

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

Vice-Chairperson -Stephen M. Morris, District 10
Gregory Adamson, District 11
Robert Baietto, District 12
James T. Fennell, District 13
Brian Elsasser, District 14
Steven Rieker, District 15
Brad Harding, District 16
Thomas H. O'Neill, III, District 17
Paul Rosenbohm, District 18

**PEORIA COUNTY BOARD
MEETING MINUTES
Thursday, June 14, 2018
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: Adamson, Baietto, Dillon, Elsasser, Fennell, Mayer, Morris, O'Neill, Parker, Pastucha, Rand, Rieker, Robinson, Rosenbohm, Salzer, Watkins and Williams, with Harding absent.

I. APPROVAL OF MINUTES

- Approval of May 10, 2018 County Board Meeting Minutes

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

II. PROCLAMATIONS AND PRESENTATIONS

- A proclamation recognizing Peoria Heights High School Sophomore Seven Hicks for her first place wins in the 100-meter dash and 200-meter dash at the IHSA Girls State Track and Field 1A Championships
- A proclamation recognizing the Dunlap High School Girl's Track and Field Team for winning the state championship in the 2018 2A IHSA Girl's Track and Field State Finals
- A presentation of the Illinois Sheriffs' Association Scholarship Award
- A presentation of the annual "Deputy of the Year" award
- A presentation of the annual "Correctional Officer of the Year" award

Chairman Rand recognized Member O'Neill on his 25 years of service and Treasurer Nicole Demetreas for her 20 years of service to the County. Treasurer Demetreas detailed that she has enjoyed her time as Treasurer and looks forward to serving the County for another four years. Member O'Neill conveyed that it has been an honor to serve and thanked all.

III. CITIZENS' REMARKS

Chairman Rand and Member Dillon reminded those who speak about zoning cases that they may not present any new information for the Board to consider in its vote.



Ryan Coffman, 5401 N. Big Hollow Road, Peoria addressed the Board with regard to the Big Hollow Road development zoning case. She expressed that she requests a no vote and that the location is not good for a \$329,000 plus condo development. She explained that the road is already loud due to air traffic, trains, vehicle noise, and gunshots and it's busy due to the shopping center entrance. She noted that the City had denied a similar proposal a year ago and asked why this request was any different as it does not fit into the growth of the city. She informed that she has interest in buying the property and she would like to have more time to complete a purchase.

IV. CONSENT AGENDA

- C1.** The Treasurer report consisting of the Bank and CD's Portfolio for the month of April 2018 and Revenue & Expenditure Reports for the month of March 2018.
- C2.** The Auditor's report of expenditures from Accounts Payable system is accessible at www.peoriacounty.org/auditor/transparency.
- C3.** A resolution (item 1 – reconveyance; items 2 – 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 June 14, 2018 and any transaction between the parties involved not occurring within this period shall be null and void.
- C4.** A resolution from your Executive Committee recommending approval of a grant application for the Economic Development Administration's Local Technical Assistance Program with a local match requirement of 20% (not to exceed \$60,000.00), for the Mapleton Area Industrial Water/Wastewater Development Study.
- C5.** A resolution from your Public Safety and Justice Committee recommending approval of an appropriation of additional revenue and expenditures in the amount of \$26,000.00 to the Peoria County Law Library Fund FY 2018 budget.
- C6.** A resolution from your Public Safety and Justice Committee recommending approval of a Second Amendment to the Landfill Agreement regarding Peoria City/County Landfill #3.
- C7.** A resolution from your County Health Committee recommending approval of an increase in the private pay rates for residents of Heddington Oaks, effective August 1, 2018, and with an annual rate Escalator taking effect January 1, 2020.
- C8.** A resolution from your Infrastructure Committee recommending approval of the participation of the Peoria Alumni Chapter of Alpha Phi Alpha in the Adopt-A-Highway Program on Park Road.



