



AGENDA
Land Use Committee
Thursday, January 11, 2018
Immediately Following Infrastructure Committee
Peoria County Courthouse, Room 402

1. **Call to Order**

2. **Zoning Cases**

- 053-17-S, Petition of Peoria County

3. **Resolutions**

- Amendment to Appendix A Building Permit Fee Schedule, Chapter 12 Building & Property Maintenance Code

4. **Miscellaneous**

5. **Adjournment**

AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: January 11, 2018

LINE ITEM: N/A
AMOUNT: N/A

ISSUE: Text Amendment Case #053-17-S, an amendment to Chapter 20 Unified Development Ordinance which proposes changes to Article 5: Use Regulations; Article 6: Bulk Regulations, Density and Dimensional Standards; Article 7: General Development Standards; Article 11: Definitions; and Appendix A - Fee Schedule of the Peoria County Code.

BACKGROUND/DISCUSSION:

The proposed text amendment to articles in the Unified Development Ordinance is a needed response to the increasing interest in use of solar energy equipment as a type of land use. The use of solar energy equipment is expected to increase as the technology advances and is incentivized with federal and state legislation such as the Illinois Future Energy Jobs Act (Public Act 099-0906) which creates funding and job creation mechanisms for renewable energy. The Unified Development Ordinance includes use provisions for wind energy conversion systems but does not have use provisions for ground mounted solar energy equipment. Solar equipment mounted to buildings (ie roofs) is not impacted by this text amendment and remains a permitted accessory use.

The text amendment establishes the zoning and building approval process for ground mounted solar. The text amendment differentiates “private solar” and “solar energy generation facility” as two types of ground mounted solar. Private solar is permitted by right as an accessory use. Solar energy generation facility is permitted by special use only in the agricultural and industrial zoning districts. Staff’s research indicates a solar ordinance communicates to a solar developer that Peoria County has a defined process which takes away some of the uncertainty of the business. To prepare this amendment, staff reviewed solar ordinances from eleven surrounding Illinois counties and industry best practices. The proposed text amendment is consistent with regulations adopted in nearby counties and the purpose and intent of the Unified Development Ordinance.

The proposed text amendment to Appendix A will allow Peoria County to effectively review requests for special use permits of size 100 acres or greater. Land use proposals for large projects can be complex, requiring expert testimony, attracting a considerable number of objectors and consenters, and needing multiple public hearings, all which results in increased costs to Peoria County. The proposed amendment is consistent with fee schedules of nearby counties.

COUNTY BOARD GOALS:



Effective Service Delivery



Financial Stability



Healthy Vibrant Communities

STAFF RECOMMENDATION: *Approval*

ZBA RECOMMENDATION: *Approval (6-0)*

COMMITTEE ACTION:

PREPARED BY: Kerilyn Gallagher, Planner II

DEPARTMENT: Planning & Zoning

DATE: December 14, 2017

ARTICLE 11: DEFINITIONS

Sec. 11.1 Definitions

Solar Collector: A device that captures solar radiation for use as a source of energy.

Solar Energy Equipment: Items including but not limited to solar collectors, lines, pumps, batteries, inverters, mounting brackets, framing, and/or foundation used for or intended to be used for the collection and conversion of solar radiation into energy suitable for use.

Solar Energy Generation Facility: 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 term includes ground mounted solar collectors and supplementary solar energy equipment that is accessory to a residential or nonresidential use that covers more than two (2) acres and is designed for onsite use by the owner or tenant of the residential or nonresidential use to reduce payments to the utility company.

Solar Private: Ground mounted solar collectors and supplementary solar energy equipment that is accessory to a residential or nonresidential use and covers an area no more than two (2) acres. In no instance can private solar be the only use on a parcel. Private solar is designed for onsite use by the owner or tenant of the residential or nonresidential use to reduce payments to the utility company.

ARTICLE 5: USE REGULATIONS

Sec 5.1 "A-1" Agricultural Preservation District

Sec 5.1.3 Special Uses

2. Commercial Uses.

f. Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment"), of these regulations, are met.

Sec 5.2 "A-2" Agricultural District

Sec 5.2.2 Special Uses

2. Commercial Uses.

h. Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment "), of these regulations, are met.

