

**MINUTES
LAND USE COMMITTEE
JUNE 13, 2019 @ 5:00 P.M.
ROOM 402**

MEMBERS PRESENT: James Dillon - Chairman; Kate Pastucha, Brian Elsasser, Sharon Williams, Matt Windish

MEMBERS ABSENT: Barry Robinson

OTHERS PRESENT: Larry Evans - State's Attorney's Office; Scott Sorrel, Shauna Musselman - County Administration; Kathi Urban, Andrew Braun - Planning & Zoning; Doug Gaa – Peoria County Sheriff's Office; Rachael Parker – County Board Member; Steve Aupperle – zoning case petitioner

Call to Order:

Mr. Dillon called the meeting to order at 5:03 p.m.

Approval of Minutes:

A motion to approve the Land Use Committee minutes from April 23, 2019 was made by Ms. Williams and seconded by Mr. Elsasser. A vote was taken on the motion and carried. (5-0)

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 made a motion to receive and file the reports.

Zoning Cases:

006-19-U, Petition of Peoria Sand & Gravel:

Mr. Elsasser made a motion to approve the special use request with restrictions and was seconded by Mr. Windish.

Ms. Urban summarized the case. A Special Use request from Section 20-5.2.2.4.e of the Unified Development Ordinance. This Section allows for a Special Use for Mineral Extraction Facilities in the "A-2" Agriculture Zoning District, as provided for in Section 7.12 ("Mineral Extraction Facilities"). The petitioner proposes to operate a mineral extraction facility at this location.

The petitioner has had a mineral extraction facility located at Richwoods Boulevard in Kickapoo Township since 1968. The facility was originally a non-conforming use and became a Special Use granted by the Peoria County Board in 1998. The Special Use was granted with an expiration date, which has expired. The petitioner is requesting to renew the Special Use.

The parcel is located on 21 acres consisting of a central stockpile, equipment storage and mining site. A gated entrance leads to Richwoods Boulevard. The western portion of the parcel is

located in a floodplain and no mining activity takes place in that area. Surrounding adjacent parcels are a combination of mostly woodland and cropland. A residence approximately 1000 feet from the mining extraction facility is buffered by a significant amount of trees. The use is consistent with a nearby industrial zoned property. Operations meet all other requirements in the Zoning Ordinance. The petitioner expects an average of 2 trucks per work day entering and exiting the site. Kickapoo Township will require a bond and contract with the petitioner to repair any damage to roads caused by the operation. The proposal is consistent with the Peoria County Comprehensive Land Use Plan and Peoria County Growth Strategies. Staff recommended approval with eight restrictions and the Zoning Board of Appeals concurred unanimously with the same restrictions.

A vote was taken on the motion and carried. (5-0). (Mr. Robinson was absent.)

022-19-S, Petition of Peoria County:

Mr. Elsasser made a motion to approve the special use request with restrictions and was seconded by Ms. Williams.

Mr. Braun summarized the case. Staff proposes to amend three sections of Chapter 20 of the Peoria County Code. The proposed amendments are to Section 7.3 “Major Home Occupations”, Section 7.6 “Landscaping & Bufferyards”, and Section 7.7 “Parking & Loading”.

Mr. Braun advised that the intent of **Section 7.3 “Major Home Occupations”** is to screen offsite parking, loading, and storage areas from the view of adjacent landowners. The current ordinance requirement is, at times, expensive and burdensome for property owners. He advised that the proposed amendment allows discretion for application of landscaping point values identified for compliance when compatible uses or substantial sight lines may otherwise not require strict adherence. The proposed amendment clarifies that landscaping shall be required to reduce visual impacts of off-street parking areas for home occupations.

Mr. Braun advised that the proposed amendments to **Section 7.6 “Landscaping and Bufferyards”** meet the challenge of changing conditions for development and offers parking lot landscaping alternatives to aid in stormwater management for non-residential projects. The amendment identifies, encourages and incentivizes the use of special design features such as bio-retention and landscaping with native species, allowing for site beautification and reduction of stormwater in parking lots. The amendment also identifies a construction standard for parking lot islands.

Mr. Braun advised that the state amended the Illinois Accessibility Code in October 2018, and the proposed amendments to **Section 7.7 “Parking & Loading Requirements”** corrects inconsistencies between the Peoria County parking regulations and the Illinois Accessibility Code amendments. He stated that the language requiring Section 7.7 to meet the requirements of the Illinois Accessibility Code will enable consistency without further amendments. He explained that the amendments include the elimination of a requirement for one access aisle per parking space, a move to a standardized yellow paint color, and signage modifications.

A vote was taken on the motion and carried. (5-0). (Mr. Robinson was absent.)

Subdivision Waiver:

W02-19, Bradly & Margaret Rolando:

Ms. Williams made a motion to approve the subdivision waiver request and was seconded by Ms. Pastucha.

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The petitioners seek approval of a waiver from Section 20-3.16.2.3.b.2.b of the Unified Development Ordinance. This section requires a minimum of 60 feet of contiguous public road frontage for parcels being created by tract survey which are 10 acres or greater. Ms. Urban explained that the petitioners have an existing parcel of 85 acres, with 20 feet of road frontage along McDonald Road in Trivoli. The parcel is located in Logan Township. The petitioners propose to divide 10.5 acres in order to separate an existing homesite from recreational land. The petitioners have an agreement to purchase 60 feet of road frontage from an adjacent property owner to accommodate the frontage requirements for the 75 acre parcel. The two parcels will utilize the same driveway. Staff has recommended approval.

A vote was taken on the motion and carried. (5-0). (Mr. Robinson was absent.)

Miscellaneous:

Mr. Dillon advised that a permit fee is currently required for structures 200 sq. ft. and under. He has requested staff to review the ordinance to determine the feasibility of eliminating the permit requirement for structures 200 sq. ft. and under.

Adjournment: Mr. Dillon adjourned the meeting at 5:26 p.m.