

Sharon K. Williams, District 1
Junior Watkins, District 2
Barry Robinson, District 3
Chairperson-Andrew A. Rand, District 4
Rachael Parker, District 5
G. Allen Mayer, District 6
James C. Dillon, District 7
Phillip Salzer, District 8
Kathrin Pastucha, District 9



Andrew A. Rand - Chairperson
R. Steve Sonnemaker, County Clerk

Robert Reneau, District 10
Gregory Adamson, District 11
Rachel Reliford, District 12
James T. Fennell, District 13
Brian Elsasser, District 14
Steven Rieker, District 15
Matthew Windish, District 16
Vice-Chairperson-Thomas H. O'Neill, III, District 17
Paul Rosenbohm, District 18

**PEORIA COUNTY BOARD
MINUTES
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**

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, Rieker, Rosenbohm, Salzer, Watkins, Williams, and Windish, with Member Robinson absent.

I. APPROVAL OF MINUTES

- Approval of January 10, 2019 County Board Meeting Minutes

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

II. PROCLAMATIONS AND PRESENTATIONS

- A Proclamation recognizing Haddad's Restaurant on their 100th anniversary as a Peoria County business.

III. CITIZENS' REMARKS

Matt Price addressed the Board regarding a hog confinement facility. He explained that he lives just outside the half-mile setback for the proposed 2,480 hog confinement facility. He provided information on neighboring houses. He expressed concern regarding a building that would hold one million gallons of raw sewage and the amount of water that will be pulled from the ground. He stated that this facility is the antithesis of quoted language from Peoria County's Comprehensive Land Use Plan. He expressed appreciation to the board members and criticized the Department of Agriculture for the lack of local control, encouraging board members to work with legislators.

Karen Hudson addressed the Board regarding a hog confinement facility. She stated that she's a farmer, meat eater, Farm Bureau member, works for the Socially Responsible Agriculture Project, is the co-founder of the Illinois Citizens for Clean Air and Water, and was appointed to the Illinois Livestock Committee in the 1990s. She asked for any support the Board can give,



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including requiring that the Illinois Environmental protection Agency be head of the sitings. She noted that there's a bill that would provide Counties binding control when a facility has over 1,000 animal units. She also explained the expansion loophole, contaminant issues, resolutions passed by other entities and siting issues in other areas. She encouraged the Board to contact officials to push for reform.

Chairman Rand read an excerpt from a letter sent to the Illinois Department of Agriculture regarding Peoria County's concerns with the proposed livestock confinement facility. He summarized other conditions and expectations in the letter, including basing the siting on a pollution control facility and recognizing the mile-and-a-half municipal authority boundary. He explained how the County's hands are tied in the matter.

Member Dillon expressed his appreciation for various individuals with helping to understand the law and discussing a path forward. He explained that the letter was written to address the lack of local notice and jurisdiction. He noted that he had discussed it with legislators and he has proposed addressing it through the Ways and Means Committee. He explained that the County had been made aware of it by Mr. Price. He said the law needs to be updated; there is no local say in the matter.

Member Mayer said he's for taking a resolution through the Ways and Means Committee to support SB1481, plus the additional changes that have been noted and possibly more. He noted that the law that was passed was as good as it could get at the time due to the opposition. He noted that the County already sites landfills and these facilities should be treated similarly.

Member Elsasser expressed that it is not a good location for the facility. He expressed his appreciation for the letter and noted three issues with the process: 1. there should be a public hearing, 2. the mile-and-a-half jurisdiction around a municipality should be respected, and 3. a need for a water study. He expressed his support for a resolution.

Mr. Evans advised speakers to limit their comments to only the information and facts that were brought forward to the ZBA.

Ken Dunbar addressed the Board regarding solar energy special use #010-19-U. He expressed his concern for the location of the proposed system near the upper Peoria Lake given that thousands of ducks and birds migrate through the area and geese stay year-round. He explained that the panels could create an illusion of a lake, causing issues for ducks that require water to fly, and noted that the fencing wouldn't restrict animals from getting in.

Phil Carlson addressed the Board regarding solar energy special use #010-19-U. He said the issues were addressed through the Zoning Board of Appeals. He explained that bird kills have not happened with this type of facility, which has 6-8 ft tall panels. He said it's passive solar, without liquids and chemicals. He requested approval of the project.

Joyce Blumenshine addressed the Board regarding the solar projects. Regarding the #010-19-U, she said the lake effect only happens with larger facilities. She also noted the more significant problem of climate change, which affects everyone. She explained the benefits to farmers, Pheasants Forever, and how solar energy is clean. She urged support and approval.