- C9.** A resolution from your Infrastructure Committee recommending approval of Peoria County Highway Department participation in a railroad safety improvement project at the rail grade crossing on Blue Ridge Road.
- C10.** A resolution from your Infrastructure Committee recommending approval of an Intergovernmental Agreement between Peoria County and Greater Peoria Mass Transit District for the transfer of the Rural/Non-Urbanized Area Public Transportation Program known as CountyLink.
- C11.** A resolution from your Infrastructure Committee recommending approval for Peoria County to negotiate and enter into service agreements with social service agencies that utilize Peoria County's rural transportation program.
- C12.** A resolution from your Infrastructure Committee recommending approval to make a 2018 application to IDOT's Consolidated Vehicle Procurement (CVP) Program.
- C13.** Approval of Bond for Jeanne Challacombe, Brimfield Sanitary District.
- C14.** Approval of Bond for Jerry L. Weaver, Brimfield Community Fire Protection District.
- C15.** Chairman Appointments.

Member Mayer moved to approve the Consent Agenda and Member Robinson seconded. Member Rosenbohm asked to pull Item C4. The Consent Agenda, except for Item C4, was approved by a unanimous roll call vote of 17 ayes.

C4. A resolution recommending approval of a grant application for the Mapleton Area Industrial Water/Wastewater Development Study.

Member Rosenbohm moved to approve Item C4 and Member Baietto seconded. Member Rosenbohm moved to amend the resolution and Member Salzer seconded. Mr. Sorrel described that the amendment meets the grant requirement that the County match 50% with a commitment of no more than \$60,000. The motion to amend passed by a unanimous roll call vote of 17 ayes. The resolution as amended passed by a unanimous roll call vote of 17 ayes.

V. ZONING ORDINANCE AND RESOLUTIONS

- 1.** Case #025-18-U, Petition of FFP IL Community Solar, 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" Agricultural 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 Rosenbohm seconded. The ordinance passed by a unanimous roll call vote of 17 ayes.



2. Case #026-18-U, Petition of FFP IL Community Solar, 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” Agricultural 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 Rosenbohm seconded. Member Elsasser noted that the project is in his district, he is struggling with the constituents’ concerns about the project, and requested that a citizen make a statement to the Board. Chairman Rand explained that if the Board were to allow the statement, it may not stray from what was previously presented.

Richard Schmidt, 3715 E. Rome Road, Chillicothe addressed to Board with regard to the case. He described that he lives across the street from the project, suggested that the tax could be higher because the property will no longer be used for agriculture purposes, and believed that the property value could decrease due to the presence of solar panels.

Member Dillon summarized that the State is looking into legislation to treat solar fields like wind farms because they are no longer being utilized for agriculture, and noted that the case was passed unanimously by the ZBA and passed the Land Use Committee.

The ordinance passed by a roll call vote of 14 ayes and 3 nays, with Members Adamson, Elsasser, and O’Neill voting nay.

3. Case #027-18-U, Petition of FFP IL Community Solar, LLC. A Special Use request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation 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 Princeville Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Rosenbohm seconded. Member Dillon explained that although the Special Use for the projects may pass, they may not go forward because the tax credits have not yet been given. The ordinance passed by a unanimous roll call vote of 17 ayes.

4. Case #028-18-U, Petition of FFP IL Community Solar, LLC. A Special Use request from 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation 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 Brimfield Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Rosenbohm seconded. Member Baietto requested information on the restrictions and Member Dillon read the restrictions, stating that they are consistent across all of the projects. Member Elsasser mentioned that he is uncomfortable with how fast they are coming to the Board, but he is cautiously optimistic.

Member Dillon commended the Planning and Zoning department for drafting the ordinance. He emphasized that he is proud of the decommissioning plan that is part of the ordinance. He described



that Peoria is a mecca for solar developers due to the way that the energy credits are given.

Member Adamson noted that there is higher cost of energy due to the requirement for Ameren to purchase the renewable energy credits.

The ordinance passed by a unanimous roll call vote of 17 ayes.

5. Case #030-18-U, Petition of Alan P. Cowser. A Special Use as required in Section 20.6.2.1.1.b of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 40 acre minimum lot size in the "A-1" Agricultural Preservation Zoning District. The petitioner proposes to divide 3 acres from an existing 21.79 acre parcel in order to construct a single family dwelling. The parcel is located in Millbrook Township. The Zoning Board of Appeals recommends approval. The Land Use Committee concurs.

