth fiscal year following the fiscal year in which the project is federally authorized, the LPA will repay the STATE any Federal funds received under the terms of this Agreement.

(13) (Right-of-Way Acquisition) In the event that the actual construction of the project on this right-of-way is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the project is federally authorized, the LPA will repay the STATE any Federal Funds received under the terms of this Agreement.
To include the certifications, listed in item 15 above, and all other certifications required by State statutes, in every contract,

(Railroad Related Work Only) The estimates and general layout plans for at-grade crossing improvements should be forwarded to the Rail Safety and Project Engineer, Room 204, Illinois Department of Transportation, 2300 South Dirksen Parkway, Springfield, Illinois, 62764. Approval of the estimates and general layout plans should be obtained prior to the commencement of railroad related work. All railroad related work is also subject to approval by the Illinois Commerce Commission (ICC). Final inspection for railroad related work should be coordinated through appropriate IDOT District Bureau of Local Roads and Streets office. Plans and preemption times for signal related work that will be interconnected with traffic signals shall be submitted to the ICC for review and approval prior to the commencement of work. Signal related work involving interconnects with state maintained traffic signals should also be coordinated with the IDOT’s District Bureau of Operations.

The LPA is responsible for the payment of the railroad related expenses in accordance with the LPA/railroad agreement prior to requesting reimbursement from IDOT. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets office.

Engineer’s Payment Estimates shall be in accordance with the Division of Cost on page one.

And certifies to the best of its knowledge and belief its officials:

(a) are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

(b) have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;

(c) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, local) with commission of any of the offenses enumerated in item (b) of this certification; and

(d) have not within a three-year period preceding the Agreement had one or more public transactions (Federal, State, local) terminated for cause or default.

To include the certifications, listed in item 15 above, and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.

(State Contracts) That execution of this agreement constitutes the LPA’s concurrence in the award of the construction contract to the responsible low bidder as determined by the STATE.

That for agreements exceeding $100,000 in federal funds, execution of this Agreement constitutes the LPA’s certification that:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement;

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress, in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying”, in accordance with its instructions;

(c) The LPA shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

To regulate parking and traffic in accordance with the approved project report.

To regulate encroachments on public right-of-way in accordance with current Illinois Compiled Statutes.

To complete the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with current Illinois Compiled Statutes.

To complete this phase of the project within three (3) years from the date this agreement is approved by the STATE if this portion of the project described in the Project Description does not exceed $1,000,000 (five years if the project costs exceed $1,000,000).

To comply with the federal Financial Integrity Review and Evaluation (FIRE) program, which requires States and subrecipients to justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months.

To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the STATE within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

The LPA will submit supporting documentation with each request for reimbursement from the STATE. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, and personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLRS 05621 should be used for consultant invoicing purposes). LPA invoice requests to the STATE will be submitted with sequential invoice numbers by project.
The LPA will submit to the STATE a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of this phase of the improvement or from the date of the previous invoice, which ever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed.

(25) The LPA shall provide the final report to the appropriate STATE district within twelve months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result in the immediate close-out of the project and loss of further funding.

(26) (Single Audit Requirements) That if the LPA spends $750,000 or more a year in federal financial assistance they shall have an audit made in accordance with 2 CFR 200. LPA's expending less than $750,000 a year shall be exempt from compliance. A copy of the audit report must be submitted to the STATE (Office of Finance and Administration, Audit Coordination Section, 2300 South Dirksen Parkway, Springfield, Illinois, 62764), within 30 days after the completion of the audit, but no later than one year after the end of the LPA’s fiscal year. The CFDA number for all highway planning and construction activities is 20.205.

Federal funds utilized for construction activities on projects let and awarded by the STATE (denoted by an “X” in the State Contract field on the top page of 1) are not included in a LPA’s calculation of federal funds expended by the LPA for Single Audit purposes.

(27) That the LPA is required to register with the System for Award Management or SAM (formerly Central Contractor Registration (CCR)), which is a web-enabled government-wide application that collects, validates, stores, and disseminates business information about the federal government’s trading partners in support of the contract award and the electronic payment processes. To register or renew, please use the following website: https://www.sam.gov/portal/public/SAM/#1.

The LPA is also required to obtain a Dun & Bradstreet (D&B) D-U-N-S Number. This is a unique nine digit number required to identify subrecipients of federal funding. A D-U-N-S number can be obtained at the following website: http://fedgov.dnb.com/webform.

THE STATE AGREES:

(1) To provide such guidance, assistance and supervision and to monitor and perform audits to the extent necessary to assure validity of the LPA’s certification of compliance with Titles II and III requirements.

(2) (State Contracts) To receive bids for the construction of the proposed improvement when the plans have been approved by the STATE (and FHWA, if required) and to award a contract for construction of the proposed improvement, after receipt of a satisfactory bid.

(3) (Day Labor) To authorize the LPA to proceed with the construction of the improvement when Agreed Unit Prices are approved, and to reimburse the LPA for that portion of the cost payable from Federal and/or State funds based on the Agreed Unit Prices and Engineer’s Payment Estimates in accordance with the Division of Cost on page one.

(4) (Local Contracts) For agreements with Federal and/or State funds in engineering, right-of-way, utility work and/or construction work:
   (a) To reimburse the LPA for the Federal and/or State share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payment by the LPA;
   (b) To provide independent assurance sampling, to furnish off-site material inspection and testing at sources normally visited by STATE inspectors of steel, cement, aggregate, structural steel and other materials customarily tested by the STATE.

IT IS MUTUALLY AGREED:

(1) Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Buy America provisions.

(2) That this Agreement and the covenants contained herein shall become null and void in the event that the FHWA does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this Agreement.

(3) This Agreement shall be binding upon the parties, their successors and assigns.

(4) For contracts awarded by the LPA, the LPA shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT – assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The LPA shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT – assisted contracts. The LPA’s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this Agreement. Upon notification to the recipient of its failure to carry out its approved program, the STATE may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for
enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.). In the absence of a USDOT – approved LPA DBE Program or on State awarded contracts, this Agreement shall be administered under the provisions of the STATE’s USDOT approved Disadvantaged Business Enterprise Program.

(5) In cases where the STATE is reimbursing the LPA, obligations of the STATE shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or applicable Federal Funding source fails to appropriate or otherwise make available funds for the work contemplated herein.

(6) All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement and/or amendment shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application.

ADDENDA

Additional information and/or stipulations are hereby attached and identified below as being a part of this Agreement.

Number 1 - Location Map, Number 2 – LPA Appropriation Resolution, Number 3 - GATA Reporting

(Insert Addendum numbers and titles as applicable)

The LPA further agrees, as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this Agreement and all Addenda indicated above.

APPROVED

Local Public Agency

Scott Sorrel

Name of Official (Print or Type Name)

County Administrator

Title (County Board Chairperson/Mayor/Village President/etc.)

(Signature) Date

The above signature certifies the agency's TIN number is 200000143 conducting business as a Governmental Entity.

DUNS Number 071436208

APPROVED

State of Illinois

Department of Transportation

Randall S. Blankenhorn, Secretary of Transportation Date

By:

Erin Aleman, Director of Planning & Programming Date

Erin Aleman, Director of Planning & Programming Date

Philip C. Kaufmann, Chief Counsel Date

Jeff Heck, Chief Fiscal Officer (CFO) Date

NOTE: If the LPA signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.
PLACE HOLDER FOR ADDENDUM #2

APPROPRIATIONS RESOLUTION
Addendum No. 3

Grant Accountability and Transparency Act (GATA)

Required Uniform Reporting

The Grant Accountability and Transparency Act (30 ILCS 708), requires a uniform reporting of expenditures. Uniform reports of expenditures shall be reported no less than quarterly using IDOT’s BoBS 2832 form available on IDOT’s web page under the “Resources” tab.

Additional reporting frequency may be required based upon specific conditions, as listed in the accepted Notice of State Award (NOSA). Specific conditions are based upon the award recipient/grantee’s responses to the Fiscal and Administrative Risk Assessment (ICQ) and the Programmatic Risk Assessment (PRA).

PLEASE NOTE: Under the terms of the Grant Funds Recovery Act (30 ILCS 705/4.1), “Grantor agencies may withhold or suspend the distribution of grant funds for failure to file requirement reports” if the report is more than 30 calendar days delinquent, without any approved written explanation by the grantee, the entity will be placed on the Illinois Stop Payment List. (Refer to the Grantee Compliance Enforcement System for detail about the Illinois Stop Payment List: https://www.illinois.gov/sites/GATA/Pages/ResourceLibrary.aspx )
Resolution for Improvement
Under the Illinois Highway Code

BE IT RESOLVED, by the Board of the County of Peoria, Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract.

For Roadway/Street improvements:

<table>
<thead>
<tr>
<th>Name of Street(s)/Road(s)</th>
<th>Length (miles)</th>
<th>Route</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dirksen Parkway</td>
<td>0.73</td>
<td>FAU 6671</td>
<td>Middle Road</td>
<td>Airport Road</td>
</tr>
</tbody>
</table>

For Structures:

<table>
<thead>
<tr>
<th>Name of Street(s)/Road(s)</th>
<th>Existing Structure No.</th>
<th>Route</th>
<th>Location</th>
<th>Feature Crossed</th>
</tr>
</thead>
</table>

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of reconstruction of the existing roadway to a 5 lane roadway with a multi-use path and street lighting.

2. That there is hereby appropriated the sum of one million two hundred thousand and 00/100 dollars ($1,200,000.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Steve Sonnemaker, County Clerk in and for said County of Peoria in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by Board of Peoria at a meeting held on February 14, 2019.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this day of Month, Year.

(SEAL)

Clerk Signature

Approved

Regional Engineer
Department of Transportation

Date

Printed 01/22/19
Instructions for BLR 09110

This form shall be used when a Local Public Agency (LPA) wants to construct an improvement using Motor Fuel Tax (MFT) funds. Refer to Chapter 9 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Resolution Number
Enter the resolution number as assigned by the LPA, if applicable.

Resolution Type
From the drop down box choose the type of resolution:
- Original would be used when passing a resolution for the first time for this project.
- Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions.
- Amended would be used when a previously passed resolution is being amended.

Section Number
Insert the section number of the improvement the resolution covers.

Governing Body Type
From the drop down box choose the type of administrative body. Choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town.

LPA Type
From the drop down box choose the LPA body type. Types to choose from are: County, City, Town or Village.

Name of LPA
Insert the name of the LPA.

Contract or Day Labor
From the drop down choose either Contract or Day Labor.

Roadway/Street Improvements:
Name Street/Road
Insert the name of the Street/Road to be improved. Use a separate line for each street/road. If there are more names to be inserted than the table allows, type "See Attached" and place the additional information on a separate piece of paper.

Length
Insert the length of this segment of roadway being improved in miles.

Route
Insert the Route number of the road/street to be improved if applicable.

From
Insert the beginning point of the improvement as it relates to the Street/Road listed to the left.

To
Insert the ending point of the improvement as it relates to the Street/Road listed to the left.

Structures:
Name Street/Road
Insert the name of the Street/Road on which the structure is located. Use a separate line for structure. If there are more structures to be inserted than the table allows, type "See Attached" and place the additional information on a separate piece of paper.

Existing Structure No.
Insert the existing structure number this resolution covers, if no current structure insert n/a.

Route
Insert the Route number on which the structure is located.

Location
Insert the location of the structure.

Feature Crossed
Insert the feature the structure crosses.

1
Insert a description of the major items of work of the proposed improvement.

2
Insert the dollar value of the resolution for the proposed improvement to be paid for with MFT funds in words followed by in the same amount in numerical format in the ( ).

Name of Clerk
Insert the name of the LPA clerk.

LPA Type
Insert the type of clerk based on the LPA type. Types to choose from are: County, City, Town or Village.

Name of LPA
Insert the name of the LPA.

Governing Body Type
Insert the type of administrative body. Choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town.

Name of LPA
Insert the name of the LPA.

