



Legislation Details (With Text)

File #: 19-132 **Version:** 2 **Name:**
Type: Ordinance **Status:** Adopted
File created: 4/5/2019 **In control:** City Council
On agenda: 5/28/2019 **Final action:** 5/28/2019

Title: Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to SOLAR UTILITY FACILITIES.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD NO 17,683 (Item No. 19-132), 2. Ordinance for PZ 19-E, 3. Staff Report for PZ 19-E, 4. Meeting Minutes for PZ 19-E

Date	Ver.	Action By	Action	Result
5/28/2019	2	City Council	adopted	Pass
4/23/2019	1	City Council	received and filed	Pass

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 and Staff to ADOPT an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to SOLAR UTILITY FACILITIES.

BACKGROUND: The City has received inquiries for installation of solar utility structures on private property. The most recent proposal involved RLI Insurance which required an amendment to their existing special use.

Staff has researched zoning regulations in anticipation of more solar applications. The proposed ordinance allows solar utility facilities as permitted uses in certain non-residential zoning classes and as special uses in residential zoning classes.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 4 to 0 to approve the text amendment.

City staff reviewed similar ordinances in East Peoria, Bloomington, Champaign, Rock Island, Peoria County, Tazewell County, Fulton County, Livingston County, McLean County, Sangamon County, and Iroquois County during the development of this proposal.

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): A concerned citizen expressed interest in wind energy. A copy of the Small Wind Energy Conversion Systems ordinance was provided to the citizen after the meeting.

IMPACT IF APPROVED: The Land Development Code will be amended to allow ground mounted solar utility

structures as permitted uses in select commercial and industrial districts and as special uses in residential districts.

IMPACT IF DENIED: The Land Development Code will not be amended to allow solar utility structures.

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