1. **Call to Order**

2. **Approval of Minutes**
   - December 18, 2019

3. **Reports / Other Minutes / Updates**
   - Tri County Regional Planning Commission Minutes
   - Unsafe Structures
   - Development Summary

4. **Zoning Cases**
   - 002-20-V, Petition of Insite RE, Inc. as agent for Lendlease Towers III, LLC
   - 008-20-U, Petition of the Estate of Doneita M. Werry, Deceased & the Estate of Glenn A. Werry, Sr., Deceased

5. **Subdivision Waiver**
   - W03-20, Petition of Paige Ziegler

6. **Discussion**
   - 2019 Permit Counts

7. **Miscellaneous**

8. **Adjournment**
MINUTES
LAND USE COMMITTEE
December 18, 2019
2:30 P.M.
ROOM 402

MEMBERS PRESENT: James Dillon – Chairman; Kate Pastucha, Matt Windish, Sharon Williams, Brian Elsasser

MEMBERS ABSENT: Barry Robinson

OTHERS PRESENT: Larry Evans - State's Attorney's Office; Scott Sorrel - County Administration; Kathi Urban, Andrew Braun - Planning & Zoning; Randy Brunner – Finance; Doug Gaa – Sheriff’s Office; Mark Little - IT

Call to Order:
Mr. Dillon called the meeting to order at 2:32 p.m.

Approval of Minutes:
A motion to approve the Land Use Committee minutes from December 3, 2019 was made by Mr. Elsasser and seconded by Ms. Williams. A vote was taken on the motion and carried. (5-0) (Mr. Robinson absent.)

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 made a motion to receive and file the reports.

Subdivision Waivers:
W01-20, Petition of David Schielein, trustee:
Mr. Windish made a motion to approve the subdivision waiver and was seconded by Ms. Williams.

Ms. Urban summarized the case. The petitioner seeks approval of a waiver 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 petitioner owns a 27.15 acre piece of land on W. Route 150, which is 1.5 miles west of Kickapoo. The petitioner would like to divide a 1.63 acre tract including existing outbuildings from the 27 acre tract in order to sell it to someone who would like to build a home on the property. There is an existing well on the property, which was tested at a recovery rate of 4.5 gallons per minute. This exceeds the 3 gallon per minute requirement. The closest public
A vote was taken on the motion and carried. (5-0) (Mr. Robinson absent.)

**Committee Action:**
Review of Executive Session Minutes:
Mr. Evans recommended that all previously held minutes continue to be held as the need for confidentiality still exists, and to destroy all audio recordings of executive session minutes more than 2 years old except for those that are related to pending litigation. A motion was made by Ms. Williams and seconded by Ms. Pastucha to accept the recommendation of the State's Attorney's Office.

A vote was taken on the motion and carried; (5-0) (Mr. Robinson absent.)

**Miscellaneous:**
Mr. Dillon thanked the Planning and Zoning staff and the committee members for all their hard work throughout the year. No further questions or comments were made.

**Adjournment:** Mr. Dillon adjourned the meeting at 2:36 p.m.

*Recorded by: Ellen Hanks, ZBA Administrative Assistant*
1. **Call to Order, Welcome, Recognition of Audience**

   Neuhauser called the meeting to order at 5:30 pm

2. **Roll Call**

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   Staff: Miller, Stratton, Bruner, Lees, Martin, and Harms

3. **Public Input- nothing to report**

4. **Motion to approve September 26, 2019 minutes**

   White moved to approve September 26, 2019 minutes and Gorman seconded. Motion carried.

5. **Executive Director report**

   Miller reported on the Hanna City Rail Trail, and Special project with state support for Illinois River from Director Callahan and staff from IDNR and ACOE.
6. Ways and Means Report
   a. Motion to approve September/October Financial Statements and Billings (Resolution 20-15)
      Bender moved to approve September/October Financial Statements and Billings (Resolution 20-15) and Hovey seconded. Motion carried.
      Stratton updated on the following:
      o Operating cash decreased $49,215 and our restricted cash accounts increased by $911 which nets out to cash being down $48,304 from last month.
      o Accounts receivables is $384,792 - $82,716 that is for annual billings, $3,000 is for annual GIS billings, $3,675 is member dues, $16,276 is billings for local GIS and planning services, $16,198 is State money and $262,927 is Federal money.
      o Account payable is $129,769 - $123,653 of that is contract services, $2,680 is monthly bills and the remaining $3,436 is travel and training expenses.
      o Total revenue for October was $148,240. We had direct pass-throughs of $77,807=Operating Revenue $70,433.
      o Total expenses for October were $150,771- less direct pass-throughs of $77,807 = Operating Expenses of $72,964.
      Our bottom line for October is negative $3,531 but we still have a year to date surplus of $36,891.