Sec 5.10 "I-1" Light Industrial District

5.10.2 Special Uses

2. Commercial/Office Uses.

- v. Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment "), of these regulations, are met.

Sec 5.11 "I-2" Heavy Industrial District

5.11.2 Special Uses

- 2. Commercial/Office Uses.

- m. Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment "), of these regulations, are met.

ARTICLE 6: BULK REGULATIONS, DENSITY & DIMENSIONAL STANDARDS

Sec 6.2 "A-1" Agricultural Preservation District

6.2.3 Maximum Lot Coverage

- 1. Agriculture, telecommunications carrier facilities, ~~and~~ exempt public utility structures, and solar energy generation facilities: n/a

Sec 6.3 "A-2" Agricultural District

6.3.3 Maximum Lot Coverage

- 1. Agriculture, telecommunications carrier facilities, ~~and~~ exempt public utility structures, and solar energy generation facilities: n/a

Sec 6.11 "I-1" Light Industrial District

6.11.4 Maximum Lot Coverage

- 1. Agriculture, telecommunications carrier facilities, ~~and~~ exempt public utility structures, and solar energy generation facilities: n/a

Sec 6.12 "I-2" Heavy Industrial District

6.12.4 Maximum Lot Coverage

- 1. Agriculture, telecommunications carrier facilities, ~~and~~ exempt public utility structures, and solar energy generation facilities: n/a

ARTICLE 7: GENERAL DEVELOPMENT STANDARDS

Sec 7.4 Fences

7.4.4 Exceptions for Hazardous Fencing

- 3. Telecommunication carrier facilities (at least eight (8) feet above grade level); ~~and~~
- 4. Penal institutions (at least eight (8) feet above grade level); and

5. Solar energy generation facilities (at least eight (8) feet above grade level).

7.4.13 Fences Around Solar Energy Generation Facilities

A fence shall be required around the perimeter of all solar energy generation facilities. The fence shall be at least six (6) feet in height.

7.4.1314 Special Circumstances

Sec 7.6 Landscaping and Bufferyards

7.6.2 Applicability and Exemptions

1. Landscaping requirements set forth in this Section shall apply to all improvements to a parcel with the exception of the following:
 - d. Mobile homes used as a single family dwelling on an individually owned parcel, provided it meets the requirements of Section 7.9 (“Mobile Homes”) of these regulations; ~~and~~
 - e. Development in areas designated as a “RCC Rural Community Conservation District” where the entire lot is impervious; and
 - f. Solar energy generation facilities.

Section 7.17 Ground Mounted Solar Energy Equipment

7.17.1 Purpose

It is the purpose of this ordinance to regulate the siting and installation of ground mounted solar energy equipment. The promotion of safe, effective, and efficient use of ground mounted solar energy equipment will be balanced against the need to preserve and protect public health and safety.

7.17.2 Types of Ground Mounted Solar Energy Equipment

1. Solar Private
 - a. Solar Private is a permitted accessory use in any zoning district and must abide by the bulk regulations, density and dimensional standards of the underlying zoning district in which it is located. All private solar requires a building permit prior to the initiation of construction.
2. Solar Energy Generation Facility
 - a. Solar Energy Generation Facility is permitted as a special use in the agricultural and industrial zoning districts and shall meet the requirements set forth in Section 7.17.3 (“Standards for a Solar Energy Generation Facility”) through Section 7.17.5 (“Decommissioning Plan”).