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

6. Case #032-18-U, Petition of Richard Shane. 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 1.36 acres from an existing 19 acre parcel in order to construct a single family dwelling. The parcel is located in Rosefield Township. The Zoning Board of Appeals recommends approval with restriction. The Land Use Committee concurs.

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

7. Case #033-18-Z, Petition of Darren & Julie Harding. A Rezoning request from "A-2" Agricultural to "A-1" Agricultural Preservation. The petitioner proposes to rezone the property in order to combine with an adjacent parcel. The parcel is located in Trivoli Township. The Zoning Board of Appeals recommends approval. The Land Use Committee concurs.

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

8. Case #034-18-Z, Petition of Massey Rentals, Inc. A Rezoning request from "R-2" Medium Density Residential to "C-2" General Commercial. The petitioner proposes to rezone the property in order to operate a roofing contractor's office. 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 resolution and Member O'Neill seconded. The resolution was approved by a unanimous roll call vote of 17 ayes.

9. Case #035-18-U, Petition of Massey Rentals, Inc. A Special Use request from Section 20-5.8.2.1.h of the Unified Development Ordinance, which allows for contractors or construction offices including storage yards in the "C-2" General Commercial Zoning District. The petitioner proposes to operate a roofing contractor's office with a storage yard. The parcel is located in Kickapoo Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.



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

- 10.** Case #036-18-U, Petition of Meadowview Partnership, LLC. A Special Use request from 20-5.5.2.1.e of the Unified Development Ordinance. This section allows for residential planned developments, provided that they meet the requirements set forth in Section 6.14 (“Planned Developments”). The petitioner is proposing a residential planned development for 17 condominium duplexes in the “R-2” Medium Density Residential Zoning District. The parcel is located in Kickapoo Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Baietto seconded.

Member Pastucha asked Planning and Zoning Director Kathi Urban to detail the objections to the development. Ms. Urban detailed that a petition was circulated against the project over traffic concerns and the land use. She highlighted that the citizen who spoke earlier has a farm business near the subject property and she would like to purchase it; she explained that another citizen brought up traffic issues due to her small children.

Member Adamson asked if there were other concerns than just farming and traffic and Ms. Urban reported that there were no other concerns heard. Member Adamson asked if the described amount of money for the project is required to be spent as part of the Special Use, and Ms. Urban identified that it does not require anything to be built at that price range. Member Adamson asked about a reconnection of Big Hollow to Charter Oak; Ms. Urban responded that she has not heard of any plans.

The ordinance was approved by a roll call vote of 15 ayes and 2 nays, with Members Adamson and Williams voting nay.

- 11.** Case W01-18, Petition of Richard M. Shane. 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 1 lot subdivision with private well. The parcel is located in Rosefield Township.

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

- 12.** A resolution from your Public Safety and Justice Committee recommending approval of the allocation of the second installment payment from PDC Services, Inc., in the amount of \$450,000.00 to the Solid Waste Fund for environmental programs, the County’s Sustainability Plan initiatives, and fund balance for any future landfill expenses.

Member Baietto moved to approve the resolution and Member Morris seconded. Member Morris explained that the resolution allows for advance payment as part of the amended landfill agreement that will be used for future costs and sustainability initiatives over the next three years. Member Baietto expressed that the public should hear from PDC Vice President Chris Coulter about the landfill and Mr. Sorrel reported that he is scheduled to speak with the committee in July. The resolution was approved by a unanimous roll call vote of 17 ayes.

- 13.** A resolution from your Ways and Means Committee recommending approval of an Amendment to the Commercial Lease Agreement for Peoria County Veterans Assistance Commission.



Member Mayer moved to approve the resolution and Member Salzer seconded. Mr. Sorrel summarized an opportunity to move to a more suitable office in the building, amend the lease with an extension, and lock in the price per square foot. Mayer conveyed that the commission is expanding due to the passage of the referendum and he brought up a case with a Navy veteran whose life was turned around with the help of the commission. The resolution was approved by a unanimous roll call vote of 17 ayes.

- 14.** A resolution from your Executive Committee recommending approval to place a Referendum Question on the November 6, 2018 General Election ballot to create a Special County Retailers' Occupation Tax for Transportation.

Member Fennell moved to approve the resolution and Member Baietto seconded. Member Baietto asserted that the referendum is the last resort and the core responsibility for the Board is infrastructure. He explained that there is no other alternative than what is requested.