b. Motion to approve Fiscal Year 2019 Audit (Resolution 20-17)
   Kingdon moved to approve Fiscal Year 2019 Audit (Resolution 20-17) and Cotton seconded. Motion carried.
   Mr. Douglas went over the following:
   o Opinion- modified
   o Management Discussion and Analysis
   o Financial statements
   o Note Disclosures
   o Federal Audit
   o Narrative for no findings
   o Illinois Grant recipient
   Logan asked what low risk meant? Douglas explained that when you have 2 consecutive clean audits.
   Eric Miller thanked Debbie Stratton for her work on audit process.

7. Unfinished Business
   a. Motion to approve Commission Smart Goals (Revised)
      White moved to approve Commission Smart Goals and Sundell seconded. Motion carried.
      Neuhauser explained the consolidated smart goals.
      White said these are more measurable and qualification able goals
      Neuhauser thanked White, Smith and Crawford for their work on this.
8. Administration
   a. Strategic Planning Session (Discussion)
      Neuhauser mentioned it was a great meeting.
      White commented it was a good session. Asked to send out results to all Commission.
   b. Motion to approve issuing (2) donations in the amount of $1,000 each to local charities
      in lieu of payment for Amdall’s as facilitators for the Strategic Planning Session held
      October 5, 2019. (Resolution 20-16)
      Hovey moved to approve issuing (2) donations in the amount of $1,000 each to local
      charities in lieu of payment for Amdall’s as facilitators for the Strategic Planning Session
      held October 5, 2019 and Miller seconded. Motion carried.
      Neuhauser reported that after meeting with the Amdall’s he asked what their charge
      would be, and they responded nothing, but we can donate to a couple charities of
      theirs.

9. Planning
   a. IDHS (Illinois Department of Human Services) Census Grant Award (Update)
      • Miller said TCRPC received the Census grant in the amount of $500,000.
      • Bruner reported on the counties which will be impacted with the grant
        excluding Peoria County. This is a regional wide traditional media campaign.
      • Hovey asked what nontraditional campaign is.
      • Bruner replied texting campaign, ads on busses, and media.
   b. Motion to approve contract for Planning & Zoning Services for Woodford County
      (Resolution 20-19)
      Cotton moved to approve contract for Planning & Zoning Services for Woodford County
      (Resolution 20-19) Logan seconded. Motion carried.
   c. Motion to approve contract for Planning & Zoning Services for Tazewell County
      (Resolution 20-20)
      Sundell moved to approve contract for Planning & Zoning Services for Tazewell County
      (Resolution 20-20) and Menold seconded. Motion carried.

10. Transportation
    a. PPUATS Report
        Harms reported on the following:
        • LRTP focus groups
        • National MPO Conference- representatives from all 50 states, Canada and Italy.
        • State annually multiyear program. Bob Michel Bridge $20M. He thanked Ray
          Lees for the suggestions of Bike Pedestrian improvements needed on the bridge,
          and FY2023/24 $2.9 million for each fiscal year.
    b. Motion to approve contract not to exceed $15,000 with Hanson Professional Services to
       provide Travel Demand Modeling (TDM) services. (Resolution 20-21)
       Bender moved to approve contract not to exceed $15,000 with Hanson Professional
       Services to provide Travel Demand Modeling (TDM) services (Resolution 20-21) and
       Hovey seconded. Motion carried.
    c. Motion to purchase Dunn & Bradstreet (D&B) Hoovers data for an amount not to exceed
       $4,000 (Resolution 20-22)
       Hovey moved to purchase Dunn & Bradstreet (D&B) Hoovers data for an amount not to
       exceed $4,000 (Resolution 20-22) and Cotton seconded. Motion carried. Hovey said his
       is glad we are using Hoover.
d. Motion to authorize Executive Director to execute a contract not to exceed $15,000 for online public engagement services related to the development of the FY2020-FY2045 Long Range Transportation Plan. (Resolution 20-23)
Menold moved to authorize Executive Director to execute a contract not to exceed $15,000 of online public engagement services related to the development of FY2020-FY2045 Long Range Transportation Plan (Resolution 20-23) and Sundell seconded. Motion carried.