Date
Insert the date of the meeting.
A minimum of four (4) certified signed originals must be submitted to the Regional Engineer’s District office.
Following the Regional Engineer's approval, distribution will be as follows:
   Local Public Agency Clerk
   Engineer (Municipal, Consultant or County)
   District Compliance Review
   District File
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

Your Infrastructure Committee does hereby recommend the passage of the following Resolution:

**Local Agency Agreement for Federal Participation with the State of Illinois for the reconstruction of Dirksen Parkway**

**RESOLUTION**

WHEREAS, Dirksen Parkway (C.H. D49), hereby designated as Section Number 14-00102-01-PV, is scheduled for reconstruction; and

WHEREAS, PEORIA COUNTY is eligible to receive a total of $2,800,000 in Federal funding towards the project.

NOW, THEREFORE BE IT RESOLVED, that the attached Local Agency Agreement for Federal Participation with the Illinois Department of Transportation is hereby approved; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to sign the Local Agency Agreement for Federal Participation; and

BE IT FURTHER RESOLVED, that the sum of $1,200,000.00 is appropriated from the County Motor Fuel Tax Fund for construction costs for Section Number 14-00102-01-PV; and

BE IT FURTHER RESOLVED, that the County Treasurer is authorized to issue checks from the County Motor Fuel Tax Fund in payment of estimates for the construction.

Respectfully submitted,

Infrastructure Committee
AGENDA BRIEFING

COMMITTEE: Infrastructure  LINE ITEM: 036-2-036-5-514-55105
MEETING DATE: January 29, 2018  AMOUNT: $147,610.09

ISSUE: Resolution for a Construction Engineering Agreement with Maurer-Stutz, Inc. for the Kickapoo-Edwards Road Safety Project

BACKGROUND/DISCUSSION: Peoria County has secured Federal Highway Safety Improvement Program (HSIP) Funding to reconstruct a portion of Kickapoo-Edwards Road to improve the safety in a section of road where two fatal accidents have occurred. The project is scheduled for bid letting on January 19, 2018.

Due to a heavy work load for the 2019 construction season, the Highway Department must contract with a consultant to perform Resident Engineer duties for the Kickapoo-Edwards Road Safety Project. The cost of the construction engineering will be paid for through the County MFT fund, which will then be reimbursed 90% of the cost with Federal Funds.

This resolution will allow Peoria County to enter into an agreement with Maurer-Stutz, Inc. to perform the construction engineering for the Kickapoo-Edwards Road Safety Project.

COUNTY BOARD GOALS:

Infrastructure Stewardship

STAFF RECOMMENDATION: Approve the Resolution

COMMITTEE ACTION:

APPROVED 1/29/19 (6-0 VOTES) MR. ROBINSON ABSENT

PREPARED BY: Jeffrey D. Gilles
DEPARTMENT: Highway  DATE: January 11, 2019
THIS AGREEMENT is made and entered into this day of , 2019 between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the PROJECT described herein. Federal-aid funds allotted to the LPA by the state of Illinois under the general supervision of the Illinois Department of Transportation (STATE) will be used entirely or in part to finance engineering services as described under AGREEMENT PROVISIONS.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer
Deputy Director Division of Highways, Regional Engineer, Department of Transportation

Resident Construction Supervisor
Authorized representative of the LPA in immediate charge of the engineering details of the PROJECT

In Responsible Charge
A full time LPA employee authorized to administer inherently governmental PROJECT activities

Contractor
Company or Companies to which the construction contract was awarded

Project Description
Name: Kickapoo-Edwards Road
Route: CH R40
Length: 0.61 Mi
Termini: Shamrock Lane to Countryside Lane
Description: Construction of 4’ HMA shoulders with rumble strips, 2’ aggregate shoulders and the reconstruction of ditches on Kickapoo-Edwards Road from Shamrock Lane to Countryside Lane.

Agreement Provisions

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT hereinafter described and checked below:

   a. Proportion concrete according to applicable STATE Bureau of Materials and Physical Research (BMPR) Quality Control/Quality Assurance (QC/QA) training documents or contract requirements and obtain samples and perform testing as noted below.

   b. Proportion hot mix asphalt according to applicable STATE BMPR QC/QA training documents and obtain samples and perform testing as noted below.

   c. For soils, to obtain samples and perform testing as noted below.

   d. For aggregates, to obtain samples and perform testing as noted below.

   NOTE: For 1a. through 1d. the ENGINEER is to obtain samples for testing according to the STATE BMPR “Project Procedures Guide”, or as indicated in the specifications, or as attached herein by the LPA; test according to the STATE BMPR “Manual of Test Procedures for Materials”, submit STATE BMPR inspection reports; and verify compliance with contract specifications.
e. Inspection of all materials when inspection is not provided at the sources by the STATE BMPR, and submit inspection reports to the LPA and the STATE in accordance with the STATE BMPR “Project Procedures Guide” and the policies of the STATE.

f. For Quality Assurance services, provide personnel who have completed the appropriate STATE BMPR QC/QA trained technician classes.

g. Inspect, document and inform the LPA employee In Responsible Charge of the adequacy of the establishment and maintenance of the traffic control.

h. Geometric control including all construction staking and construction layouts.

i. Quality control of the construction work in progress and the enforcement of the contract provisions in accordance with the STATE Construction Manual.

j. Measurement and computation of pay items.

k. Maintain a daily record of the contractor’s activities throughout construction including sufficient information to permit verification of the nature and cost of changes in plans and authorized extra work.

l. Preparation and submission to the LPA by the required form and number of copies, all partial and final payment estimates, change orders, records, documentation and reports required by the LPA and the STATE.

m. Revision of contract drawings to reflect as built conditions.

n. Act as resident construction supervisor and coordinate with the LPA employee In Responsible Charge.

2. Engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with the AGREEMENT.

3. To furnish the services as required herein within twenty-four hours of notification by the LPA employee In Responsible Charge.

4. To attend meetings and visit the site of the work at any reasonable time when requested to do so by representatives of the LPA or STATE.

5. That none of the services to be furnished by the ENGINEER shall be sublet, assigned or transferred to any other party or parties without the written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall not be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.

6. The ENGINEER shall submit invoices, based on the ENGINEER’s progress reports, to the LPA employee In Responsible Charge, no more than once a month for partial payment on account for the ENGINEER’s work completed to date. Such invoices shall represent the value, to the LPA of the partially completed work, based on the sum of the actual costs incurred, plus a percentage (equal to the percentage of the construction engineering completed) of the fixed fee for the fully completed work.

7. That the ENGINEER is qualified technically and is entirely conversant with the design standards and policies applicable to improvement of the SECTION; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated herein.

8. That the ENGINEER shall be responsible for the accuracy of the ENGINEER’s work and correction of any errors, omissions or ambiguities due to the ENGINEER’S negligence which may occur either during prosecution or after acceptance by the LPA. Should any damage to persons or property result from the ENGINEER’s error, omission or negligent act, the ENGINEER shall indemnify the LPA, the STATE and their employees from all accrued claims or liability and assume all restitution and repair costs arising from such negligence. The ENGINEER shall give immediate attention to any remedial changes so there will be minimal delay to the contractor and prepare such data as necessary to effectuate corrections, in consultation with and without further compensation from the LPA.

9. That the ENGINEER will comply with applicable federal statutes, state of Illinois statutes, and local laws or ordinances of the LPA.

10. The undersigned certifies neither the ENGINEER nor I have:

a) employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for me or the above ENGINEER) to solicit or secure this AGREEMENT;

b) agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
c) paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for me or the above ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.

d) are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

e) have not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;

f) are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (e) of this certification; and

g) have not within a three-year period preceding this AGREEMENT had one or more public transactions (Federal, State or local) terminated for cause or default.

11. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.

12. To submit all invoices to the LPA within one year of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement.

13. To submit BLR 05613, Engineering Payment Report, to the STATE upon completion of the work called for in the AGREEMENT.

14. To be prequalified with the STATE in Construction Inspection when the ENGINEER or the ENGINEER's assigned staff is named as resident construction supervisor. The onsite resident construction supervisor shall have a valid Documentation of Contract Quantities certification.

15. Will provide, as required, project inspectors that have a valid Documentation of Contract Quantities certification.

II. THE LPA AGREES,

1. To furnish a full time LPA employee to be In Responsible Charge authorized to administer inherently governmental PROJECT activities.

2. To furnish the necessary plans and specifications.

3. To notify the ENGINEER at least 24 hours in advance of the need for personnel or services.

4. To pay the ENGINEER as compensation for all services rendered in accordance with this AGREEMENT, on the basis of the following compensation formulas:

   Cost Plus Fixed Fee Formulas

   - FF = 14.5%[(DL + R(DL) + OH(DL) + IHDC), or
   - FF = 14.5%[(2.3 + R)DL + IHDC]

   Where: DL = Direct Labor
   IHDC = In House Direct Costs
   OH = Consultant Firm’s Actual Overhead Factor
   R = Complexity Factor
   FF=Fixed Fee
   SBO = Services by Others

   Total Compensation = DL +IHDC+OH+FF+SBO

   Specific Rate   □ (Pay per element)
   Lump Sum       □ ____________________________

5. To pay the ENGINEER using one of the following methods as required by 49 CFR part 26 and 605 ILCS 5/5-409:
8. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the Local Administration of Engineering and Design related Services (23 CFR part 172). Exhibit C is required to be completed with this AGREEMENT.

7. To submit approved forms BC 775 (Exhibit C) and BC 776 (Exhibit D) with this AGREEMENT.

6. The recipient shall not discriminate on the basis on the basis of race, color, national origin or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts. The recipient’s DBE program, as required by 49 CFR part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this agreement. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31U.S.C. 3801 et seq.).

5. That any differences between the ENGINEER and the LPA concerning the interpretation of the provisions of this AGREEMENT shall be referred to a committee of disinterested parties consisting of one member appointed by the ENGINEER, one member appointed by the LPA, and a third member appointed by the two other members for disposition and that the committee’s decision shall be final.
6. That in the event the engineering and inspection services to be furnished and performed by the LPA (including personnel furnished by the ENGINEER) shall, in the opinion of the STATE be incompetent or inadequate, the STATE shall have the right to supplement the engineering and inspection force or to replace the engineers or inspectors employed on such work at the expense of the LPA.

7. That the ENGINEER has not been retained or compensated to provide design and construction review services relating to the contractor’s safety precautions, except as provided in numbered paragraph 1f of Section I.

8. This certification is required by the Drug Free Workplace Act (30ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the State unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to, suspension of contract or grant payments, termination of a contract or grant and debarment of contracting or grant opportunities with the State for at least one (1) year but no more than five (5) years.

For the purpose of this certification, “grantee” or “contractor” means a corporation, partnership or other entity with twenty-five (25) or more employees at the time of issuing the grant, or a department, division or other unit thereof, directly responsible for the specific performance under a contract or grant of $5,000 or more from the State, as defined in the Act.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

(a) Publishing a statement:
   (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee’s or contractor’s workplace.
   (2) Specifying the actions that will be taken against employees for violations of such prohibition.
   (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
      (A) abide by the terms of the statement; and
      (B) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(b) Establishing a drug free awareness program to inform employees about:
   (1) the dangers of drug abuse in the workplace;
   (2) the grantee’s or contractor’s policy of maintaining a drug free workplace;
   (3) any available drug counseling, rehabilitation and employee assistance program; and
   (4) the penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the contracting or granting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is convicted, as required by section S of the Drug Free Workplace Act.

(f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

(g) Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

9. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of DOT-assisted contracts. Failure by the ENGINEER to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination this AGREEMENT or such other remedy as the LPA deems appropriate.

10. When the ENGINEER is requested to complete work outside the scope of the original AGREEMENT, a supplemental AGREEMENT will be required. Supplements will also be required for the addition or removal of subconsultants, direct costs, the use of previously unspecified staff, and other material changes to the original AGREEMENT.
# Agreement Summary

<table>
<thead>
<tr>
<th>Prime Consultant:</th>
<th>TIN Number</th>
<th>Agreement Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maurer-Stutz, Inc.</td>
<td>27-1013849</td>
<td>$142,362.94</td>
</tr>
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<tr>
<th>Sub-Consultants:</th>
<th>TIN Number</th>
<th>Agreement Amount</th>
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<tbody>
<tr>
<td>Millennia Professional Services of Illinois, Ltd.</td>
<td>20-0886076</td>
<td>$5,247.15</td>
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</tbody>
</table>

Sub-Consultant Total: $5,247.15  
Prime Consultant Total: $142,362.94  
Total for all Work: $147,610.09

Executed by the LPA: Peoria County  
(Municipality/Township/County)

ATTEST:
By:  
Title:  
Clerk  
(SEAL)

Executed by the ENGINEER: Maurer-Stutz, Inc.