7.17.3 Standards for a Solar Energy Generation Facility

1. Setbacks

- a. All solar energy equipment and accessory structures of the facility, excluding perimeter fencing, must comply with road setbacks established in the underlying zoning district. In agricultural zoning districts, the setback for non-residential structures shall apply.
 - b. All solar energy equipment and accessory structures of the facility, excluding perimeter fencing, must comply with side and rear setbacks established in the underlying zoning district for principal structures.
 1. In the case of a solar energy generation facility to be built on more than one parcel and the parcels are abutting, a zero (0) side or rear setback shall be permitted to the property line in common with the abutting parcel(s).
 - c. The horizontal separation distance from the solar energy generation facility to the nearest principal residential dwelling shall be at least seventy-five (75) feet. If the facility is to be located on a parcel with a principal residential dwelling, this seventy-five (75) foot setback shall not apply to the principal residential dwelling.
2. Height. All solar collectors, transformers, equipment or maintenance structures shall comply with the height restriction of the underlying zoning district.
3. Minimum Conditions for Special Use Permit
- a. Design and Installation. Solar collectors shall be designed and located to avoid glare or reflection toward any inhabited buildings on adjacent parcels. Solar collectors shall be designed and located to avoid glare or reflection toward any adjacent roadways and shall not interfere with traffic or create a traffic safety hazard.
 - b. Lighting. Lighting shall be limited to the extent required for security and safety purposes and to meet applicable federal, state, or local requirements. Except for federally required lighting, lighting shall be reasonably shielded from adjacent properties and, where feasible, directed downward to reduce light pollution.
 - c. Security Fencing. Facility equipment and structures shall be fully enclosed and secured by a perimeter fence with a height of six (6) to eight (8) feet. Lock boxes and keys shall be provided at locked entrances for emergency personnel.
 - d. Warning Signage. A visible warning sign of "High Voltage" shall be posted at all points of site ingress and egress and along the perimeter fence of the facility, at a maximum of three hundred (300) feet apart. A sign that includes the facility's 911

address and 24-hour emergency contact number shall be posted near all entrances to the facility.

- e. Utility Connection. The applicant shall submit with the special use application a copy of a letter from the electric utility company confirming the review of the application for interconnection has started.
- f. Fire Safety. It is the responsibility of the applicant to coordinate with the local fire protection district. The applicant shall submit with the special use application an approval letter from the local fire protection district.
- g. Roads. Any roads that will be used for construction purposes and egress or ingress shall be identified and approved by the road jurisdiction. All applicable road and bridge weight limits shall be met during construction and maintenance. All applicable permits shall be acquired from the road jurisdiction prior to start of construction. The applicant shall submit with the special use application an approval letter from the road jurisdiction(s).
- h. Endangered Species and Wetlands. Applicant shall seek natural resource consultation with the Illinois Department of Natural Resources (IDNR). The applicant shall submit with the special use application the results of the IDNR EcoCAT consultation. The cost of the EcoCAT consultation shall be paid by the applicant.
- i. Compliance with Additional Regulations. It shall be the responsibility of the applicant to coordinate with the FAA or other applicable federal or state authority to attain any additional required approval for the installation of a solar energy generation facility. The applicant shall submit with the special use application an approval letter from any federal or state authority requiring permit or approval.
- j. Special Use Fees. At the time of filing the special use application, the applicant shall pay the filing fee as set forth in Chapter 20 of the Peoria County Code, Appendix A.

4. Minimum Conditions For a Building Permit

- a. Building Permit. All solar energy generation facilities require a building permit prior to the initiation of construction. Three full sets of construction plans that conform to the manufacturer's standards and to the officially adopted codes of Peoria County shall be submitted with the building permit application. Said plans shall be certified by an Illinois licensed professional engineer.
- b. Stormwater and Erosion Control. All solar energy generation facilities must meet the requirements of Section 3.12 ("General Erosion and Sediment Control Permits"), Section 3.13 ("Erosion, Sediment, and Storm Water Control Permits"), and Section 7.13 ("Erosion, Sediment, and Stormwater Control").

- c. Installation Certification. An Illinois licensed professional engineer shall certify that the construction and installation of the solar energy generation facility meets or exceeds the manufacturer's construction and installation standards and the officially adopted codes of Peoria County.

7.17.4 Maintenance and Operation

Responsibility. The owner of the solar energy generation facility shall maintain facility grounds. Such maintenance shall include all actions necessary to keep the facility grounds free of litter and debris. The owner shall keep all fences maintained in good repair.

