

**MINUTES
LAND USE COMMITTEE
APRIL 25, 2022 @ 4:00 P.M.
ROOM 402**

MEMBERS PRESENT: James Dillon – Chairman, Eden Blair, Brian Elsasser (*via teleconference*), William Watkins, Jr., Matt Windish, Jennifer Groves Allison, Sharon Williams

MEMBERS ABSENT:

OTHERS PRESENT: Jennie Cordis Boswell - State's Attorney's Office; Scott Sorrel, Gretchen Pearsall - County Administration; Kathi Urban, Andrew Braun - Planning & Zoning

Call to Order:

Mr. Dillon called the meeting to order at 4:00 p.m.

A motion to approve the participation of Mr. Elsasser via teleconference was made by Ms. Williams and seconded by Mr. Watkins. A vote was taken on the motion and carried. (6-0)

Approval of Minutes:

A motion to approve the Land Use Committee minutes from March 21, 2022, was made by Mr. Watkins and seconded by Mr. Windish. A vote was taken on the motion and carried. (7-0) (*Mr. Elsasser voted via teleconference*).

Reports/ Other Minutes/Updates:

Tri-County Regional Planning Commission Minutes: No questions or comments.

Unsafe Structures: No questions or comments.

Development Summary: No questions or comments.

Mr. Dillon motioned to receive and file the reports.

Zoning Cases:

ZBA-2022-023, Petition of Nate's Awesome, LLC – JFH Nursery Series

Dr. Blair made a motion to approve the special use request and was seconded by Ms. Williams.

Ms. Urban summarized the case. A Special Use to allow for a Restricted Landing Area (RLA) in the “A-2” Agriculture Zoning District. The subject parcels are located on N. Route 91 in Kickapoo Township. The restricted landing area will be a 1,000 feet by 100 feet turf landing strip, with east-west orientation, spanning four different parcels totaling 29 acres. The landing strip would take up about 2.25 acres with the remainder of the acreage remaining a tree farm operated by JFH Nursery Series. All 4 parcels are zoned “A-2”, parcels to the immediate south and east are zoned “A-2”, roughly 550 feet to the south there is some industrial zoning. Land to the north and west are in the City of Peoria, and the City has no objection to the request. Land uses to the south, east, and west are agriculture, and directly north is the OSF Healthcare campus. In a half mile radius, there are various Urban land uses and the petitioners request is compatible with those uses.

The ordinance does allow for a special use for private landing fields, providing that a location and layout plan has been approved by the FAA, IDOT Division of Aeronautics, and the Peoria Metropolitan Airport Authority. All of these organizations gave documentation of approval. The petitioner does plan on flying a small light sport aircraft that would fit in a 2 stall garage. Hours of operation would be from 6 am to 10 pm with up to 3 operations per week. According to the petitioner, an operation consists of one take off or one landing.

The petitioner states that the noise level of proposed use is approximately 70.2 decibels. This is similar to a passenger car driving at 65 miles per hour at 25 feet, which is 80 decibels. Route 6 is 300 feet west, so it is equivalent to similar traffic in the area. There will be no lights present on the landing strip, and the aircraft has no lights. The Health Department had no objections. The petitioner's residence is adjacent to the subject parcel, approximately 400 feet to the west. The next closest residence is approximately 800 feet to the west. There will be no additional transportation impacts, as the petitioner will be the sole user of the RLA. IDOT did comment that they would require the existing entrance on Route 91 to be upgraded to commercial standards.

The Land Use Plan is designated Urban. There is one objection and no consents on file. OSF Healthcare submitted a letter on April 8, following completion of the staff report on April 6. The letter identifies 8 reasons for objection, however at the ZBA hearing, there were two individuals from OSF that testified and spoke about two of the reasons listed in the letter. They mentioned concerns about safety and that flying over the facility would add risk, and also the value of property for future development opportunities. The petitioner responded after the objection and stated that the flight pattern was to the south, and he wouldn't be flying over the facilities.

Staff recommended approval with the IDOT restriction. The Zoning Board also recommended approval unanimously with the same restriction.

Ms. Allison asked who was responsible for the upgrade to Route 91. Ms. Urban stated that the petitioner would be responsible.

Mr. Dillon asked if there were any questions or comments and there were none. Mr. Dillon asked if Mr. Hoerr had anything to add.

Mr. Hoerr stated that most of the issues were addressed at the ZBA. He stated that he was unhappy about the IDOT upgrade requirement, since he is operating an airplane that doesn't use an entrance. Mr. Hoerr spoke to the engineer from IDOT and he explained his point of view. He stated he was happy to take questions if the Committee had any.

Mr. Dillon asked if there were any questions and there were none.

A vote was taken on the motion and carried (7-0) (*Mr. Elsasser voted via teleconference*).

Adjournment: Mr. Dillon adjourned the meeting at 4:07 p.m.