11. GIS
a. Motion to approve Contract for GIS support services for Woodford County (Resolution 20-18)
Cotton moved to approve Contract for GIS support services for Woodford County (Resolution 20-18) and Logan seconded. Motion carried.
  • Hendon explained this is to set a scope of work for services.
  • Neuhauser mentioned that the new flyover in Tazewell County was shown at there Board meeting and the pictures where so clear.
  • Logan asked if Tazewell used and enhanced version and Hendon said yes.

12. Executive Session

13. Any action coming out of Executive Session

14. Other

15. Adjournment
Kingdon moved to adjourn at 6:30 pm and Sundell seconded. Motion carried.

Submitted by:
Eric Miller
Executive Director
Recorded and transcribed by Debbie Ulrich

December 2019 MEETING SCHEDULE

<table>
<thead>
<tr>
<th>PPUATS Policy</th>
<th>Wednesday, December 4, 2019</th>
<th>9:00 a.m.</th>
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<tr>
<td>Executive Board</td>
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<td>5:15 p.m.</td>
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<tr>
<td>PPUATS Technical</td>
<td>No Meeting</td>
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<td>Ways &amp; Means</td>
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AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: February 25, 2020

LINE ITEM: Revenue: 
Expenditure: 

ISSUE: Unsafe Structures Monthly Update

BACKGROUND/DISCUSSION:
Peoria County is enforcing the Unsafe Structures Program. The following properties possess one or more structures that present a danger to public safety and are in the process to achieve compliance through the owner repairing or demolishing the structure or being recommended for demolition by Planning and Zoning.

COUNTY BOARD GOALS:

Healthy Vibrant Communities

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Keith Miller
DEPARTMENT: Planning & Zoning
DATE: 2/14/2020

ATTACHMENTS:

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Unsafe Structures</td>
<td>Cover Memo</td>
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HAMM, Richard - 14538 N River Beach Drive, Chillicothe - Rome Twp - Section 07 - (10-07-255-022) - Complaint #14-125. This structure was determined to be substantially damaged in the flood. As of October 13, 2016 the owner has not elevated, moved or removed this structure. This case was sent to the SAO for further enforcement. A 15-day notice was posted on February 23, 2015.

PANDHARE, Sudhaunshu - 2708 W Third St - Peoria - Medina Twp - Sec 31 - (09-31-137-004) - Complaint #13-053 - Garage is unsafe. This case was sent to the SAO for further enforcement. Our department sent a 15-day notice on February 24, 2015. This property was inspected on July 10, 2018 and the condition continues to deteriorate.

MOONEY, Michael - 16336 N Portage St - Chillicothe Twp - Sec. 32 - (05-32-380-003) - Complaint #2017-129 (Old complaint #2013-318) - Unsafe decks - On August 6, 2015 this file was sent to the SAO for further enforcement. This property was inspected on October 5, 2017 and the condition continues to deteriorate. The Hearing Officer has issued her final judgement.

MOONEY, Michael - N White Grove Rd - Princeville Twp - Sec. 06 - (02-06-400-012) - Complaint #2017-125 - Garage roof is collapsing. The Hearing Officer has issued her final judgement. This case has been sent to the SAO for a demolition order.

ELLIS, Raymond - 1421 E Hendryx Ln - Medina Twp - Section 34 - (09-34-403-025) - Complaint #2018-016 - The detached garage roof has large holes and is unsafe. The Hearing Officer has issued her final order. Waiting for court order for demolition.

Gschwind, Bernice – 1616 E Hendryx Ln – Medina Twp – Section 34 – (09-34-404-020) – Complaint #2018-017 – The house roof is sagging, has holes, and rotted wood. The Hearing Officer has issued her final order. Waiting for court order for demolition.

Puno, Jose – 20510 N Route 40 – Hallock Twp – Sec. 18 – (04-18-200-002) – Complaint #2018-042 – Detached garage roof has holes and is collapsing. The Hearing Officer has made her final ruling.