7.17.5 Decommissioning Plan

1. The solar energy generation facility shall be required to have a decommissioning plan to ensure it is properly removed upon the end of the project life or facility abandonment. For purposes of this section, "facility abandonment" shall mean when no electricity is generated by the facility for a consecutive period of two (2) years or when the owner and/or operator of the solar energy generation facility has stated in writing to the Zoning Administrator that the owner and/or operator intends to abandon, vacate, or cease solar energy creation operations indefinitely on a specified solar energy generation facility. The decommissioning plan shall state how the facility will be decommissioned. Decommissioning shall include: removal of all structures (including solar energy equipment and fencing) and debris to a depth of four (4) feet, restoration of the soil, and restoration of vegetation within six (6) months of the end of project life or facility abandonment. The owner shall restore the land to a condition reasonably similar to its condition before the development of the solar energy generation facility, including replacement of top soil, which may have been removed or eroded, and replacement of trees. A decommissioning plan shall be submitted and approved prior to the issuance of the building permit.
2. Financial Security. Appropriate means of financial security shall be required as part of the decommissioning plan. The security shall be in the name of Peoria County for one hundred percent (100%) of the estimated cost of decommissioning. The estimated cost shall not include any projected salvage value of the solar energy equipment and other used equipment. The estimated cost shall be prepared by an Illinois licensed professional engineer.
 - a. Security may be in the form of one of the following:
 1. Irrevocable Letter of Credit;
 2. Continuous Surety Bond;
 3. Cash Escrow Account; or
 4. Any other means deemed acceptable by the Zoning Administrator.

3. Agreement. The decommissioning plan shall also include an agreement between the applicant and the County which states:
 - a. Financial security must remain valid through the life of the project. An updated decommissioning plan including estimated costs prepared by an Illinois licensed professional engineer and financial security must be submitted to the Zoning Administrator every four (4) years;
 - b. The County shall have access to the financial security funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the owner within six (6) months of the end of project life or facility abandonment;
 - c. The County is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning; and
 - d. The County is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the County's right to seek reimbursement from owner or owner's successor for decommissioning costs which exceed the financial security and to file a lien against any real estate owned by the owner or owner's successor, or in which they have an interest, for the excess amount, and to take all steps allowed by law to enforce said lien.
4. Release of Financial Security. Financial security shall only be released when the Zoning Administrator determines, after inspection, that the conditions of the decommissioning plan have been met.

Appendix A - Fee Schedule

ITEM	FEE
ZONING BOARD OF APPEALS	
• Variance	\$265.00
• Administrative Variance	\$135.00
• Special Use	
• Regular <u>Less than 100 acres</u>	\$690.00 plus recording fee
• <u>100 acres or greater</u>	<u>\$690.00 plus recording fee, plus \$7.00 per acre over 100 acres</u>
• Modification	\$690.00 plus recording fee
• Mobile Home	\$320.00 plus recording fee
• Map Amendment (Rezoning)	\$65.00 per acre (\$955.00 min - \$3,200.00 max.)
• Appeal	\$240.00
SUBDIVISION FILING FEES	
• Tract Survey	\$60.00
• Minor Subdivision	\$450 + \$100/lot
• Moderate Subdivision	\$650 + \$100/lot
• Major Subdivision	\$650 + \$100/lot
•	
SUBDIVISION WAIVERS	
• Tract Survey Waiver	\$200.00
• Subdivision Waiver	\$200.00
•	
FLOODPLAIN DEVELOPMENT	
• Floodplain Fill Permit	\$110.00 + \$0.80 per cubic yard of fill with a maximum fee of \$10,000.00
• Floodplain Development Permit	\$160.00
• Floodplain Development Review	\$110.00
EROSION CONTROL	
• Erosion Control Standard Permit	\$185.00
• Erosion Control Site Specific Permit	\$240.00
• Erosion Control and Storm Water Permit	\$80.00 per acre (\$900 min. - \$3200 max.)

ITEM	FEE
MISCELLANEOUS SERVICES	
• RCC Line-up	\$100.00
• Non-Conforming Use Certificate:	\$50.00
• Zoning Verification	\$25.00
• Floodplain Verification	\$25.00
MISCELLANEOUS PERMITS	
HOME OCCUPATION PERMIT:	
• Initial Application	\$160.00
• Annual Renewal	\$45.00
RACING PERMITS:	
• Entire Season	\$1,000.00
• Per Racing Event	\$100.00
STOP WORK ORDERS	
• Moderate Subdivision	\$250 first day of violation + \$20 for each additional day violation exists
• Major Subdivision	\$250 first day of violation + \$20 for each additional day violation exists
• Erosion Control	\$250 first day of violation + \$20 for each additional day violation exists

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, December 14, 2017, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson William O'Brien at 9:00 a.m.

