

MINUTES
Zoning Board of Appeals
Loren Bailliez, Chairman
January 28, 2019

A 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 9:11 a.m.

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

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

STAFF: Andrew Braun – Senior Planner
Kathi Urban – Director
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.

Mr. Kurth explained that this special meeting was called for the limited purpose of allowing previously unnotified adjacent owners the chance to comment on Zoning Case 010-19-U. Mr. Kurth added that it had come to staffs' attention that 2 adjacent entities that should have received adjacent notification were not mailed the notification within 15 days advance of the hearing. These two entities were the Pleasure Driveway & Park District of Peoria and also the Lincoln & Southern Railroad Company. Mr. Kurth added that the purpose of the hearing was to allow for these two entities only to comment, should they choose to do so.

Ms. Urban opened the case. There are 2 consents and 5 objections on file. The case was published in the Peoria Journal Star on December 20, 2018. Ms. Urban explained that a notice of the special hearing was mailed to the Park District and the railroad company within 15 days of the special hearing.

Mr. Bailliez asked if there was anyone in the audience who would like to speak for or against this case, and there was no one present. Because there was no new testimony given, Mr. Kurth recommended that the board adopt the previously adopted findings of fact for the case from the January 10th hearing. Mr. Bateman made a motion to accept the previously adopted findings of fact and was seconded by Mr. Happ. A vote was taken and the motion passed; (5-0). Mr. Kurth explained that since there was no new

testimony presented at the current hearing, he recommended that the board uphold their previous recommendation of approval with restrictions. Ms. Urban added that although Mr. Fletcher had not been present for the January 10th hearing, he had listened to the audio recording and was familiar with all the facts of the case. Mr. Bateman made a motion to uphold the previous recommendation of approval with restrictions and was seconded by Mr. Unes. A vote was taken and the motion passed; (5-0).

Miscellaneous:

No further questions or comments were made.

Mr. Bateman made a motion to adjourn and was seconded by Mr. Fletcher. A vote was taken, and the motion passed; (5-0)

Meeting adjourned 9:16 a.m.

Respectfully submitted,

Ellen Hanks

ZBA Administrative Assistant