



Legislation Text

File #: 23-085, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to DENY an ORDINANCE, or the Recommendation from Staff to ADOPT an ORDINANCE, Approving a SPECIAL USE in a Class R-3 (Single-Family Residential) District for a SOLAR UTILITY FACILITY for the Property Located at 3901 W RESERVOIR BLVD (Parcel Identification No. 13-25-177-002), Peoria, IL. (Council District 4)

BACKGROUND: Petitioner, Jason Hawksworth of Hawk-Attollo LLC, on behalf of Petersen Health System Inc, is requesting to develop of a Solar Utility Facility located on an approximately 6 acre lot. The solar utility facility is comprised of ground mounted panels, internal access roads, and an electrical equipment pad. The proposal includes fencing the entirety of the property perimeter as well as landscaping as shown on Attachment A of the ordinance.

The Planning & Zoning Commission found that the request did not meet the Findings of Fact and voted 5 to 0 to deny the request.

Staff found that the request met the Findings of Fact and recommends approval with the following waivers and conditions:

- 1) Waiver to increase the height of a front yard fence along W Richwoods Blvd from 3 ft to 6 ft and use chain link material along W Richwoods Blvd.
- 2) Waiver of sidewalk installation along the frontage of W Richwoods Blvd.
- 3) Condition to install required 5 ft wide sidewalk along the frontage of W Reservoir Blvd.
- 4) Condition for all vehicular access driveways and roads be constructed with hard, dustless surfaces or permeable pavers/porous paving systems.
- 5) Condition for equipment facilities and accessory buildings to be designed with brick, stone, and/or block material.
- 6) Condition to meet the required front yard landscaping along W Reservoir Blvd of 278 points utilizing plants from the tree classification.
- 7) Condition to revise the fence material along the frontage of W Reservoir Blvd to masonry, wood, aluminum or wrought iron to be compatible with existing character of the site and neighborhood.
- 8) Condition to revise the fence along the eastern property line to be a solid fence to provide screening.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): Multiple neighbors of the subject property were present and spoke in opposition of the proposed solar facility. Concerns included potential health risks, noise and light pollution, placement near residential areas, impact on low income residents, potential detriment to the power grid and outages, and impact to surrounding property.

IMPACT IF APPROVED: A solar utility facility may be constructed subject to the waivers and conditions noted above and the issuance of the appropriate permits.

IMPACT IF DENIED: A solar utility facility will not be constructed, and the site will remain undeveloped.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Grow employers and jobs.
2. Support sustainability.

DEPARTMENT: Community Development