PRESENT: William O'Brien, Loren Bailliez, Jim Bateman, Justin Brown, John Harms, Greg Fletcher

ABSENT: Linda O'Brien, Andrew Keyt

STAFF: Kathi Urban – Director
Kerilyn Gallagher – Planner II
Corbin Bogle - Planner I
Alex Kurth – Civil Assistant State’s Attorney
Ellen Hanks - ZBA Administrative Assistant

Case No. 053-17-S at 9:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of **PEORIA COUNTY, acting on their own behalf**, a **TEXT AMENDMENT** to amend Chapter 20, Article 5, Section 5.1, 5.2, 5.10, and 5.11, Article 6, Section 6.2, 6.3, 6.11, and 6.12, Article 7, Section 7.4, 7.6, and 7.17, Article 11, Section 11.1 and Appendix A of the Peoria County Code.

FINDINGS OF FACT FOR TEXT AMENDMENTS

Section 20-3.6.4

In evaluating a proposed text amendment, the following factors shall be considered, not one of which shall be controlling:

1. The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition;
 - The proposed text amendments address and clarify the Unified Development Ordinance regarding the issue of solar energy, increased fees for Special Uses and other modifications needed to update the ordinance. There were no consents and no objections to the proposed text amendments, but there were two suggested modifications regarding solar energy farms by William Shay, attorney, and comments from Matthew Kauffman of Cypress Creek Renewables.
2. The proposed amendment is consistent with the purpose and intent of this ordinance;
 - The proposed amendment legally defines and clarifies specific provisions of the Unified Development Ordinance so that staff and the public understand its provisions.
3. The proposed amendment will not adversely affect health, safety, morals, and general welfare of the public;
 - The intent of the proposed amendment is to ensure that the health, safety, morals and general welfare of the public is understood and protected.

4. The proposed amendment is required because of a change in State or Federal law;
 - The proposed amendment is required to update the Ordinance so that all of its provisions are consistent with State and Federal law.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Mr. Bateman. Six affirmative votes; (6-0).

A motion to approve the text amendment request was made by Mr. Bailliez and seconded by Mr. Harms. The motion was approved (6-0).

Meeting adjourned 10:20 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 Ordinance:

RE: Amendments to Chapter 20, Unified Development Ordinance, *Peoria County Code*

ORDINANCE

WHEREAS, the County of Peoria has adopted certain rules regarding land development in Peoria County found in Chapter 20, Unified Development Ordinance, Peoria County Code; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, amends Chapter 20, Article 5 (“Use Regulations”), Section 5.1 (“A-1” Agricultural Preservation District”), 5.2 (“A-2” Agricultural District”), 5.10 (“I-1” Light Industrial District”), and 5.11 (“I-2” Heavy Industrial District”), Article 6 (“Bulk Regulations, Density & Dimensional Standards”), Section 6.2 (“A-1” Agricultural Preservation District”), 6.3 (“A-2” Agricultural District”), 6.11 (“I-1” Light Industrial District”), and 6.12 (“I-2” Heavy Industrial District”), Article 7 (“General Development Standards”), Section 7.4 (“Fences”), 7.6 (“Landscaping and Bufferyards”), and 7.17 (“Ground Mounted Solar Energy Equipment”), Article 11 (“Definitions”), Section 11.1 (“Definitions”) and Appendix A (“Fee Schedule”) of the Peoria County Code; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, makes certain recommendations and definitions to create regulations for Ground Mounted Solar Energy Equipment; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, recommends changes to Special Use filing fee; and

WHEREAS, the Zoning Board of Appeals met on December 14, 2017 and recommended approval; and

WHEREAS, your Committee met on December 18, 2017 to discuss the proposed amended ordinance; and

WHEREAS, your Committee met on January 11, 2018 to consider the discussion at the December 18, 2017 committee meeting and to consider the ZBA’s recommendation and voted to approve the attached amendment to Chapter 20.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that Peoria County hereby adopts the attached amendments to Chapter 20 of the *Peoria County Code*, effective immediately.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE

AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: January 11, 2017

LINE ITEM: N/A
AMOUNT: N/A

ISSUE: Amendment to Appendix A Building Permit Fee Schedule, Chapter 12 Building & Property Maintenance Code

BACKGROUND/DISCUSSION:

Discussion at the December Land Use Committee included amending the Peoria County Code Chapter 20 Unified Development Ordinance to include a use for ground mounted solar equipment. The use of solar energy equipment is expected to increase as the technology advances and is incentivized with federal and state legislation such as the Illinois Future Energy Jobs Act (Public Act 099-0906) which creates funding and job creation mechanisms for renewable energy. The Unified Development Ordinance includes use provisions for wind energy conversion systems but does not have use provisions for ground mounted solar energy equipment. The recommended text amendment was discussed as zoning case #053-17-S.

Also at the December Land Use Committee, staff was asked to review the current Building Permit Fee Schedule as it applies to solar energy equipment, ground mounted or otherwise. In response, staff prepared an amendment for Chapter 12 Appendix A, Building Permit Fee Schedule to include a building permit fee specific to solar energy equipment. The fee schedule is based on the energy output of the solar energy equipment in kilowatts. A fee based on kilowatts fairly represents the scale of the project. The proposed fees are consistent with building permit fees for similar uses charged by adjacent counties and account for expenses to the Department of Planning & Zoning for the plan review and inspection of solar energy equipment projects.

The proposed text amendment complies with Peoria County's adopted "Revenue Policy #4: User Fees" which states, "Where feasible, all fees for licenses, permits, fines and other miscellaneous charges shall be set to recover the County's expense in providing the attendant service. These fees shall be reviewed annually and recommended changes presented to the appropriate County Board standing committee and the Finance Committee".

COUNTY BOARD GOALS:



Effective Service Delivery



Financial Stability

STAFF RECOMMENDATION: *Policy Decision*

COMMITTEE ACTION:

PREPARED BY: Kerilyn Gallagher, Planner II

DEPARTMENT: Planning & Zoning

DATE: December 28, 2017

**Peoria County Code, Chapter 12, Building and Property Maintenance Code
APPENDIX A, BUILDING PERMIT FEE SCHEDULE**

SOLAR ENERGY EQUIPMENT

Kilowatts based on system maximum output on the load side of the inverter:

<u>0-10 kilowatts (kW).....</u>	<u>\$ 250.00</u>
<u>11-50 kilowatts (kW).....</u>	<u>\$ 350.00</u>
<u>51-100 kilowatts (kW).....</u>	<u>\$ 500.00</u>
<u>101-500 kilowatts (kW).....</u>	<u>\$ 1,000.00</u>
<u>501-1000 kilowatts (kW).....</u>	<u>\$ 2,500.00</u>
<u>1000-2000 kilowatts (kW).....</u>	<u>\$ 5,000.00</u>
<u>Over 2000 kilowatts (kW).....</u>	<u>\$ 5,000.00 + 100 per kW</u>

TO THE HONORABLE COUNTY BOARD)
)
COUNTY OF PEORIA, ILLINOIS)

Your Land Use Committee does hereby recommend passage of the following Ordinance:

RE: Amendments to Appendix A (Building Permit Fee Schedule), Chapter 12 Building
& Property Maintenance Code, *Peoria County Code*

ORDINANCE

WHEREAS, the County of Peoria has adopted a fee schedule regarding the administration of the Peoria County Building & Property Maintenance Code, which fees are set forth in Appendix A of Chapter 12, *Peoria County Code*; and

WHEREAS, Peoria County's adopted "Revenue Policy #4: User Fees" states, "Where feasible, all fees for licenses, permits, fines and other miscellaneous charges shall be set to recover the County's expense in providing the attendant service. These fees shall be reviewed annually and recommended changes presented to the appropriate County Board standing committee and the Finance Committee"; and

WHEREAS, your Land Use Committee recommends approving the attached amendment to Appendix A of the Peoria County Building & Property Maintenance Code, in order that building permit fees for solar energy equipment reflects the County's expense in reviewing and inspecting solar energy equipment installations; and

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the amendment to Appendix A of Chapter 12 of the Peoria County Code, as attached, is hereby approved and adopted, effective immediately.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE