

**MINUTES
LAND USE COMMITTEE REGULAR
JANUARY 25, 2021 @ 4:00 P.M.**

MEMBERS PRESENT: James Dillon - Chairman; Eden Blair – Vice Chair, Jennifer Groves Allison, Brian Elsasser, William Watkins, Sharon Williams

MEMBERS ABSENT:

OTHERS PRESENT: Jennie Cordis Boswell - State's Attorney's Office; Scott Sorrel, Kathi Urban, Andrew Braun, Sarah Cox – Planning & Zoning; Mark Little, Jessica Thomas – Auditor; Doug Gaa – Sheriff's Office

Call to Order:

Mr. Dillon called the meeting to order at 4:01 p.m.

Approval of Minutes:

A motion to approve the Land Use Committee minutes from November 23, 2020 was made by Mr. Elsasser and seconded by Mr. Watkins. A roll call vote was taken, and the motion carried (6-0).

Reports/ Other Minutes/Updates:

Tri-County Regional Planning Commission Minutes: No questions or comments.

Unsafe Structures: No questions or comments.

Development Summary: No questions or comments.

Mr. Dillon moved to receive and file the reports.

Zoning Cases:

004-21-S, Petition of Peoria County

Ms. Williams made a motion to approve the text amendment and was seconded by Dr. Blair.

Ms. Urban summarized the case. A Text Amendment to amend Chapter 20, Article 3, Section 3.5 (“Special Use Permits”), and Article 11, Section 11.1 (“Definitions”) of the Peoria County Code. This will require additional information to be included for Special Use Applications for Wind Energy Conversion Systems.

Mr. Dillon asked if there were any questions. Mr. Elsasser asked if Ms. Urban had consulted with one of the wind companies. Ms. Urban stated that she had and that it was one of the wind companies that Mr. Elsasser had been in contact with as well. Mr. Elsasser stated that he thought that was the case and felt that one of the biggest challenges was the flight patterns.

Mr. Dillon stated that there were multiple setups for studies in Peoria County currently, and that if any of the new committee members wanted to know the locations, to contact himself, Ms. Urban, or Mr. Sorrell. Mr. Elsasser agreed with Mr. Dillon and stated that the wind companies that may be interested, only want the specific farmers to know about the locations currently. Mr. Dillon thanked staff for participation on research.

Ms. Allison asked Ms. Urban to explain the flicker analysis more.

Ms. Urban stated that as the blades turn, it creates a shadow. The flicker analysis would apply to adjacent non-participating properties and would identify the locations and the expected durations of the flicker. It would take place from sunrise to sunset for a year. Measures to eliminate or mitigate the flicker would be required, as it can be a problem for some people.

Dr. Blair stated that flickering light can affect people with neurological conditions, and this can help those affected. Mr. Elsasser stated that a majority of these would be out in the country and that this wouldn't be an issue for people living in town.

A roll call vote was taken on the motion and carried. (6-0)

045-20-U, Petition of Gary Edmonds

Dr. Blair made a motion to approve the special use request and was seconded by Mr. Elsasser.

Ms. Urban summarized the case. A Special Use request from Section 20-5.11.2.3.b of the Unified Development Ordinance. This section allows for a special use for warehousing/mini-storage in the "I-2" Heavy Industrial Zoning District. The petitioner proposes to bring an existing self-storage facility into compliance with the Unified Development Ordinance. The parcel is located on Plank Road in Limestone Township across from the Naval facility and County property. There were no objections or consents on file for this request. Mr. Edmonds was not the original owner on the property. He recently listed the property for sale and discovered that it was not in compliance with the zoning ordinance. The current zoning is I-2 and surrounding property is zoned A-2 to the north and I-2 to all other directions. There is a dumpster service on the adjacent property and a vacated railway between the property and Plank Road. Several other governmental and industrial uses are located within a half mile to the east and a mile to the southeast and west. The business is consistent with the nearby industrial uses. There is no water or sewer service on the site, therefore, the Health Department had no objections. The parcel does not have access to the public road, however, there is an easement for access to Route 116. There are approximately 20-25 cars that visit the site per day, and the petitioner or an employee visits the site a couple times a week. There should be no difference in transportation impact because the use is already existing. IDOT had no comments. The request is consistent with the Peoria County Land Use Plan and the Peoria County Growth Plan. Staff recommends approval and the Zoning Board of Appeals approved the request unanimously.

A roll call vote was taken on the motion and carried. (6-0)

Adjournment:

Mr. Dillon adjourned the meeting at 4:18 p.m.