Member Rieker agreed that the roads need attention but questioned whether the source of revenue should come from a sales tax. He identified that people are purchasing products online and out of the county; it discourages the economy, and it is a deterrent to businesses to sell in the County. He suggested that the State allow for validation of funds being allocated to the County that are collected at the pump and look at the motor fuel tax as a source of revenue.

Members Robinson and Pastucha described that the resolution would bring the question to the voters and that it will resolve the issue. Member Pastuscha said that it would be irresponsible not to give the option again.

Member Adamson presented a slide depicting Illinois as a state with high taxes and he believed it is not the time to raise sales taxes because it might have a negative response from purchasing and dissuade starting businesses. He asserted that Illinoisans are very motivated to relocate.

Member Elsasser stressed that the full amount of motor fuel tax is not getting to the County so that it can take care of the roads. He suggested that the County be proactive in getting the revenue it should be receiving and promote raising the motor fuel tax from the State. Member Baietto conveyed that there is a problem in Springfield because the motor fuel fund is being used as a slush fund. He discussed whether the Board wants to wait for the State to act or if it should find the solution itself.

Member Morris identified that there had been a number of referendum questions on the ballot and he is not in favor of raising taxing, but he is in favor of letting the voters decide on raising the tax.

Member Robinson left the meeting.

Chairman Rand thanked Mr. Sorrel and staff for getting the resolution to the Board. He detailed that property taxes have not been increased except by referendum, and the Board has been very conservative during disruptive economic cycles. He asserted that there had been initiatives to push the State and he is ready to place the question on the ballot. Member Baietto explained that the Board is at rock bottom, it cannot do anything without affecting services, and the tax addresses the issue.

The resolution was approved by a roll call vote of 13 ayes and 3 nays, with Members Adamson, Elsasser, and Rieker voting nay.

- 15.** A resolution from your Executive Committee recommending approval of the prioritization of road



construction projects to be funded by the Special County Retailers' Occupation Tax for Transportation.
(Pending Committee Approval)

Member Fennell moved to approve the resolution and Member Williams seconded. Mr. Sorrel explained that the resolution describes funding models and prioritizes the projects if a referendum passed. He detailed models for bond issuance, the expected revenue from the tax, and the methodology to prioritize road projects, including individual project descriptions.

Member Baietto inquired if the criteria for projects was based on traffic and road condition and Mr. Sorrel confirmed that it was the first criteria in the methodology. Member Pastucha asked about Glen Avenue not being included on the project list and Mr. Sorrel explained that it was not included because Federal funding will be used in 2021. Member Adamson asked about how the road rating is conducted and Mr. Sorrel explained that the traffic study is done by IDOT and the pavement is evaluated through a contract with Bradley University. Williams requested how the amount for the projects was derived and Mr. Sorrel reported that the numbers are based on today's costs provided by the Highway Department.

The resolution was approved by a roll call vote of 13 ayes and 3 nays, with Members Elsasser, Parker, and Rieker voting nay.

16. Review of Executive Session Minutes

Mr. Evans said that it is the recommendation of the State's Attorney's office that all previously held minutes continue to be held as the need for confidentiality still exists and to destroy executive session minutes recordings more than 2 years old except those that relate to pending litigation.

Member Mayer moved to approve the recommendation of the State's Attorney's office and Member Salzer seconded. The motion was approved by a unanimous roll call vote of 16 ayes.

17. Executive Session – Real Estate and Collective Bargaining

Chairman Rand announced he would take Miscellaneous and Announcements before the Board went into Executive Session. For those items, see below.

Member Fennell moved to go into executive session to discuss real estate and collective bargaining and Member Mayer seconded. The motion passed by a unanimous roll call vote of 16 ayes.

VI. MISCELLANEOUS AND ANNOUNCEMENTS

Chairman Rand described a plaque commending George Henry Ellis, the only Peoria County citizen casualty during the Spanish-American War. He informed that the plaque would be displayed in the Courthouse. He invited all Board Members to attend the County Employee Luncheon sponsored by the Countywide Elected Officials on Friday, June 22nd 11 am to 1 pm.

VII. ADJOURNMENT

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