Johnson, Barbara (New owner Jeffery Harris) – 1617 S Crest Dr – Limestone Twp – Section 13 – (17-13-377-012) – Complaint #2017-175 – The house and attached garage roof is deteriorated and sagging. The garage door header supporting the roof is failing. The Hearing Officer has made her final ruling.
CLAYTON, Sandra - 9912 W Layne St - Kickapoo Twp - Section 13 - (13-19-326-004) - Complaint #2017-123 - Two accessory buildings have collapsing roofs and other property maintenance violations. Permits were issued for repairing each building but will remain on the list until the unsafe structures have been repaired.

HAUSAM, Nancy - 1004 N Oakleaf Rd - Limestone Twp - Sec. 02 - (17-02-406-007) - Complaint #2018-166 (Closed) - Detached garage roof is collapsing. This case has been closed due to a permit being issued but will remain on the list until the unsafe structure has been repaired.

ADKINS, James – 4827 W Farmington Rd – Limestone Twp - Sec. 02 - (17-02-405-001) - Complaint #2018-027 - Commercial building has a collapsing porch roof, failing foundation, and collapsing stairs. This case has been closed due to a permit being issued but will remain on the list until the unsafe portions of the building are repaired.

DAVIS, Gerald – 14112 W Route 150 – Jubilee Twp – Sec. 33 – (07-33-200-011) – Complaint # 2019-053 – The house roof is collapsing. This case has been scheduled for the March 4, 2020 Hearing Officer meeting.

DAVIS, Gerald – 13724 W Route 150 – Jubilee Twp – Sec. 34 – (07-34-100-003) – Complaint # 2019-054 – House has a collapsing roof and accessory structures have collapsing roofs and walls. This case has been scheduled for the March 4, 2020 Hearing Officer meeting.

BEAL, Jeffrey & LOCKWOOD, Tiffany (Previous owners CR 2018 LLC, Robert Williams) - 3708 W Lincoln Ave - Limestone Twp - Sec. 12 - (17-12-383-001) - Complaint # 2019-100 (prior #2014-195) – The house roof is sagging significantly, the foundation is failing, and the deck is unsafe. A 15-day notice was posted and mailed on March 6, 2019. This case has been sent to the SAO for a demolition order but has changed ownership. Permits were issued for repairing the house but will remain on the list until the unsafe structure has been repaired.

FOGLIANO, Antonio – 12133 N Riverview Rd – Medina Twp – Sec. 23 – (09-23-252-005) – Complaint # 2019-164 – Detached garage roof has holes and is collapsing. This case has been continued to the March 4, 2020 Hearing Officer meeting.

DURHAM, Ronald – 713 N Cherry Ln – Limestone – Sec. 03 – (17-03-377-026) – Complaint #2019-333 & 2020-022 – House has failing walls and roofs due to significant deterioration and tree damage, there is not any foundation, and the house is not safe. The detached garage has collapsing walls and roof. The cases will be reinspected after the compliance dates.

HARPER, Elbert – 2305 S Skyway Rd – Limestone – Sec. 23 – (17-23-152-012) – Complaint # 2019-305 – The house has holes and is sagging. The Hearing Officer has issued her final order.

JONES ESTATE, Susanna – 9511 W Goetz Rd – Kickapoo Twp – Sec. 31 – (13-31-251-013) – Complaint #2019-303 – The detached garage has collapsed. The case has been continued to March 4, 2020 to be recorded in the new owner’s name. The property was auctioned off in January 2020.
PROPERTIES IN COMPLIANCE FOR THE PAST FIVE YEARS

Compliance Year - 2014

MILLER, Geraldine - 10504 Moss, Mossville, Il - Section 27 - Medina Twp - (09-27-452-005) (Complaint # 12-07) - The building was removed but part of the demolition process includes cleanup. There are still litter/debris issues on the property. Mindy said to pursue this through the complaints process as litter. House removed by owner 12/31/2013

ROARK, Allen - 5421 N Valley Road - Peoria - Section 24 - Kickapoo Twp (13-24-201-001) (Complaint #11-285) on 7-26-2013 SAO received a court order for demolition of this property. A demolition permit was issued to CDO Trucking on March 27, 2014 and a final inspection verifying compliance was conducted on 4-3-2014. This file is closed.