Kathleen Dunbar addressed the board regarding solar energy special use #010-19-U. She expressed being against the location. She explained that solar panels are made of cadmium,



lead, and mercury. She explained that when panels get damaged, like through hailstorms, they leak into the ground. She described the electromagnetic fields process and the effects they've been shown to have on bees. She urged voting against the item.

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.

Member Mayer moved to approve the Consent Agenda and Member Fennell seconded. Member Adamson asked to pull Item C5 (EDA Grant). Member Elsasser commended Peoria Air National Guard for adopting a highway. The Consent Agenda, except for Item C5 (EDA Grant), was approved by a unanimous roll call vote of 17 ayes.

C5. A resolution recommending approval of local match of the Economic Development Administration grant application

Member O'Neill moved to approve item C5 and Member Mayer seconded. Member Adamson asked for an explanation on why these figures differ from the values in May. Mr. Sorrel explained that the current numbers reflect feedback from the Economic Development Administration. He noted the local match is 50% for this program and provided the source of the funds. He also explained that there is language added to allow the Chairman or Mr. Sorrel to execute the agreement once the award is made. Member Adamson noted that it's a big change. Mr. Sorrel explained that it is based on a different grant program which has different requirements. Member Adamson asked for the Keystone fund balance; Mr. Sorrel stated it was \$7.8 million at the end of 2017. Member Pastusha questioned why it wouldn't be coming through the sanitary district. Mr. Sorrel explained that it is outside of their boundaries. Item C5 was approved by a unanimous roll call vote of 17 ayes.

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.

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

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.

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



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.

Member Dillon moved to approve the ordinance and Member Pastucha seconded. Chairman Rand stressed the importance of getting the proper permits ahead of time. Member Adamson asked what is being done to bring it into compliance. Mr. Sorrel explained that a non-conforming use was issued when the County adopted zoning rules. He said the tavern should have obtained a special use before constructing a deck. He noted that it is necessary due to a church being the neighbor. The ordinance passed by a unanimous roll call vote of 17 ayes.

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.

Member Dillon moved to approve the ordinance and Member Williams seconded. Member Dillon provided background information on the solar projects that have gone before the Board, the State lottery process, and energy credits. He explained that every case has had every legal reason to proceed forward and stressed the requirement of having the finding of fact for a vote. Member Adamson asked what determines whether it is a special use or variance and compared a previously presented paper that stated there was no effect on property values to being a case study or white paper. He said he appreciates everyone's input. Member Dillon explained that the report was submitted as evidence and the Board is only allowed to look at the evidence. The ordinance passed by a unanimous roll call vote of 17 ayes.

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.

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

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.

Member Dillon moved to approve the ordinance and Member Pastucha seconded. Member Elsasser explained that he would be voting against the item since it is not consistent with the neighborhood. The ordinance passed by a roll call vote of 15 ayes and 2 nays.

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.

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

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)*

Member Salzer moved to approve the resolution and Member Elsasser seconded. Member Salzer stated that the project is part of the capital project and it is in the budget. He explained that the system is out-of-date and stressed the importance of safety. The resolution passed by a unanimous roll call vote of 17 ayes.

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)*

Member Salzer moved to approve the resolution and Member Fennell seconded. Member Salzer explained it as being financially beneficial to the County. Member Adamson congratulated Mr. Sorrel for setting up the second wave of savings. Chairman Rand asked for confirmation that the figures are not guaranteed savings. Mr. Sorrel confirmed that the figures are based on historical usage and estimates where prepared. The resolution passed by a unanimous roll call vote of 17 ayes.

VI. EXECUTIVE SESSION – Personnel Matters

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

VII. MISCELLANEOUS AND ANNOUNCEMENTS

Member Rosenbohm invited all to attend the Farmer's Share of the Food Dollar breakfast on Saturday, March 9th at Expo Gardens.

Mr. Sorrel introduced Becky Spencer as the new director of PCAPS.

Chairman Rand commented on the hog confinement issue, noting that citizens can also vote



with their dollars.

Member Elsasser complimented Chairman Rand on the handling the citizens' remarks and noted that there would be a town hall meeting to allow individuals to give their opinions, which will be filmed and sent to the Department of Agriculture. He also stated that there is a place for these facilities, noting that there is a similar facility along the Peoria Co./Stark Co. line where there weren't residences.

VIII. ADJOURNMENT

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