

MINUTES
SPECIAL LAND USE COMMITTEE
JANUARY 11, 2018
Immediately Following Infrastructure Committee
ROOM 402

MEMBERS PRESENT: James Dillon - Chairman, Paul Rosenbohm – Vice-Chairman, Brian Elsasser (*via teleconference*), Brad Harding (*via teleconference*), Thomas O'Neill, Kate Pastucha, Barry Robinson, Sharon Williams

MEMBERS ABSENT: Rachael Parker

OTHERS PRESENT: Scott Sorrel, Shauna Musselman - County Administration; Larry Evans – State’s Attorney’s Office; Gregory Adamson – County Board Member; Kathi Urban, Andrew Braun, Kerilyn Gallagher, Corbin Bogle - Planning & Zoning; Mark Little - IT

Call to Order:

Mr. Dillon called the meeting to order at 5:04 p.m.

A motion to allow the participation of Mr. Elsasser and Mr. Harding via teleconference was made by Mr. Rosenbohm and was seconded by Mr. Robinson. A vote was taken and the motion passed; (6-0). (Ms. Parker was absent)

Zoning Case:

053-17-S; Petition of Peoria County:

Mr. O’Neill made a motion to approve the zoning case and was seconded by Mr. Robinson. Ms. Gallagher advised that an amendment to Chapter 20 of the Unified Development Ordinance proposes changes to the fee schedule in Appendix A and changes within the Ordinance to add a Use for ground mounted solar equipment.

Ms. Gallagher advised that the fee schedule would be amended to include a per acre fee for projects over 100 acres. She stated that the text amendment establishes the addition of a Use for Ground Mounted Solar Energy Equipment, adding that the text amendment further differentiates between private solar and a larger solar energy generation facility. She remarked that the Ordinance would have a minimal impact on a private solar project, which would not be heavily regulated by the Ordinance.

Ms. Gallagher noted that the proposed amendment is consistent with other counties within the State, and has been shared with solar developers who have not shown strong opposition to the Ordinance. She emphasized that roof mounted solar panels are not affected by the Ordinance.

Ms. Pastucha asked about landscaping requirements, and Ms. Gallagher advised that the Ordinance proposes that solar energy generation facilities be exempt from a landscaping requirement. Mr. Dillon commented a facility could choose to add landscaping; landscaping could also be added at any point of the zoning process as a condition of approval. He remarked that fencing is required.

A vote was taken and the motion passed; (7-0) (Mr. Elsasser voted aye via teleconference; Mr. Harding absent for vote; Ms. Parker absent.)

Resolution

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

Ms. Williams made a motion to approve and was seconded by Mr. Rosenbohm. Ms. Gallagher advised that an amendment to Chapter 12, Appendix A of the Unified Development Ordinance includes a building permit fee schedule for solar energy equipment. She stated that the fee is based on the output of the system, measured in kilowatts.

(Mr. Harding enters meeting at 5:25 p.m.)

Ms. Gallagher advised that the fee is consistent with the County Revenue Policy, accounting for costs related to plan review and inspections. She also commented that the proposed fees are consistent with permit fees charged in adjacent counties (Tazewell, Fulton and Knox) for similar uses.

A vote was taken and the motion passed; (8-0) (Mr. Elsasser voted aye via teleconference; Ms. Parker absent.)

Adjournment: Mr. Rosenbohm adjourned the meeting at 5:28 p.m.