ATTEST:
By:  
Title:  
Senior Project Engineer  
Vice President
**Exhibit A - Phase III Engineering - PRIME**

**Route:** Kickapoo-Edwards Road  
**Local Agency:** Peoria County  
**Section:** 16-00054-00-SP  
**Project:** M6CS(759)  
**Job No.:** C-94-067-17

*Firm’s approved rates on file with IDOT’S Bureau of Accounting and Auditing:

- **Overhead Rate (OH):** 189.85%  
- **Complexity Factor (R):** 0  
- **Calendar Days:** 100

**Method of Compensation:**
- Cost Plus Fixed Fee 1  
- Cost Plus Fixed Fee 2
- Cost Plus Fixed Fee 3  
- Specific Rate
- Lump Sum

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<tr>
<th>Element of Work</th>
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<th>Man-Hours</th>
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<th>Payroll Costs (DL)</th>
<th>Overhead*</th>
<th>Services by Others</th>
<th>In-House Direct Costs (IHDC)</th>
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<tr>
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<td></td>
<td>5,247.15</td>
<td></td>
<td>5,247.15</td>
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**Direct Costs:**

| Totals          | NA          | 39,420.20  | 74,839.25   | 5,247.15 | 10,075.00 | 18,028.50 | 147,610.09 |

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70
Local Public Agency: Peoria County  
Section Number: 16-00054-00-SP  
Project Number: M6CS(759)  
Job Number: C-94-067-17

The LPA must complete Exhibit C, if federal funds are used for this engineering agreement and the value will exceed $25,000. The LPA must follow federal small purchase procedures, if federal funds are used and the engineering agreement has a value less than $25,000.

| Form Not Applicable (engineering services less than $25,000) |

1. Do the written QBS policies and procedures discuss the initial administration (procurement, management, and administration) concerning engineering and design related consultant services?  
   ☑ Yes  ☐ No

2. Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06(e) of the BLRS Manual?  
   ☑ Yes  ☐ No

3. Was the scope of services for this project clearly defined?  
   ☑ Yes  ☐ No

4. Was public notice given for this project?  
   ☑ Yes  ☐ No  
   Due date of submittal: 12/21/2018

   Method(s) used for advertisement and dates of advertisement:  
   Posted on Peoria County Website for 2 weeks, and RFQ was also emailed to area consultants.

5. Do the written QBS policies and procedures cover conflicts of interest?  
   ☑ Yes  ☐ No

6. Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?  
   ☑ Yes  ☐ No

7. Do the written QBS policies and procedures discuss the method of evaluation?  
   ☑ Yes  ☐ No

<table>
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<tr>
<th>Criteria for this project</th>
<th>Weighting</th>
<th>Criteria for this project</th>
<th>Weighting</th>
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<tr>
<td>Staff Capabilities</td>
<td>30%</td>
<td>Approach to Plan, Org, Manage</td>
<td>15%</td>
</tr>
<tr>
<td>Past Performance</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Firm Experience</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Work Load Capacity</td>
<td>15%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8. Do the written QBS policies and procedures discuss the method of selection?  
   ☑ Yes  ☐ No

   Selection committee (titles) for this project: County Engineer, Assistant County Engineer, and Civil Engineer III

   Top three consultants selected for this project in order:  
   1) Maurer Stutz  
   2) Hermann & Associates  
   3) Millennia

   If less than 3 responses were received, IDOT’s approval date:

9. Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?  
   ☑ Yes  ☐ No

10. Were negotiations for this project performed in accordance with federal requirements?  
    ☑ Yes  ☐ No

11. Were acceptable costs for this project verified?  
    ☑ Yes  ☐ No  
    LPA will rely on IDOT review and approval of costs.

12. Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?  
    ☑ Yes  ☐ No

13. Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, record retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?  
    ☑ Yes  ☐ No
January 8, 2019

Mr. Curtis Lynn, P.E.
Maurer-Stutz
3116 N. Dries Lane, Suite 100
Peoria, IL  61604

Subject:  Estimated Cost Proposal for QA Materials Testing
          Kickapoo-Edwards Road, Peoria County

Dear Mr. Lynn

Introduction: Millennia Professional Service of Illinois, Ltd (MPS) is pleased to submit this proposal to Maurer-Stutz to provide QA (Quality Assurance) Soils Technicians and QA laboratory testing services during the construction of the Kickapoo-Edwards Road in Peoria County, Illinois. **MPS is a certified Disadvantage Business Enterprise (DBE) pre-qualified by Illinois Department of Transportation.** Our team of experienced, licensed professionals provides a wide variety of services to meet your business needs with high quality, high value results. MPS has a fully equipped laboratory accredited by IDOT, AASHTO, CCRL, AMRL and OMP. The field services will be performed on an as-needed basis with coordination being between Maurer-Stutz’s designated representative and MPS’s Morton office.

Scope of Services:

Soil and Aggregate Placement/Testing:

- Evaluate earth fill or crushed stone aggregates to be used as fill and/or backfill. This evaluation would include the performance of Standard Proctor tests in accordance with AASHTO T-99, and other laboratory testing requirements.

- Observe the placement of earth fill and backfill, or crushed stone aggregate, and test for in-place density using a nuclear moisture density gauge (ASTM D 2922), to assess the degree of compaction being obtained as well as perform one-point proctors with dry-back for actual moisture readings.
HMA Density Testing:

- Perform QA density testing of HMA in accordance with AASHTO T-355.

Unit Rates

**Technician and Laboratory Rates**

<table>
<thead>
<tr>
<th>Description</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>Soils – Technician III (8 hrs)($100/hr)</td>
<td>$800.00</td>
</tr>
<tr>
<td>HMA – Technician III (40 hrs)($100/hr)</td>
<td>$4,000.00</td>
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</table>

**Equipment Rental/Reimbursable**

<table>
<thead>
<tr>
<th>Description</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trip Charge (270 miles)($0.545/mile)</td>
<td>$147.15</td>
</tr>
<tr>
<td>Nuclear Gauge Rental (6 days)($50.00/day)</td>
<td>$300.00</td>
</tr>
<tr>
<td>TOTAL ESTIMATED COST</td>
<td>$5,247.15</td>
</tr>
</tbody>
</table>

**Estimated Cost:** These figures are based on an estimate. The estimated total cost may increase or decrease depending on the actual construction schedule and Technician performing the work. Additional types of testing will be considered an extra to the estimated costs and be billed at the corresponding rates.

Sincerely,

Millennia Professional Services of Illinois, Ltd.
Your Infrastructure Committee does hereby recommend the passage of the following Resolution:

RE: CONSTRUCTION ENGINEERING SERVICES AGREEMENT RESOLUTION

RESOLUTION

WHEREAS, your Infrastructure Committee, having considered the economic effects of the following project, believes that the best interests of Peoria County will be served by the approval of a Construction Engineering Services Agreement using the County Motor Fuel Tax Fund for:

Construction engineering for improvements to Kickapoo-Edwards Road, designated as Section 16-00054-00-SP, at a cost not to exceed $147,610.09, with Maurer-Stutz, Inc.

NOW THEREFORE BE IT RESOLVED, that the engineering agreement be approved and that the County Administrator be designated as the officer to sign the agreement with Maurer-Stutz, Inc. for construction engineering for improvements to Kickapoo-Edwards Road, designated as Section 16-00054-00-SP; and

BE IT FURTHER RESOLVED, that the County Treasurer is hereby authorized to issue checks from the County Motor Fuel Tax Fund in payment for construction engineering services for Section 16-00054-00-SP.

Respectfully Submitted,

Infrastructure Committee
Agricultural Areas Committee
(Length of Term: 2 years)
Brad Harding
208 S Trivoli Rd
Trivoli, IL 61569
Expiring: 2/1/2021

Robert Wieland
19713 W Route 90
Laura, IL 61451-9723
Expiring: 2/1/2021

Board of Health
(Length of Term: 3 years)
James Davis
563 E. High Point Rd.
Peoria, IL 61614
Expiring: 6/30/2021
Replacing: Scott Anderson

Economic Development Council
(Length of Term: 1 year)
Andrew Rand
1230 W. Moss Ave
Peoria, IL 61606
Expiring: 2/1/2020

Hanna City Sanitary District
(Length of Term: 3 years)
Pamela Rodriguez
12719 W. Farmington Rd.
Hanna City, IL 61536
Expiring: 4/30/2020
Replacing: Darrell Stear

Diane Adkins
704 N. Elbert Ct.
Hanna City, IL 61536
Expiring: 4/30/2021
Replacing: Patricia Haller
Maple Ridge Cemetery District
(Length of Term: 6 years)
David Benson
8717 S. Reed City Rd.
Mapleton, IL  61547
Expiring: 4/30/2020
Replacing: Don Sier
PEORIA COUNTY BOARD APPOINTMENTS
March 14, 2019

*Subject to Change*

**Animal Review Board (PCAPS)**
(Length of Term: 2 years)
Alice Price
2218 Leyna Drive
Dunlap, IL 61525
Expiring: 3/31/2019
AGENDA BRIEFING

COMMITTEE: Land Use
LINE ITEM: N/A
MEETING DATE: January 29, 2019
AMOUNT: N/A

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: Approved 1/29/19 (4-0 votes) Mr. Elsasser absent for vote; Mr. Robinson absent

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:** 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)

**REQUEST:** 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.

**LOCATION:** NE 1/4, Section 30, Radnor Township 11115 Evans Mill Rd., Princeville, IL 61559 / Parcel ID# 08-30-276-009

**LAND USE FORM:** Agriculture/Environmental Corridor

**CURRENT ZONING:** “A-2” Agriculture  
**PRESENT USE:** Agriculture / Residential

**SIZE OF SITE:** 9.558 acres

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

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

**PUBLIC SERVICES:**  
Fire: Dunlap  
Schools: Dunlap USD #323  
Water: Private Well  
Sewer: Private Septic

**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
C A S E A N A L Y S I S

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
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
Celia 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 20.5.2.2.1.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 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
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:

Healthy Vibrant Communities

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: Approved 1/29/19 (4-0 votes) Mr. Elsasser absent for vote; Mr. Robinson absent

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:
005-19-U / George (Todd) Parmenter & Pamala D. Parmenter / 9631 N Rte. 91, Peoria 61615

### REQUEST:
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.

### LOCATION:
SW 1/4 of Section 35, Radnor Twp, N Rte. 91, Parcel ID #08-35-300-034

### LAND USE FORM:
Urban, City of Peoria Land Use designation is Commercial

### CURRENT ZONING:
“A-2” Agriculture

### PRESENT USE:
Residential/Commercial

### SIZE OF SITE:
7.763 Acres

### 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
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. 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 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
MEETING DATE: January 29, 2019
LINE ITEM: N/A
AMOUNT: N/A

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 proved 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: Approved 1/29/19 (4-0 votes) Mr. Elsasser absent for vote;
Mr. Robinson absent

PREPARED BY: Corbin Bogle, Planner I
DEPARTMENT: Planning & Zoning
DATE: January 18, 2019
<table>
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<tbody>
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<td><strong>DATE:</strong></td>
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<tr>
<td><strong>CASE/PETITIONER:</strong></td>
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<td><strong>LOCATION:</strong></td>
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<td><strong>PRESENT USE:</strong></td>
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| **SURROUNDING ZONING:** | North: “C-2” General Commercial  
East, South: “R-2” Medium Density Residential  
West: “A-2” Agricultural |
| **SURROUNDING LAND USES:** | North: Commercial  
East: Vacant  
South: Vacant, Parking, Place of worship  
West: Railroad tracks |
| **PUBLIC SERVICES:** | Fire: Limestone FPD  
School: Pleasant Valley GSD #62, Limestone HSD #310  
Sewer: Public  
Water: Public |
| **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**

**CONSISTENCY 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.

**CONSISTENCY 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.

**PRESENCE OF NATURAL/HISTORICAL RESOURCES:**
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.
Surrounding Zoning
RECOMMENDATION

Based on the above information, the Department recommends approval:

Respectfully submitted,

Corbin Bogle
Planner I

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

A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, 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: Approved 1/29/19 (4-0 votes) Mr. Elsasser absent for vote; Mr. Robinson absent

PREPARED BY: Celía Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: January 18, 2019
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
CASE ANALYSIS

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,
retail sale, or wholesale. The petitioner proposes a principal use of ground mounted solar collectors to generate electric power for subscription sale.

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

- **Setbacks** – the project must meet road and side setbacks in the “A-2” zoning district. The road setback for a 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 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
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
AGENDA BRIEFING

**COMMITTEE:**  Land Use

**MEETING DATE:**  January 29, 2019

**LINE ITEM:**  N/A

**AMOUNT:**  N/A

**ISSUE:**  Zoning Case #009-19-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. 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.

**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 1/4 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 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. 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 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
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: Approved 1/29/19 (5-0 votes) Mr. Robinson absent

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**

<table>
<thead>
<tr>
<th><strong>DATE:</strong></th>
<th>January 2, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CASE/PETITIONER:</strong></td>
<td>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)</td>
</tr>
<tr>
<td><strong>REQUEST:</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>LOCATION:</strong></td>
<td>NW 1/4, Section 11, Medina Twp., Parcel ID# 09-11-100-007 &amp; 09-11-100-008</td>
</tr>
<tr>
<td><strong>LAND USE FORM:</strong></td>
<td>Agriculture</td>
</tr>
<tr>
<td><strong>CURRENT ZONING:</strong></td>
<td>“A-2” Agriculture, “I-2” Heavy Industrial</td>
</tr>
<tr>
<td><strong>PRESENT USE:</strong></td>
<td>Agriculture/Industrial/Utility</td>
</tr>
<tr>
<td><strong>SIZE OF SITE:</strong></td>
<td>28.8 acres</td>
</tr>
</tbody>
</table>
| **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  
West: Agriculture/Residential  
South: Industrial/Utility |
| **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 |
| **PERTINENT ZONING CASES IN SURROUNDING AREA:** | Special Use Cases #025-18-U, #026-18-U, #042-18-U, #049-18-U, #072-18-U |
| **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” Agricultural 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.

**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

128
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
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. 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 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 #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 29. The 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: Approved 1/29/19 (4-1 votes) Mr. Elsasser voted nay; Mr. Robinson absent

PREPARED BY: Andrew Braun, Senior Planner
DEPARTMENT: Planning & Zoning
DATE: January 28, 2019
REPORT TO THE ZONING BOARD OF APPEALS FOR THE JANUARY 10, 2019 PUBLIC HEARING

DATE: January 2, 2019
CASE/PETITIONER: 010-19-U / Phil Carlson – Stantec Consulting / 2335 Highway 36 West, Saint Paul, MN 55113 (owner, Luigi Basso, 344 Norman Dr., Groveland, IL 61535)

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

LAND USE FORM: Agriculture / River Freight
CURRENT ZONING: “I-2” Heavy Industrial
PRESENT USE: Agriculture
SIZE OF SITE: 48.374 acres

SURROUNDING ZONING: North, South, West: “I-2” Heavy Industrial
East: “R-2” Medium Density Residential

SURROUNDING LAND USES: North: Industrial
South: Industrial
East: Rail, Residential
West: Recreational

PUBLIC SERVICES: Fire: Chillicothe
Schools: Illinois Valley Central #321
Water: None existing or requested
Sewer: None existing or requested

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

PERTINENT ZONING CASES ON SITE: None

PERTINENT ZONING CASES IN SURROUNDING AREA: Special use cases #009-19-U

PLANNING AND ZONING DEPARTMENT RECOMMENDATION: 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 Department 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 obtain 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 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.

**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                    Kathi Urban
Senior Planner                   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 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  
**MEETING DATE:** January 29, 2019  
**LINE ITEM:** N/A  
**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:**  
Approved 1/29/19 (5-0 votes)  Mr. Robinson absent

**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 C. WILSON JR  Phone: 309-377-4262
Address: 1119 N. EVANS MILL RD
City: PRINCEVILLE  State: IL  Zip: 61559
Owner's Name: ROBERT C. WILSON, JR. TRUST  Phone: 309-245-1014
Address: 1119 N. EVANS MILL RD
City: PRINCEVILLE  State: IL  Zip: 61559
Parcel Address: 1115 N. EVANS MILL RD
Parcel ID #: 08-30-276-009  Land Use Form Designation: AGR/ENV. CORRIDOR
Parcel Size: 9.558 acres
Zoning: R-2
☐ Tract Survey  ☑ Subdivision

Number of Lots to be created: 2

1. Explanation of Request (include specific information):
   Sale of home on 2.74 acres
   East half of land: retention of remaining 8.87 acres
   Tract 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: [Signature]  Date: 9-24-18

FOR OFFICE USE ONLY

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<tr>
<td>And Cased To</td>
<td></td>
<td></td>
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<tr>
<td>With</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Type</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Lined With</td>
<td>4.5 Sol</td>
<td></td>
<td></td>
</tr>
<tr>
<td>From</td>
<td>51</td>
<td></td>
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<tr>
<td>From To</td>
<td>335</td>
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<td>And With</td>
<td>4.5 Slo</td>
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<tr>
<td>From</td>
<td>335</td>
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<tr>
<td>From To</td>
<td>395</td>
<td></td>
<td></td>
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<tr>
<td>Feet of Sand</td>
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<td></td>
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<tr>
<td>Main Supply From</td>
<td>340</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Supply To</td>
<td>385</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depth To Rock</td>
<td>Rock 330</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mfg of Screen</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type of Material</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>slot opening</td>
<td></td>
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<tr>
<td>Total Length</td>
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<tr>
<td>Feet Exposed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Static Water Level</td>
<td>175</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pumping Level</td>
<td>260</td>
<td></td>
<td></td>
</tr>
<tr>
<td>at</td>
<td>10 GPM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drilling Foreman</td>
<td>Joe Allen</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SITE PLAN

size of site: 10.4 acres or dimensions: x

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 =  

OLD EVANS MILL RD

CORNFIELD

RIGHT OF WAY

RIGHT OF WAY

RIGHT OF WAY

RIGHT OF WAY

RIGHT OF WAY

TIMBER

HOME

SHED

A 1/2 AC
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: khlinka@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 7-14-05

GEOLOGICAL AND WATER SURVEY WELL RECORD

13. Property Owner

14. Driller

Michael Devenyi

15. Name of Drilling Company

THERMILL WELL DRILLING

16. Permit No. 1931890100-05

17. Date Drilling Started: 7-8-05

18. Well Site Address

HAYS, CT X EVANS M11 R1

19. Township Name

Rosedale

20. Subdivision Name

Lot #

21. Location: a. County

Peoria

b. Township 1D Range 7 Section 30 14

c. N Quarter NE Quarter NE Quarter

d. Coordinates Site Elevation ft. (msl)

22. Casings, Liners* and Screen Information

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Material</th>
<th>Joint</th>
<th>Slot Size (in.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>60</td>
<td>SDR 35</td>
<td>+2</td>
<td>15</td>
</tr>
<tr>
<td>30</td>
<td>CEMENT</td>
<td></td>
<td>15</td>
</tr>
</tbody>
</table>

(Date of survey use)

* (List reasons for liners, type of lower and lower seals installed)

23. Water from casing _______ ft. above ground at a depth of _____ ft. to _____ ft.

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>Top 2</td>
</tr>
<tr>
<td>Brown Clay</td>
<td>2-6</td>
</tr>
<tr>
<td>Bare Sand</td>
<td>6-8</td>
</tr>
<tr>
<td>Brown - Yellow Clay</td>
<td>8-16</td>
</tr>
<tr>
<td>Sand + gravel</td>
<td>16-18</td>
</tr>
<tr>
<td>Gray Clay</td>
<td>18-35</td>
</tr>
<tr>
<td>Gray Sand</td>
<td>35-49</td>
</tr>
<tr>
<td>Gray Clay</td>
<td>49-51</td>
</tr>
</tbody>
</table>

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

25. Licensed Well Contractor Signature

Michael Devenyi

Licensed Water Well Contractor License

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
Well Construction Report

GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller: Reg Theen
   License No: 092-00813
10. Well Site Address: 9301 Hassie CT
11. Property Owner: Dan McRae
   Well No:
12. Permit No.: 198-001429-a
   Date Issued: 09-02
13. Location:
   NE 1/4 NW 1/4 SE 1/2
   Sec. 30 Twp. 10 N
   Rge. 2 W

14. Water from SAGEL at depth 45 ft
to 56.6 ft

15. Casing and Liner Pipe
   Diam. (in)  Kind and Weight
   From (ft)  To (ft)
   6  SDR 21  11  11
   36  CEMENT  11  43.6
   24  CEMENT  43.6  56.6

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
   Depth of Top  Depth of Bottom
   Yellow Clay  0  18
   Yellow Sand Clay mix  18  24
   Shale  24  39
   Coal  39  41
   CRP Rock  41  45
   Oynx/Quartzite  45  56.6

Continue to date space as necessary.

Signature: Roy Thomas
Date: 09-02

IMPORTANT NOTICE
THIS 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

IL 482-0126
8 342514
342 514

163
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: _________

<table>
<thead>
<tr>
<th>(KIND)</th>
<th>FROM (FT)</th>
<th>TO (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bentonite slurry</td>
<td>12½</td>
<td>16</td>
</tr>
</tbody>
</table>

2. Distance to Nearest:
   Building ______ Ft. Seepage Tile Field ______
   Cess Pool ________ Sewer (non Cast iron) ______
   Privy _________ Sewer (Cast iron) ______
   Septic Tank ______ Barnyard ______
   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 vent cap ______

7. Pitless Adapter Installed? Yes X No____
   Manufacturer ______ Baker Model Number ______
   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 ______

REMARKS:

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, 62701. DO NOT DETACH GEOLOGICAL/WATER SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

GEOLOGICAL AND WATER SURVEYS WELL RECORD

10. Property owner ______ Dennis Lochbaum ______ Well No. ______
    Address ______ 2226 W. Albany ______ Peoria, IL ______
    Driller Steven Sauder ______ License No. ______
    Permit No. ______ 000121 ______ Date ______ 2/4/88
    Water from boulders & rock ______ County ______ Peoria ______

11. Water at depth ______ 35 to ______ 37 ft. ______

12. Screen: Diam. ______ in. Twp. ______ 10N ______
    Length: ______ ft. Slot ______ Rge. ______ 7E ______

13. 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>+1½ ___________</td>
<td>16½ ______</td>
<td></td>
</tr>
<tr>
<td>24 Concrete</td>
<td>16½ ___________</td>
<td>64 ______</td>
<td></td>
</tr>
</tbody>
</table>

14. Size Hole below casing: ______ in. ______

15. Static level ______ 33½ ft. below casing top which is ______ 12½ ft. ______
    above ground level. Pumping level ______ ft. when pumping at ______
    gpm for ______ hours. Flow 6 gpm ______

16. FORMATIONS PASSED THROUGH

| Clay-yellow | 8 | 8 |
| sand & gravel-yellow | 2 | 10 |
| clay-yellow, soft | 10 | 20 |
| clay-yellow, hard | 3 | 23 |
| gravel-yellow (water 1-2 gpm) | ½ | 23½ |
| clay-gray | 11½ | 35 |
| boulders & rock | 2 | 37 |
| clay-gray | 5 | 42 |
| coal | 2 | 44 |
| shale-gray | 20 | 64 |

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED ______ Steven Sauder ______ DATE ______ 2/24/88
Peoria City/County Health Department – Illinois Department of Public Health
WATER WELL CONSTRUCTION REPORT

Date: 5-15-03

TYPE OR PRESS FIRMLY WITH BLACK INK PEN. Complete within 30 days of well completion and send to the Peoria City/County Health Dept.; Environmental Health; 2116 N. Sheridan Rd.; Peoria, Illinois 61604.

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.

2. Well finished within [X] Unconsolidated Materials [ ] Bedrock

2. Well Use: [X] Domestic [ ] Irrigation [ ] Commercial [ ] Livestock
   [ ] Monitoring [ ] Other
3. Date Well Completed 5-9-03 Well Disinfected [X] [ ] No
4. Driller's estimated well yield _____ gpm
5. Date Permanent Pump Installed
6. Pump Capacity _____ gpm Set at (depth) _____ ft.
7. Filter Design Model and Manufacturer: Steel - Baker
8. Pressure Tank Working Cycle [ ] gals. Captive Air [ ] Yes [ ] No
9. Pump System Disinfected [ ] Yes [ ] No
10. Name of Pump Company
11. pump installer License#_
12. [ ] Licensed Pump Contractor Signature

Geological and Water Survey Well Record
13. Property Owner: Kosta Demetreas
14. Driller: Mike Dryden License #072-068143
15. Name of Drilling Company: Thornes Well Drilling
16. Permit No. 143 W1512-03 Date Issued 4-28-03
17. Date Drilling Started 5-8-03
18. Well Site Address Hassie Ct. Dunlap
19. Township Name Mount Land ID #08-30-302 002
20. Subdivision Name
   Lot #
21. Location: a. County: [ ] Peoria
      b. Township: [ ] 10 Range 7 Section 30
      c. NW 1/4 Quarter NE 1/4 Quarter NE
      d. Coordinates Site Elevation _____ ft. (msl)
22. Casings, Liners* and Screen Information
      Dia. (in.) Material Joint Slot Size From (ft.) To (ft.)
      6 506 21 26 Concrete 17 47
      (*) List reason for liners, type of upper and lower seals installed)
23. Water from Sand at a depth of 30 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.)
      Brown Dirt Top 4 ft
      Brown Dirt - Rock 4 ft 12 ft
      Brown Clay 12 ft 20 ft
      Sand 20 ft 36 ft
      Clay 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 098-008143

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.
1. Type of Well
   a. Driven Well
      Casing Diameter (in.) Depth (ft.)
      4.5
   b. Bored Well
      Casing Diameter (in.) 36" Buried Slab
      Yes
   c. Drilled Well
      PVC Casing Formation
      Driven
      hole diameter (in.) 43 to (ft.) 16 to (ft.) 64.5 (%)
      to (ft.)
   d. Drilled Well
      Steel Casing Mechanically Driven
   e. Hole Diameter (in.) 43 to (ft.) 16 to (ft.) 64.5 (%)
      to (ft.)
   f. Type of Grout
      # of bags Grout Weight From (ft.) To (ft.) Trench Depth (ft.)
      Bentonite Chips 15 12.5 13.5
   g. Well Finished within Drift/Bedrock
   h. Kind of Gravel/Sand Pack Grain Size/Supplier # From (ft.) To (ft.)
      Backshot 1/4" 13.5 64.5

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. Pileas Adapter Model and Manufacturer: Attachment to Casing:
   Baker Cast Iron

7. Well Cap Type & Manufacturer: Pressure Tank
   Working Cycle (gals.): Captive Air?

8. Name of Pump Company:

9. License #:

10. Pump Installer:

11. Licensed Pump Installation Contractor Signature:

12. Date:

---

13. Property Owner: STEVE DIETZ
   Well #:

14. Driller: BILL BANISTER
   License #: 092-009473

15. Name of Drilling Company: REYNOLDS
   Permit Number: 13-038-14
   Date Issued: 9/19/14
   Date Drilling Started: 9/19/14

16. Well Site Address: 910 WASSIE COURT PRINCETON

17. Township Name: PAIDVE
   Land ID #: 08-26-227-663

18. Subdivision Name: NA
   Lot #: NA

19. Location a. County: PEORIA
   b. Site Elevation: ft. (above msl):

20. Township Range Section
    10 N 7E 30-221

21. NE Quarter of the NE Quarter of the NE Quarter

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? If yes: Diameter (in.) Length (ft.) Slot Site (ft.) From (ft.) To (ft.)

24. Water from surface to能找到(above) a depth of (ft.): 29.5 To (ft.): 34
   a. Static water level (ft.) below top of casing which is (ft.) above ground
   b. Pumping level (ft.) pumping (gpm) for (hours)

25. Earth Materials Passed Through
   From (ft.) To (ft.)
   GRAY Silt clay 0 21
   GRAY TILL 21 29.5
   GRAY Silt with Sands streaks 29.5 34
   COAL 34 57
   GRAY SHALE 37 57
   "SOCIO SANDSTONE 57 64.5

(Attach second page if necessary) (If DRY HOLE, fill out log & indicate how hole was sealed)

Licensed Water Well Contractor Signature:

License #: 012-003134

---

IL: 35568 P: 488699

IL: 408-0126

Revised: 6/99

IL: 408-0126

Revised: 6/99

IL: 408-0126

Revised: 6/99

IL: 408-0126

Revised: 6/99

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Revised: 6/99

IL: 408-0126

Revised: 6/99

IL: 408-0126

Revised: 6/99
ILLINOIS DEPARTMENT OF PUBLIC HEALTH
WELL CONSTRUCTION REPORT

1. Type of Well
   a. Dug X. Bored . Hole Diam. 32 in. Depth: 95 ft
   b. Driven . Drive Pipe Diam. in. Depth ft
   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 _25_ Ft
   Cass Pool —
   Privy _—_
   Septic Tank _100_
   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 _—_

6. Well Top Sealed? Yes X No
   Type _—_
   vented cap

7. Fitless Adapter installed? Yes X No
   Manufacturer _Baker_
   Model Number _J-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

    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 ft to 60 ft
    Sec. 30 Twp. 10N Rge. 7E
    Length: R. Slot: Elev. _—_

    Length: — ft

15. Casing and Liner Pipe

<table>
<thead>
<tr>
<th>Diam. (in)</th>
<th>Kind and Weight</th>
<th>From (Pt)</th>
<th>To (Pt)</th>
</tr>
</thead>
<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>

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

<p>| Depth of | Thickness |</p>
<table>
<thead>
<tr>
<th>Bottom</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>clay-yellow</td>
<td>10</td>
</tr>
<tr>
<td>sand &amp; gravel-dry</td>
<td>2</td>
</tr>
<tr>
<td>clay-yellow</td>
<td>13</td>
</tr>
<tr>
<td>clay-blue</td>
<td>19</td>
</tr>
<tr>
<td>shale-gray</td>
<td>16</td>
</tr>
<tr>
<td>sandstone-gray</td>
<td>8</td>
</tr>
<tr>
<td>shale</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>95</td>
</tr>
</tbody>
</table>

(SIGNED) Steven Sauder DATE _6/3/81_

(CONTINUE ON SEPARATE SHEET IF NECESSARY)
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
   Well #:
   Driller: Michael Dyden
   License #: 092-008564
   Name of Drilling Company: Thorne Well Drilling
   Permit No.: 143-W0083-07
   Date Issued: 11-27-07
   Date Drilling Started: 7-16-08
   Well SITE Address: Hassie Ct Evans M11 Rd.

19. Township Name: ____________
   Land ID #: 08-80-102-003
   Subdivision Name: ____________
   Lot #: ____________
   Location: a. County: Peoria
   b. Township: ____________
      Range: 7E
      Section: 30
      NE Quarter: SW Quarter
      NE Quarter: ____________
   d. Coordinates: ____________
      Site Elevation: ____________ ft. (msl)
   d. Coordinates: ____________
      Site Elevation: ____________ ft. (msl)

22. Casings, Liners* and Screen Information
   Diam (in.) Material Joint Slot Size From (ft.) To (ft.)
   6 SDR21 Sand & Gravel +2 22
   24 (FVW)* 22 53

   (For Survey Use)

   GPS

   (GPR

   JUL 23 2008
   PEORIA CITY/CO.
   PEORIA CITY/CO.
   HEALTH DEPT.
   2. Well Use: [ ] Domestic [ ] Irrigation [ ] Commercial [ ] Livestock
      [ ] Monitoring [ ] Other

3. Date Well Completed: 7-17-08
   Well Disinfected: [ ] Yes [ ] No
   Driller’s estimated well yield: 16 gpm
   Date Permanent Pump Installed: ____________

4. Pump Capacity: ____________ gpm
   Set at (depth): ____________ ft.

5. Plastic Adapter Model and Manufacturer: ____________
   Well Cap Type and Manufacturer: Baker CPT I

   Captive Air: [ ] Yes [ ] No

9. Pump System Disinfected: [ ] Yes [ ] No

10. Name of Pump Company: ____________

11. Pump Installer: ____________
    License#: ____________

12. Licensed Pump Contractor Signature: ____________

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

   Licensed Water Well Contractor Signature: Michael W. Ulyard
   License Number: 082-008564

   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.

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

**Location of well ** Raldour 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>
<th>Township</th>
<th>T 10 N</th>
<th>Well No.</th>
<th>Well Depth</th>
<th>Range</th>
<th>R 7 E</th>
<th>Source</th>
<th>Municipal No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section</td>
<td>30</td>
<td>Location</td>
<td>SE 1/4 of NE 1/4 of Section 30</td>
<td>Laboratory No.</td>
<td>P-9328</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Turbidity | 378 ppm | Color | Odor | Iron (Fe) mg/1 (total) | 7.24 | Manganese (Mn) mg/1 | | Ammonium (NH₄) mg/1 | | Calcium (Ca) mg/1 | 106.2 | Magnesium (Mg) mg/1 | |
| pH | 7.30 | Carbon Dioxide | | Methane | | Hydrogen Sulfide | | Temperature (°F) | |

| mc/l | Silica | Boron | Fluoride | Nitrate | Chloride | Sulfate | Alkalinity | Total Hardness* mg/l | .530 | Total Dissolved | .560 | Total Dissolved Minerals** mg/l | .1143 |

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

**ILLOIS STATE WATER SURVEY**
COPY FOR PUNCH-CARD FILLING
WATER ANALYSIS

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 . Well Depth 78 ft.
Township T 10 N . Well No.
Range R 7 E . Source .
Section 30 . Municipal No.
Location SE 4 of NE 4 of Sec 30
Laboratory No. P=9327 .

Turbidity mc/l 70 ppm
Color .
Odor .
Iron (Fe) mg/l (total) 13.37
Manganese (Mn) mg/l .217
Ammonium (NH₄) mg/l .9.19
Calcium (Ca) mg/l 526
Magnesium (Mg) mg/l 52.7
Sodium (calculated) 498.0
pH 7.58
Carbon Dioxide .
Methane .
Hydrogen Sulfide .
Temperature (°F) .

Silica mc/l .11.70
Boron .
Fluoride .0.38

Nitrate (NO₃) mc/l .2.66
Chloride .87.6
Sulfate .1,985.4
Alkalinity .832
Total Hardness*mg/l 1056
Total Dissolved Minerals*mg/l 4,529

* - as CaCO₃
** - as Residue

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

170
ILLINOIS DEPARTMENT OF PUBLIC HEALTH
WELL CONSTRUCTION REPORT

1. Type of Well
   a. Dug____ Bored____ Hole Diam.___ in. Depth___ ft.
   Curb material ______. Buried Slab: Yes____ No____
   b. Driven_____ Drive Pipe Diam.___ in. Depth___ ft.
   c. 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>drill</td>
<td>0</td>
<td>20</td>
</tr>
</tbody>
</table>

2. Distance to Nearest:
   Building____ 1000 Ft. Seepage Tile Field____ 1000
   Cess Pool none Sewer (non Cast iron)____
   Privy none Sewer (Cast iron)____
   Septic Tank 1000 Barnyard none
   Leaching Pit none Manure Pile none

3. Well furnishes water for human consumption? Yes____ No____

4. Date well completed____ 5-8-82

5. Permanent Pump Installed? Yes____ Date____ No X____
   Manufacturer________ Type________ Location________
   Capacity____ gpm. Depth of Setting______ Ft.

6. Well Top Sealed? Yes____ No____ Type____ pipe cap____

7. Pilotless 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:

GEOL O GICAL AND WATER SURVEYS WELL RECORD

10. Property owner: James M. Barborin____
    Address: 6206 N. Galena Rd., Peoria, IL____
    Driller: G. H. Holstetter____ License No. 92-8____

11. Permit No. 102691____ Date March 24, 1982____
    Water from: Shale____ County: Peoria____
    Formation at depth 45 to 79 ft. Sec. 30 2 W
    Length: Diam.____ in. Twp. 10 N Rge. 7 E
    Elev.____

15. Casing and Liner Pipe
<table>
<thead>
<tr>
<th>Diam. (in.)</th>
<th>Kind and Weight</th>
<th>From (Fl.)</th>
<th>To (Fl.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>11 lb per ft</td>
<td>+2</td>
<td>47</td>
</tr>
</tbody>
</table>

16. Size Hole below casing:___ in.____

17. Static level 66 1/2 ft. below casing top which is___ ft. above ground level. Pumping level 76 ft. when pumping at 31.5 GPH for 5-2 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(yellow)</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>Clay(blue)</td>
<td>3</td>
<td>21</td>
</tr>
<tr>
<td>Clay(brown) sandy</td>
<td>15</td>
<td>36</td>
</tr>
<tr>
<td>Shale(dark blue)</td>
<td>4</td>
<td>40</td>
</tr>
<tr>
<td>Shale(black)</td>
<td>2</td>
<td>42</td>
</tr>
<tr>
<td>Shale(white)</td>
<td>3</td>
<td>45</td>
</tr>
<tr>
<td>Shale(gray)</td>
<td>39</td>
<td>84</td>
</tr>
<tr>
<td>Shale(black)</td>
<td>2</td>
<td>86</td>
</tr>
<tr>
<td>Slate(black)</td>
<td>6</td>
<td>92</td>
</tr>
</tbody>
</table>

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

Shale(white)____ Date____ 4 5/8 11 L.3

SIGNED____

R. W. Holstetter____

IDPH 4.065
1/74 - KNB-1
Well Construction Report

GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller_ Steven Sauder Licence No. 092-005220
10. Well Site Address_ Evans Mill Road Princeville, IL
11. Property Owner_ Linda L. Jiberson_ Well No._ JU3895
12. Permit No._ 441510_ Date Issued_ 1/13/89
13. Location:
- County_ Peoria
- Sec._ 30
- Twp._ 10
- Rge._ 7

14. Water from shale & sandrock at depth 55 ft
15. Casing and Liner Pipe to 50 ft

<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 30 ft above ground level. Pumping level 80 ft, pumping 800 gpm for 1 hours.

20. Earth Materials Passed Through

<table>
<thead>
<tr>
<th>Depth of Top</th>
<th>Depth of Bottom</th>
</tr>
</thead>
<tbody>
<tr>
<td>clay-yellow</td>
<td>0</td>
</tr>
<tr>
<td>clay-blue</td>
<td>10</td>
</tr>
<tr>
<td>shale &amp; sandrock</td>
<td>48</td>
</tr>
<tr>
<td>coal</td>
<td>81</td>
</tr>
<tr>
<td>shale &amp; sandrock</td>
<td>82</td>
</tr>
</tbody>
</table>

Continue on separate sheet if necessary.

Signed_ Steven Sauder_ Date_ 6/30/89
WELL CONSTRUCTION ACTION REPORT

Date October 4, 199_  

GeoLOGICAL AND WATER SURVEY WELL RECORD

11. Permit Number 143-M898-97 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 Wagenbach
15. Well Site Address Evans Mill Rd.
16. Twoship Name Radnor Land ID# 08-30-276-010
17. Subdivision Name Lot Elevation ft.
18. Location: Cnty Peoria Sect 10N NE Quarter of the SW NE Quarter of the Range 7E

19. Casing and Liner Pipe:

<table>
<thead>
<tr>
<th>Dia. (in)</th>
<th>Type</th>
<th>From(ft)</th>
<th>To(ft)</th>
<th>Diameter in.</th>
<th>Length ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>SDR 17</td>
<td>0</td>
<td>318</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>steel-black</td>
<td>318</td>
<td>341</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>steel-galv</td>
<td>325</td>
<td>347</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

20. Screen:

21. Water from at depth ft. to ft.

22. Static Level ft. below casing top which is in. above ground level.

23. Earth Materials Passed Through

<table>
<thead>
<tr>
<th>Material</th>
<th>Depth Top(ft)</th>
<th>Depth Bottom(ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>clay-yellow</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>gravel</td>
<td>4</td>
<td>7</td>
</tr>
<tr>
<td>clay-yellow</td>
<td>7</td>
<td>17</td>
</tr>
<tr>
<td>sand-gray</td>
<td>19</td>
<td>21</td>
</tr>
<tr>
<td>clay-gray</td>
<td>21</td>
<td>38</td>
</tr>
<tr>
<td>shale-gray</td>
<td>38</td>
<td>46</td>
</tr>
<tr>
<td>sandstone-green</td>
<td>46</td>
<td>54</td>
</tr>
<tr>
<td>shale-gray, lime strips, &amp; coal</td>
<td>54</td>
<td>330</td>
</tr>
<tr>
<td>shale-soft</td>
<td>334</td>
<td>339</td>
</tr>
<tr>
<td>lime</td>
<td>339</td>
<td>341</td>
</tr>
<tr>
<td>shale-greensh</td>
<td>341</td>
<td>343</td>
</tr>
<tr>
<td>lime-tan, white</td>
<td>343</td>
<td>431</td>
</tr>
<tr>
<td>green shale below 431</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 85-0051. Disclosure of this information is mandatory. This form has been approved by the Freedom of Information Center.

Pump and Equipment Disinfected? [ ]Yes [ ]No

092-006220

(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  
14. Driller: Michael Decker  
15. Name of Drilling Company: Ileson Well Drilling  
16. Permit No.: 143-WDD09-05  
17. Date Drilling Started: 8-15-05
18. Well Site Address: 1117 N Evans Mill Rd
19. Township Name: Petersburg  
20. Subdivision Name:  
21. Location: a. County:  
b. Township: 10  
c. NE Quarter 5W Quarter  
d. Coordinates:  
22. Casings, Liners* and Screen Information  
23. Water from:  
24. Earth Materials Passed Through

<table>
<thead>
<tr>
<th>Diam (ft.)</th>
<th>Material</th>
<th>Joint</th>
<th>Screen Size</th>
<th>From (ft.)</th>
<th>To (ft.)</th>
</tr>
</thead>
</table>

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

25. Licensed Water Well Contractor Signature

See reverse side for additional information.
ILLINOIS DEPARTMENT OF PUBLIC HEALTH
WELL CONSTRUCTION REPORT

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.

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 Pack _____
   d. Grout: ______

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

2. Distance to Nearest:
   Building _______ Ft. Seepage Tile Field _______
   Cess Pool _______
   Privy _______
   Septic Tank _______
   Leaching Pit _______
   Manure Pile _______

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

4. Date well completed ______

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

6. Well Top Sealed? Yes ______ No ______

7. Pitless 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: JOHN HEINZ Well No. ______

11. Permit No. ______ Date ______

12. Water from: ______ Form. ______ County ______
   at depth ______ to ______ ft.
   Sec. ______ Twp. ______ Range ______
   Length ______ ft. Slot ______
   Elev. ______

15. Casing and Liner Pipe
   Diameter (in.) ______ Kind and Weight ______
   From (ft) ______ To (ft) ______
   Show Location in Section Plat ______

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
   Thickness ______ Depth of Bottom ______
   ______
   ______
   ______
   ______
   ______
   ______

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED: ______ DATE: ______
ILLINOIS DEPARTMENT OF PUBLIC HEALTH
WELL CONSTRUCTION REPORT

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


2. Distance to Nearest:
   Building
   Cess Pooll
   Privy
   Septic Tank
   Leaching Pit

3. Well furnishes water for human consumption? Yes No
4. Date well completed
5. Permanent Pump Installed? Yes Date No
6. Well Top Sealed? Yes No
7. Filtriferous Filter Installed? Yes No
8. How attached to casing?
9. Well Disinfected? Yes No
10. Pump and Equipment Disinfected? Yes No
11. Water Sample Submitted? Yes No

REMARKS: DRY HOLE

GEOLOGICAL AND WATER SURVEYS WELL RECORD

10. Property owner
11. Permit No.
12. Water from
13. County
14. Screen
15. Casing and Liner Pipe
16. Size Hole below casing:
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>
Well Construction Report

GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller________ Steven Sauder License No. 092-006220
10. Well Site Address _____________ 11115 Evans Mill Rd.
11. Property Owner ______ Bob Wilson _______ Well No. ____________
12. Permit No. __________ W-144 Date Issued ____________ 6/3/92
13. Location: 
   County Peoria
   Sec. 30 NE
   Twp. 10N
   Rge. 7E
   Show location in section plat
   SE, SE, NE

fractured at 360' & 372' 

14. Water from limestone at depth 354 ft
15. Casing and Liner Pipe 
   Diam.(in) Kind and Weight From (ft) To (ft)
   5 steel -.258 wall +1½ 356
   open hole below 356

P. 15 gpm - 1½ 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 level16 ft below casing top which is 1½ ft. above ground. Pumping level ____ ft, pumping gpm for ____ 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>8</td>
</tr>
<tr>
<td>gravel-yellow</td>
<td>8</td>
<td>17</td>
</tr>
<tr>
<td>clay-brown</td>
<td>17</td>
<td>34</td>
</tr>
<tr>
<td>shale-gray with sandstone streaks</td>
<td>34</td>
<td>275</td>
</tr>
<tr>
<td>sandstone-white</td>
<td>275</td>
<td>295</td>
</tr>
<tr>
<td>shale-gray &amp; black</td>
<td>295</td>
<td>353</td>
</tr>
<tr>
<td>limestone - white to tan</td>
<td>354</td>
<td>416</td>
</tr>
</tbody>
</table>

Continue on separate sheet if necessary.

Signed________ Steven Sauder _______ Date ____________ 8/5/92

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

IL482-0126
Well Construction Report
TYPE OR PRESS FIRMLY WITH BLACK INK PEN
Complete within 30 days of well completion and send to the appropriate health dept.

   b. Bored Well: Buried Slab [ ] Yes [ ] No
   c. Drilled Well: PVC casing Formation packer set at depth of _______ 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>Tension Depth (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benceal EZ mud</td>
<td>6</td>
<td>9.4</td>
<td>0</td>
<td>43</td>
<td>43</td>
</tr>
</tbody>
</table>

2. Well finished within: [ ] Unconsolidated Materials [ ] Bedrock
f. Kind of Gravel Sand Pack Grain Size/Supplier # From (ft) To (ft)

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

3. Date Well Completed: 2/19/03 Well Disinfected [ ] Yes [ ] No
   Driller's estimated well yield 10 gpm 1/2 ppm Fe
   Date Permanent Pump Installed 8 gpm hard
5. Pump Capacity __________ gpm Set at (depth) __________ ft.
6. Filter Adapter Model and Manufacturer: [ ] B-P1X [ ] Campbell
7. Well Cap Type and Manufacturer: [ ] WEL [ ] Baker
8. Pressure Test: Working Cycle: __________ gals Captive Air: [ ] Yes [ ] No
9. Pump System Disinfected: [ ] Yes [ ] No
10. Name of Pump Company: Schub Excavating
11. Pump Installer: ______________________ License # _________
12. Licensed Pump Contractor Signature

GEOLOGICAL & WATER SURVEY WELL RECORD
13. Property Owner Kevin Zander Well #
14. Driller Mark Wagenbach License # 102-004223
15. Name of Drilling Co. Sauder Well 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 #
21. Location: a. County Peoria
   b. Township 10N Range 7E Section 30
   c. SE Quarter NE Quarter NE Quarter
d. coordinates: __________________ Site Elevation _______ ft. (msl)
22. Casings, Liners*, & Screen Information
   Diam. (in) Material Joint Slot Size From (ft) To (ft)
   6 Steel T&C +2 43'8"
   4 1/2 SDR 17 C-lok 18 346

(*) 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 From (ft) To (ft)

| Clay-yellow | 0 | 8 |
| Sand & gravel | 8 | 12 |
| Clay-yellow | 12 | 16 |
| Clay-gray | 16 | 21 |
| Clay-yellow | 21 | 26 |
| Sand & gravel | 26 | 27 |
| Clay-gray | 27 | 35 |
| Sand & gravel | 35 | 36 |
| Clay-gray | 36 | 39 |
| Sand & gravel | 39 | 40 |

(If DRY HOLE, fill out log & indicate how hole was sealed)

25. Licensed Water Well Contractor Signature 092-006220

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

P-3469/1

CC INTY No. 24646

DON'T 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.
### 24. Earth Materials Passed Through

