



Legislation Text

File #: 19-066, Version: 2

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 Special Use Ordinance No. 14,254 as Amended in a Class C-2 (Large Scale Commercial) District for a Shopping Center to Add an ACCESSORY SOLAR FACILITY for the Properties Located at 9000 N. LINDBERGH DR., 9025 N. LINDBERGH DR., 9106 N. LINDBERGH DR., 9118 N. LINDBERGH DR., 9126 N. LINDBERGH DR., 9128 N. LINDBERGH DR., 1021 W. BIRD BLVD., 1101 W. BIRD BLVD., 1116 W. BIRD BLVD., 1200 W. BIRD BLVD., 8903 N. HALE AVE., 8919 N. HALE AVE., and 9109 N. KNOXVILLE AVE., (Parcel Identification Nos. 14-05-201-016, 09-32-455-006, 09-32-455-003, 09-32-455-002, 14-05-202-017, 14-05-202-021, 14-05-201-004, 14-05-201-009, 14-05-201-005, 14-05-202-013, 09-32-451-019, 09-32-455-001, 09-32-455-005, 14-05-201-006, 14-05-201-007, 14-05-202-012, 14-05-202-019, 14-05-202-020, and 14-05-251-008), Peoria, IL.

BACKGROUND: Petitioner RLI Insurance Co is requesting to add an accessory solar facility located on approximately 6.5 acres (of their 28 acre site). The solar facility is comprised of ground mounted and roof mounted fixed-tilt panels placed on vacant land, an existing parking lot, and two building rooftops. The system is designed as a daylight-use system without storage for non-daylight time.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 4 to 0 to approve subject to the following condition and waivers:

- 1) Obtain the appropriate FAA permit.
- 2) Waiver of additional on-site storm water detention per engineering calculations supplied by the applicant.
- 3) Waiver of installing sidewalk on the south side of Bird Blvd and the west side of Hale Ave for security purposes.
- 4) Waiver to allow a six-foot tall fence along the frontage of Hale Ave.
- 5) Waiver to allow alternative landscaping for front yard along Hale Ave.
- 6) Waiver to reduce the side yard setback from 20 feet to 15 feet for the solar facility.

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): None

IMPACT IF APPROVED: A solar facility may be installed subject to the issuance of the appropriate permit from the Federal Aviation Administration and with the waivers noted above.

IMPACT IF DENIED: A solar facility will not be constructed and the site will remain as currently developed.

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