WETTERAUER, Carroll - 7207 W Farmington Road - Peoria - Limestone Twp. - Section 04 - (17-04-401-001) - Complaint #14-65 - Trailer Fire - unsafe structure. The structure was removed by the owner.

PAPENDICK, Bonnie - 14732 N Grandview Dr, Chillicothe, Il - Sec. 07 - Chillicothe Twp (10-07-176-008) Complaint #11- 277 - SAO obtained a demolition order on this property on December 3, 2013. Schlafer & Sons has removed the structure and this was verified by our inspector on 7-11-2014.

MOREFIELD, Justine - 13705 W Southport Road, Brimfield - Sec. 15 - Rosefield Twp (12-15-301-009) - Complaint #12-148. Burned out house. The owner removed the structure and this was verified by our inspector on 8-29-2014.

ZILLION, Joseph - 818 N Limestone Lane - Peoria - Limestone Twp - Section 02 - (17-02-377-009) - Complaint #14-124 - Unsafe shed. Unsafe shed was removed by the owner and this was verified by our inspector on September 29, 2014.

HANNAH, Robert - 3125 E Rene Ave - Chillicothe - Medina Twp - Sec 13 - (09-13-301-016) - Complaint #12-214 - Abandoned house - Unsafe structure. Unsafe electric was repaired by owner. Complaint was closed November 5, 2014.

US BANK NATIONAL (TR) - (was KECKLER, Michael) - 6212 W Conley - Peoria - Limestone Twp - Section 03 - (17-03-126-004) - Complaint #14-149 transferred to new complaint #14-300 - Deck was determine to be sound.

Compliance Year - 2015

NITCHTING, Pat - 9504 Broadway St - Peoria - Medina Twp - Sec 34 - (09-34-405-047) - complaint #2014-607 - House fire. Demo permit was issued October 29, 2014. Unsafe structure was demolished by the owner.

DAVIS, Paul - 22819 N Berchtold Rd. - Chillicothe - Hallock Twp - Section 02 - (04-02-300-005) - Complaint #14-148 - As of inspection done on December 30, 2014 unsafe structure was resolved by owner.

SECRETARY OF HUD, - 1110 N Coronado Dr. - Peoria - Limestone Twp - Sec. 02 - (17-02-404-010) - Complaint #14-168 - Unsafe shed was removed by new owner.

THOMAS, Patrick - 15510 N Riverbeach, Chillicothe - Rome Twp - Section 05 - (10-05-302-020) - Complaint #13-371 - This property was re-inspected and determined that it is no longer unsafe.

CAMPBELL, Russell - 208 N Murphy Road - Hanna City - Section 11 - Logan Twp (16-11-251-001) - Complaint #12-86 - This property was re-inspected and determined that it is no longer unsafe. Repairs were made by owner.

SORENSON, John - 10415 W. Sir Galahad Ct - Logan Twp. - Sec. 36 - (16-36-229-021) - Complaint #2015-054 - House fire - Major damage. The house has been demolished by the owner.

NEWMAN, Joseph - 5908 W Lonsdale Rd - Limestone Twp - Sec. 03 - (17-03-202-002) - Complaint #2012-239 - Shed is unsafe. The unsafe shed was demolished by the owner.
GILLES, Brian - (formerly owned by Deutsche Bank National) - 1712 N Boyd Ave. - Limestone Twp. - Section 04 - (17-04-227-010) - Complaint #2015-101 and Complaint #2015-060 - Unsafe shed - This property was inspected on June 9, 2015 and the owner has demolished the shed and the outhouse.

LEWIS, Michael - 2903 N Eden Rd - Rosefield Twp - Sec. 32 - (12-32-200-002) - Complaint #2014-320 - Unsafe fire damaged house. The unsafe house was demolished by the owner and a permit has been issued for building a new house.

NASH, Dennis & Peter - 15616 N River Beach Dr - Rome Twp - Sec. 05 - (10-05-302-001) - Complaint #2015-209 - Unsafe vacant commercial building damaged by flood and deterioration. The structure has been demolished by the owner.

SHAEFER, Gary - 2606 E Santa Fe Rd - Hallock Twp - Sec. 23 - (04-23-200-020) - Complaint #2015-086 - A new building has been built on the foundation and is no longer unsafe.

Compliance Year - 2016

WEBER, David & Joseph - 1805 S East Lane - Limestone Twp - Section 13 - (17-13-478-017) - Complaint #14-146 - Unsafe house. Demolition was completed on January 11, 2016 by Peoria County.

CLAYTON, William - 14020 W Rockhill Road - Brimfield - Rosefield Twp - Section 16 - (12-16-200-018) Complaint # 13-562 - The structures were demolished by the owner.

KIDD, Helen - 14609 N Edgewater Drive - Chillicothe - Rome Twp - Sec. 07 - (10-07-177-019) - Complaint #12-192 - Unsafe garage and house. Demolition was completed on January 25, 2016 by Peoria County.

LEVI, Brian - 2049 N Norwood Blvd - Kickapoo Twp. - Sec. 34 - (13-34-353-032) - Complaint #2015-035 - Unsafe house and shed. The structure has been repaired to a point of being safe.

NALLEY, Kathleen - 15534 N River Beach Dr - Rome Twp - Sec. 05 - (10-05-302-013) - Complaint #2015-278 - Unsafe house due to major flood damage. The house was demolished by the owner.

COOMBES, Carlos - 2209 E Santa Fe Rd - Hallock Twp - Sec. 14 - (04-14-300-006) - Complaint #2015-093 - House and garage were unsafe. All structures were demolished by the owner.

MARTZLUF ESTATE, Earl - 625 E Hallock Hollow Rd - Hallock Twp - Section 28 - (04-28-400-009) - Complaint #2015-401 - Eight deteriorated and unsafe structures consisting of five sheds, an outhouse, a garage, and a house were identified in a December 11, 2015 inspection. Demolition permit was issued and the owner has removed the structures.

MONARI, Donald - 22803 N Berchtold Road - Hallock Twp - Sec. 02 - (04-02-300-006) - Complaint #14-089 - Unsafe house (fire damage). Demolition has been completed by the owner.

BAKER, Tom - (Previously owned by Glen Parshall and JP Morgan Chase Bank) - 15426 N River Beach Dr - Rome Twp - Section 05 - (10-05-302-051) - Complaint #2016-027 - The owner has demolished the house.

CAPRANICA, Alicia - 1614 N Boyd Ave - Limestone Twp - Sec. 04 - (17-04-227-014) - Complaint #2015-196 - Repairs have been made to the garage by the owner.

STEVENS, Lisa - 21514 N Main St - Millbrook Twp - Sec. 07 - (01-07-334-003) - Complaint #2015-415 - House and accessory buildings were unsafe. House and accessory buildings were demolished by the owner.

CLIFTON, Steven - 6652 W Wheeler Road - Mapleton - Hollis Twp - Section 22 - (20-22-152-006) - Complaint #13-464 - Unsafe house (fire damage). Demolition was completed by Peoria County on June 21, 2016.

HUGHES, Kenneth - 21139 N Main St - Millbrook Twp - Sec. 07 - (01-07-381-001) - Complaint #2015-236 - House and accessory building were unsafe. The house and accessory building were demolished by the owner.
HEINZ, James - 7724 S Stranz Rd - Hollis Twp - Sec. 08 - (20-08-300-022) - Complaint #2014-202 - Unsafe house. The owners have made repairs and the house is no longer unsafe.

HOLLOWAY, Brant (formerly owned by Christopher Luczaj) - 1723 N Oesterle Ave - Limestone Twp - Sec. 04 - (17-04-276-015) - Complaint #2016-207 - House was unsafe due to roof damage, foundation failure, electrical hazards, and possibly fire damage. The new owner has demolished the house.

FERCH, Kenneth - 610 S Taylor Road - Hanna City - Limestone Twp - Section 07 - (17-07-400-002) - Complaint #14-154 - Unsafe house and other structure. The owner has received approval of converting both the garage and the remaining parts of the house into agricultural use buildings.

VIGUE, Arthur - 17225 W State Road - Brimfield - Rosefield Twp - Sec. 06 - (12-06-362-001) - Complaint #14-213 - Unsafe house and shed. Owner has removed the structure and filled in the hole.

BAYS, Michael - 24219 W Jackson St - Millbrook Twp - Section 07 - (01-07-182-002) - Complaint #2015-416 - House is unsafe. The owner has completed the demolition of the house.