<table>
<thead>
<tr>
<th>Clay-gray</th>
<th>From (ft.)</th>
<th>To (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sandstone-gray shale</td>
<td>42</td>
<td>71</td>
</tr>
<tr>
<td>Shale-gray</td>
<td>71</td>
<td>107</td>
</tr>
<tr>
<td>Coal</td>
<td>107</td>
<td>111</td>
</tr>
<tr>
<td>Shale</td>
<td>111</td>
<td>123</td>
</tr>
<tr>
<td>Sandstone-shale-green</td>
<td>123</td>
<td>141</td>
</tr>
<tr>
<td>Shale-gray-streaks of sandstone</td>
<td>141</td>
<td>342</td>
</tr>
<tr>
<td>Lime</td>
<td>342</td>
<td>362</td>
</tr>
<tr>
<td>Shale-green</td>
<td>362</td>
<td>363</td>
</tr>
</tbody>
</table>
### Well Construction Report

#### GEOLOGICAL AND WATER SURVEYS WELL RECORD

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>10. Well Site Address</td>
<td>Dunlap</td>
<td></td>
</tr>
<tr>
<td>11. Property Owner</td>
<td>Richard veitman</td>
<td></td>
</tr>
<tr>
<td>12. Permit No.</td>
<td>1143-8711-96</td>
<td>Date Issued 4-29-96</td>
</tr>
<tr>
<td>13. Location:</td>
<td>County: Peoria</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sec.: 30</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Twp.: 10N</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rge.: 1E</td>
<td></td>
</tr>
<tr>
<td>14. Water from</td>
<td>Sandstone at depth 400 ft</td>
<td></td>
</tr>
<tr>
<td>15. Casing and Liner Pipe</td>
<td>to 435 ft</td>
<td></td>
</tr>
<tr>
<td>Diam. (in)</td>
<td>Kind and Weight</td>
<td>From (ft) To (ft)</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>6</td>
<td>PVC</td>
<td>0 - 50</td>
</tr>
<tr>
<td>4</td>
<td>PVC</td>
<td>15 - 435</td>
</tr>
<tr>
<td>16. Screen: Diam. _in, Length _in, Slot Size _in</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. Size hole below casing _in</td>
<td>18. Ground Elev. _ft msl</td>
<td></td>
</tr>
<tr>
<td>19. Static level _1340 ft below casing top which is _1 ft above ground level</td>
<td>Pumping level _460 ft, pumping gpm for _2 hours</td>
<td></td>
</tr>
</tbody>
</table>

#### 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</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 Streak</td>
<td>178</td>
<td>425</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*
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
Kathi Urban, Director

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
AGENDA BRIEFING

COMMITTEE: County Infrastructure Committee

MEETING DATE: February 14, 2019

<table>
<thead>
<tr>
<th>TYPE</th>
<th>DESCRIPTION</th>
<th>LINE ITEM</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXPENSE</td>
<td>Building Improvements FY 2019</td>
<td>062-4-062-3-301-55107</td>
<td>$117,000.00</td>
</tr>
</tbody>
</table>

ISSUE:

The Fire Alarm Study Project (Project), listed as Jail-16-007, at the Jail is a multi-year project funding undertaking due to the dollar magnitude of the overall Project. Cost estimates range from $300,000 to well over $1,075,000. The Project is moving forward to replace the 1985 Fire Alarm System (FAS) as well as the 1998 FAS and to integrate them into a single state of the art FAS. Parts and devices are becoming scarce to unavailable for the 1985 FAS.

BACKGROUND/DISCUSSION:

FY 2019 Capital Projects has funded $350,000.00 to continue this Project. Midwest Engineering Associates, Inc. (MWE) continues to meet with the County to further define and refine the present capabilities of the FAS. MWE has provided a “Peoria County Jail Fire Alarm System Phase II Proposal” (Phase II Proposal) to develop Plans and Specifications that will allow the County to bid a full FAS replacement. It is the County's desire to bid the total FAS replacement at this time with the caveat that if 2019 Capital Funding for this Project are insufficient, then language will be included in the bid documents and contract award language that the successful bidder will commit to a complete FAS package and pricing that will complete the Project in FY 2020. This will allow the County and the contractor to have a working document and understanding that will allow the complete FAS Project to be completed when additional funds are available.

MWE’s Phase II Proposal includes their complete fee to provide a complete FAS regardless of regardles if the Project completes in this phase of work or extends over multiple phases of work. MWE’s fee is Not-To-Exceed $117,000.00 and is a Time-And-Materials proposal based on their 2019 hourly consulting rates. MWE will not exceed this fee without prior written authorization from the County.

The States Attorney Office (SAO) reviewed MWE's original Proposal language and required changes to MWE’s General Conditions (GC). Staff and MWE worked together to get the SAO's changes made to the GC. MWE then provided an updated Proposal with these changes. MWE’s Phase II Proposal includes the same SAO approved language as the Phase I Proposal. The MWE Phase II Proposal is attached as part of this Agenda Briefing.
Staff is requesting that $117,000.00 of the Project’s FY 2019 $350,000.00 be appropriated for this work. Staff is further requesting that the County Administrator, with the approval of SAO, shall oversee the issuances of the necessary Purchase Orders, Change Orders, and other Documents necessary to accomplish this Phase II Proposal.

COUNTY BOARD GOALS:

Infrastructure Stewardship

STAFF RECOMMENDATION:
Approve the commitment of Project Jail-16-007 funds for this portion of the Project. Authorize the County Administrator, with the approval of SAO, to issue necessary documents to complete this portion of the Project with MWE.

COMMITTEE ACTION:

PREPARED BY: Daniel O’Connell, Director, Facilities and Grounds Operations
DATE: January 29, 2019
January 17, 2019

Mr. Daniel P. O'Connell  
Director, Facilities and Grounds Operations  
County of Peoria  
324 Main Street, Room 502  
Peoria, Illinois 61602-1319

RE: Peoria County Jail Fire Alarm System Phase II Proposal

Dear Mr. O'Connell:

Midwest Engineering Associates, Inc. (MWEA) is pleased to offer this engineering proposal to provide the scope of services listed below:

**SCOPE OF SERVICES**

Peoria County has requested MWEA provide engineering services for replacement of the existing Fire Alarm system at the Peoria County Jail located at 301 N. Maxwell Road in Peoria. As stated within the Phase I system evaluation, MWEA recommends a subsequent effort that will produce deliverables required for full system replacement.

MWEA proposes a Phase II project to perform the following scope of services:

1. Complete existing system analysis and record drawings required for the development of construction (Bid) documents.
   a. Includes detailed site investigation required to complete architectural floor plans (Original jail, addition, and subsequent building modifications).
   b. Produce architectural floor plans (CAD) of the original jail and addition.
   c. Includes detailed site investigation required to locate existing fire alarm system devices to remain, as well as those to be demolished.
   d. Meet with existing Fire Alarm system vendors (Johnson Controls and Thompson Electronics Company) in order to acquire system programming needed to understand current HVAC and smoke control systems integration.
   e. Provide mechanical engineering support necessary to understand current HVAC and smoke control systems integration.
2. Produce construction documents (Plans and specifications) required to allow for bidding a complete code compliant system.

a) Meet with Peoria County Jail and Facilities staff to discuss processes and new system operations.

b) Meet with Peoria County and the AHJ in order to define construction phasing options, and provide specifications as to how the project will proceed through calendar years 2019 and 2020 based on available funding.

c) Complete the following construction drawings required for bidding and deliver in AutoCAD and PDF formats:
   
i. Cover Sheet
   ii. General Electrical Symbols, Abbreviations, and Notes.
   iii. Electrical Specifications.
   iv. Demolition Floor Plans.
   v. New Work Floor Plans.
   vi. Fire Alarm System Riser Diagram (New/Existing components).
   vii. Detail Sheets, as required.

3. Provide bidding process and construction administration support.

a) MWEA will attend a pre-bid meeting per Peoria County’s request.

b) MWEA will attend a pre-construction meeting per Peoria County’s request.

c) MWEA will attend construction phasing meetings anticipated to be one (1) time per week for an estimated (4) months. The hours for this are included in the estimated construction observation hours shown in Section 3.d.iv.

d) MWEA will provide the following construction administration services:
   
i. Shop drawing submittal review.
   ii. Responses to contractor RFI’s.
   iii. Limited Construction Observation - MWEA personnel shall visit the project at appropriate intervals during construction to be generally familiar with the progress and quality of the Contractor's work and to determine if the work is proceeding in general accordance with the Contract Documents. Peoria County has not retained MWEA to make detailed tests or to provide continuous/daily project review and observation services. If Peoria County desires more extensive project observation or full-time project representation, Peoria County shall
request such services to be provided by MWEA as Additional Services in accordance with the terms of this Agreement.

iv. On site construction observation services are estimated at 10 hours per week for a project duration of 4 months.

v. Answer contractor questions during construction.

vi. Perform a walk-through of the project and prepare a punch list and review completed punch list items with the contractor at substantial completion.

vii. Provide onsite observation during system startup testing.

**ADDITIONAL SERVICES**

Additional services that are not included in the proposed Scope of Work may include, but are not limited to:

a) Mechanical, Electrical, and Plumbing engineering and design services other than as related to the Fire Alarm system.
b) Fire Protection and Fire Suppression systems.
c) Smoke Management Control systems.
d) Continuous Construction Observation and/or Construction Inspection Services.
e) Construction Management Services.
f) Commissioning Services.
g) HVAC Systems Control Services.
h) Communication systems.
i) Building Security, Access Control, and Lighting systems.

**FEES**

Midwest Engineering Associates proposes to complete the above Scope of Services on a time and materials basis using our 2019 hourly consulting rates with an estimated not to exceed fee of $117,000.00.

MWEA will not exceed the estimated not to exceed fee without prior written authorization from Peoria County.

**SCHEDULE**

Midwest Engineering Associates can start work immediately upon receipt of an executed copy of this agreement. MWEA will work with Peoria County in order to meet key design/bidding schedule milestones.

Construction phasing will be adjusted based on availability of funds.
TERMS AND CONDITIONS

We have attached to this proposal our General Conditions of Service, which are expressly incorporated into, and are an integral part of, our contract for professional services. Please indicate your acceptance of this proposal by having an authorized representative of your office execute a complete copy and return it to our office.

Your acceptance of our proposal confirms that the terms and conditions are understood, including payment to Midwest Engineering Associates, Inc. upon receipt of the invoice, unless specifically arranged otherwise in writing. Of course, if you wish to discuss the terms, conditions, and provisions of our proposal, we would be pleased to do so.

We look forward to working with you on this project and sincerely appreciate the opportunity to provide our professional engineering services to you and your team.

Sincerely,

Shawn E. Gleason, E.I.
Electrical Engineer

David L. Horton, P.E.
Sr. Project Manager

Attachments:
MWEA 2019 Consulting Services Rate Sheet
General Conditions of Service

Responsible for Payment and Accepted by:

Signature: ______________________

Name (please print): ______________________

Title (please print): ______________________
BASIS OF PAYMENT
2019 CONSULTING SERVICES RATES

The following schedule is for normal design and consulting services provided on an hourly basis.

**Engineer/Surveyor/Scientist/Technician/Administrative Positions**

- Principal: $180.00
- Sr. Structural Engineer: $180.00
- Sr. Civil/Transportation Engineer: $175.00
- Sr. Electrical Engineer: $169.00
- Certified Commissioning Authority: $165.00
- Sr. Mechanical/Plumbing Engineer: $163.00
- Sr. Fire Protection Engineer: $160.00
- Sr. Project Manager: $157.00
- Process Engineer: $150.00
- Project Manager: $134.00
- Civil/Transportation Engineer II: $128.00
- Electrical Engineer II: $125.00
- Construction Services Manager: $117.00
- Professional Land Surveyor: $107.00
- Landscape Architect/Wetlands Specialist: $107.00
- Project Engineer: $104.00
- Sr. Designer: $104.00
- Civil/Transportation Engineer I: $96.00
- Designer/Sr. CADD Technician: $96.00
- Construction Technician II: $93.00
- Mechanical Engineer I: $92.00
- Electrical Engineer I: $92.00
- Construction Technician I/Materials Tester: $78.00
- Administrative Assistant: $75.00
- Intern: $45.00

1. Rates are subject to change and may be superseded by a new schedule on or about January 1, 2020.
2. Charges for special services, expert testimony, etc. will be negotiated.
3. The above rates cover straight time only. Overtime directed by the client will be surcharged by 25 percent.
4. Charges for outside consultants and contractors will be at invoice cost plus 10 percent.
5. All direct job expenses and materials other than normal office supplies will be charged at cost plus 10 percent.
6. Mileage charges for automobile = Federal Rate per mile. Mileage charges for survey truck = $0.75 per mile.
7. Services will be billed monthly, and at the completion of the project. There will be an additional charge of 1/12 percent per month compounded on amounts outstanding more than 30 days.

Dave, please make this change so it is consistent with previous changes. 01-04-19.
Midwest Engineering Associates, Inc.
General Conditions Agreement for Professional Services

To assure an understanding of matters related to mutual responsibilities, these General Conditions are made a part of the Agreement.

1. WARRANTY
   a. In performing its professional services hereunder, the services of Midwest Engineering Associates, Inc. will be of the kind and quality designated and will be performed by qualified personnel, under similar circumstances, by reputable members of its profession currently practicing in the same or similar locality. No other warranties, express or implied, is made or intended by Midwest Engineering Associates, Inc.’s undertaking herein or its performance of services hereunder.

2. RISK ALLOCATION
   a. The total liability, in the Agreement, of Midwest Engineering Associates, Inc. and Midwest Engineering Associates, Inc. officers, directors, employees, agents and consultants, and any of them, to Client and anyone claiming by, through or under Client, shall include all injuries, claims, losses, expenses, or damages arising out of Midwest Engineering Associates, Inc. services, the Project of this Agreement, including but not limited to negligence, errors, omissions, strict liability, or breach of contract of Midwest Engineering Associates, Inc. or Midwest Engineering Associates, Inc. officers, directors, employees, agents and consultants, and any of them shall not exceed the total compensation received by Midwest Engineering Associates, Inc. under this Agreement or the total amount of $50,000, whichever is greater.

3. REUSE OF DOCUMENTS
   a. All documents including drawings and specifications prepared by Midwest Engineering Associates, Inc. pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by Client or others on extensions of the Project, or any other project. Any reuse without specific written verification or adaptation by Midwest Engineering Associates, Inc. will be at Client’s sole risk and without liability or legal exposure to Midwest Engineering Associates, Inc.; and Client shall indemnify and hold harmless Midwest Engineering Associates, Inc. from all claims, damages, losses and expenses including attorney’s fees arising out of or resulting therefrom. Any such verification or adaptation will entitle Midwest Engineering Associates, Inc. to further compensations at rates to be agreed upon by Client and Midwest Engineering Associates, Inc.

4. CONFIDENTIALITY
   a. Each party shall retain as confidential all information and data furnished to it by the other party which are designated in writing by such other party as confidential at the same time of transmission and said party shall not reveal such information to any third party, unless required to do so by law or court order.

5. PAYMENT
   a. Payment for services rendered shall be made monthly in accordance with invoices rendered by Midwest Engineering Associates, Inc. If payment is to be on a Lump Sum basis, monthly invoices will be based on the portion of the total services completed during the month as estimated by Midwest Engineering Associates, Inc. If payment is to be on a Standard Hourly basis, or a Multiplier or direct labor basis, monthly invoices will be computed from the actual effort applied during the month. If Client requires work beyond the standard 40 hour work week overtime rates shall apply. Overtime shall be time and a half of applicable labor rate or direct multiplier. If Client does not accept new Standard Hourly Rate schedules adopted by Midwest Engineering Associates, Inc. on an annual basis, Midwest Engineering Associates, Inc. may terminate the Agreement and/or cease performing services under the Agreement until paid in full.
   b. Any and all changes or deviations in the scope of work defined ordered by Client must be in writing, the contract sum being increased or decreased accordingly by Midwest Engineering Associates, Inc. Any claims for increases in the cost of the work must be presented by Midwest Engineering Associates, Inc. to the Client in writing, and written approval of the Client shall be obtained by Midwest Engineering Associates, Inc. before proceeding with the ordered change or revision.
c. Invoices, or part thereof, which are not paid within 90 days after the date of their issue shall be assessed a service charge at the rate of 1.5% per month. Client will pay on demand all collection costs, legal expenses and attorneys' fees incurred or paid by Midwest Engineering Associates, Inc. in collecting payment. Non-payment of invoices shall be cause for suspension of services by Midwest Engineering Associates, Inc.

6. SUBCONTRACTING
   a. Each party has the right to subcontract any and all services, duties, and obligations of the Agreement, without the prior written authorization of the other party.
   Neither

7. TERMINATION
   a. At any time, either Midwest Engineering Associates, Inc. or the Client may terminate, with or without cause, by giving seven days advance written notice to the other party. If Midwest Engineering Associates, Inc. terminates its consulting relationship with the Client, the Client shall have the option, in its complete discretion, to terminate Midwest Engineering Associates, Inc. immediately without the running of any notice period. In the event of termination, Midwest Engineering Associates, Inc. shall be compensated by Client for all services rendered to the date of termination plus reasonable termination costs to organize Midwest Engineering Associates, Inc.'s files and any reasonable expenses incurred by Midwest Engineering Associates, Inc. to coordinate efforts with another party.

8. USE OF WORK PRODUCT
   a. Except as specifically set forth in writing and signed by both Midwest Engineering Associates, Inc. and Client, Midwest Engineering Associates, Inc. shall have all copyright and patent rights with respect to all materials developed under this contract, and Midwest Engineering Associates, Inc. is hereby granted a non-exclusive license to use and employ such materials within Midwest Engineering Associates, Inc. business.

9. CONSTRUCTION RESPONSIBILITY
   a. Midwest Engineering Associates, Inc. shall not be responsible for the means, methods, procedures, techniques, or sequences of construction, nor safety on the job site, nor shall Midwest Engineering Associates, Inc. be responsible for the Contractor's failure to carry out the work in accordance with the contract documents.

10. OPINIONS OF COST
    a. Since Midwest Engineering Associates, Inc. has no control over the cost of labor, materials, or equipment, or over a Contractor's method of determining prices, or over competitive bidding or market conditions, the opinions of probable project cost or construction that may be provided will be based solely on Midwest Engineering Associates, Inc.'s own experience and represent his best judgment as a design professional familiar with the construction industry, but Midwest Engineering Associates, Inc. cannot, and does not, guarantee that proposals, bids or the construction cost will vary from opinions of probable cost prepared by Midwest Engineering Associates, Inc.

11. ATTORNEY'S FEES
    a. In the event of litigation based upon, or arising out of, this Agreement, the losing party shall pay to the prevailing party all costs of expenses, including attorney's fees, incurred by the prevailing party in the enforcing of any of the covenants and provisions of this Agreement and incurred in any action brought on account of the provisions of this Agreement and incurred in any action brought on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought on or under this Agreement. This Agreement shall be bound by the governing laws of the State of Illinois. The parties hereto stipulate and agree that any litigation based upon or arising out of this Agreement shall be filed in the Circuit Court of Peoria County, Illinois.

12. COMPLIANCE WITH CODES AND STANDARDS
    a. In the performance of all services to be provided hereunder, Midwest Engineering Associates, Inc. and Client agree to put forth reasonable professional efforts to comply with codes, regulations and laws in effect as of this Agreement date.
13. **STANDARD OF CARE**
   a. Services performed by MIDWEST under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

14. **HAZARDOUS MATERIALS**
   a. Any hazardous or toxic substances encountered by associated with services provided by Midwest Engineering Associates, Inc. for the Project shall at no time be or become the property of Midwest Engineering Associates, Inc. Arrangements for handling the hazardous or toxic substances, which are made by Midwest Engineering Associates, Inc., shall be made solely and exclusively on Client’s behalf and benefit and Client shall indemnify and hold harmless Midwest Engineering Associates, Inc. from and against any and all liability which arises out of the hazardous or toxic substance handling.
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

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

RE: Approval of funds for the Phase II Proposal for the Fire Alarm System (FAS) Study Project (Project), and to authorize the County Administrator, with the approval of SAO, to issue the necessary documents for this Phase II of the overall Project with Midwest Engineering Associates, Inc. (MWE).

RESOLUTION

WHEREAS, your County Infrastructure Committee recommends that the County Board approve the appropriation of necessary funds from the 2019 Capital Project Jail-16-007 to pay for the Phase II Proposal work from MWE on the FAS Project at the Jail; and

WHEREAS, your County Infrastructure Committee recommends that the County Board authorize these funds to be One Hundred Seventeen Thousand Dollars ($117,000.00) for FY 2019 for this Phase II Proposal of the Project with MWE; and

WHEREAS, your County Infrastructure Committee recommends that the County Board authorize the County Administrator, with the approval of SAO, to issue the necessary documents for this Phase II Proposal work of the overall Project with MWE;

NOW THEREFORE BE IT RESOLVED, by the Peoria County Board, that FY 2019 funds for the Phase II Proposal of the FAS Project at the Jail is approved and that the County Administrator, with the approval of SAO, is authorized to execute the necessary documents for this initial phase of the Project with MWE.

RESPECTFULLY SUBMITTED,

County Infrastructure Committee

Date: January 29, 2019
AGENDA BRIEFING

COMMITTEE: Infrastructure  LINE ITEM: N/A
MEETING DATE: February 14, 2019  AMOUNT: N/A

ISSUE:
For RESOLUTION: Authorization to Aggregate the County’s Natural Gas Supply

BACKGROUND/DISCUSSION:
In the fall of 2006, the County jointly issued an RFP for electricity generation in the deregulated market with the City of Peoria, the Peoria Civic Center Authority, and the Peoria Library District. Since the County's initial award, 5 other units of government, including: Metropolitan Airport Authority of Peoria, City of East Peoria, City of Pekin, Tazewell County, and the Pekin Library District have awarded contracts aggregate their electricity supplier.

Natural gas is now able to the aggregated in the same fashion as electricity for our facilities. It is not yet possible to aggregate natural gas for residential customers. On average, the County uses approximately 500,000 therms of natural gas per year. Working with many of the same local government partners as we do with the electricity supply aggregation, our consultants, Good Energy, have assembled a purchasing block of 3,000,000 therms. The regulatory deadline to notify Ameren Illinois that we will switch to an aggregation supplier for natural gas is March 10, 2019. The switch to the aggregated supplier will become effective on May 1, 2019.

Reviewing our historic usage of natural gas, Good Energy is estimating an annual savings of $40,000-$50,000, perhaps more. In early March, Good Energy will conduct a procurement for the block, in the same fashion that is has done for electricity in the past. The attached resolution authorizes the County Administrator to execute a contract with the most responsible, low bidder for natural gas supply on or before the March 10 deadline. The resolution also requires the States Attorney to review and approve the contract the County Administrator will execute on behalf of the County.

COUNTY BOARD GOALS:

FINANCIAL STABILITY
INFRASTRUCTURE STEWARDSHIP
EFFECTIVE SERVICE DELIVERY

STAFF RECOMMENDATION: APPROVAL

COMMITTEE ACTION:

PREPARED BY: Scott A. Sorrel, County Administrator
DEPARTMENT: County Administration  DATE: February 8, 2019
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

Your Infrastructure Committee does hereby recommend passage of the following Resolution.

Re: Authorization to Enter into a Contract for Aggregated or “Transport” Supply of Natural Gas for Peoria County Facilities

RESOLUTION

WHEREAS, the County of Peoria started aggregating the supply of its electricity load in 2007, savings the taxpayers in excess of $100,000, and;

WHEREAS, the Peoria County Board has determined that or switching from “system firm” supply of natural gas to “transport” supply of natural gas through an aggregation with many other local governments and counties is to the County financial advantage, and;

WHEREAS, the potential savings could be $50,000 per year, and;

WHEREAS, the County’s energy consultant, Good Energy, has assembled an aggregation group for the purpose of securing guaranteed pricing for natural gas suppliers prior to the regulatory deadline of March 10, 2019, and;

WHEREAS, the result will be a contract with a natural gas supplier for a term to be negotiated.

NOW, THEREFORE, BE IT RESOLVED that the Peoria County Board authorizes the County Administrator to execute a contract for the County’s supply of natural gas with the most responsible low bidder prior to the March 10, 2019 regulatory deadline to notify Ameren Illinois of the County’s intention to switch natural gas suppliers, and;

BE IT FURTHER RESOLVED that the contract will be approved by the States Attorney prior to its execution.

RESPECTFULLY SUBMITTED,

INFRASTRUCTURE COMMITTEE