RICHARDSON, Charles - 1703 W Route 24 - Timber Twp - Sec. 06 - (22-06-100-008) - Complaint #2015-057 - House was significantly damaged by fire. The owner has completed the demolition of the house.

ADAMS, Bruce - 1103 Coots St - Hallock Twp - Sec. 19 - (04-19-100-011) - Complaint #2015-100 (closed) - Vacant house had large holes in roof and walls. The owner has made the repairs and the house is no longer unsafe.

Compliance Year - 2017

HOUGLAND, Ryan & JA - 1506 S Sarah Drive - Limestone Twp - Sec. 13 - (17-13-406-001) - Complaint #13-496 - The demolition of the house, deck and garage was completed by Peoria County.

KLEIN, David - 10802 S Glasford Rd - Timber Twp - Section 27 - (19-27-151-005) - Complaint #2016-364 - The house was substantially burned. The demolition was completed by the owner.

ECHTERLING, Eugene - 13334 River Beach Drive - Chillicothe - Medina Twp - Section 13 - (09-13-251-001) - Complaint #2015-079 - House damage originated from a house fire (never repaired) and then was damaged in flood waters. Project is on the "buy-out" list but the structure is not secured. The structurally unsafe portions of the house have been repaired.

CAGLE, Lindon - 1622 N Moody Ct - Limestone Twp - Section 03 - (17-03-101-044) - Complaint #2017-034 - The house was badly burned and unsafe. The demolition has been completed by the owner.

BURKE-LLOYD, ARLENE - 8921 W Farmington Road, Hanna City, Il - Limestone Twp - Sec. 08 - (17-08-101-010) - Complaint # 11-145 - Restaurant. Demolition permit 58573 has been completed by Peoria County.

SIEGEL, Francis - 10015 W Edwards St - Kickapoo Twp - Section 19 - (13-19-304-001) - Complaint #2016-085 - The house has been removed by the owner.

HANSEN, Sherry - 3214 W Malone St - Section 13 - (17-13-280-001) - Complaint #2017-057 - The house was badly burned and unsafe. Demolition permit 58594 has been completed by the owner.

PEORIA COUNTY - (Formerly ZALCMAN, Maurice) - 15016 N River Beach Dr - Rome Twp - Sec. 07 - (10-07-227-007) - Complaint #2013-379 - Substantial damage from 2013 and 2015 floods. House and garage are unsafe. The buy-out offer was accepted and the property was transferred to Peoria County on August 8, 2017.

SZENTES, Austin - 7009 W Lancaster Rd - Limestone Twp - Sec. 33 - (17-33-251-013) - Complaint #2015-168 - House was unsafe due to major foundation failure. On August 9, 2017, the owner has removed the attached garage which was the unsafe portion of the house.
SOMOGYI, Justin - 1718 S Happ Ave - Limestone Twp - Section 13 - (17-13-378-003) - Complaint #2017-073 - The house was badly burned and was unsafe. The house has been demolished by the owner.

EKVALL, Timothy - 7901 W Bridlebrook Dr - Hollis Twp - Section 08 - (20-08-227-004) - Complaint #2017-078 - The house was badly burned and was unsafe. The house has been demolished by the owner.

ROEDELL, Brock - 10214 W Powdermill Rd - Kickapoo Twp - Sec. 19 - (13-19-306-003) - Complaint #2016-237 - Unsafe house due to the foundation collapsing into the basement from flood damage. Peoria County has closed on this property and it will be scheduled for demolition.

SHUMAKER PROPERTIES LLC - 11705 N Old Galena Rd - Medina Twp - Sec. 09 - (09-23-351-012) – Complaint #2017-132 - Approximately 2/3 of the Midwest Fiber commercial building was fire damaged. A demolition permit was issued and the unsafe portion of the building has been removed by the owner.

MOREFIELD, Christopher - (formerly Hill) - 13625 W Southport Road, Brimfield - Rosefield Twp - Section 15 - (12-15-301-006) - Complaint #2017-112 - This property had a house and a shed that were deteriorated and collapsing. The owner has completed the demolition of the house and repaired the shed.

KOFOID, Ronald - 6233 W Conley Rd - Kickapoo Twp - Sec. 34 - (13-34-380-041) - Complaint #2015-070 was closed - Porch and garage roofs were collapsing. The unsafe collapsing sections were repaired and no longer unsafe.

BAZHENOW, Steven - 4912 W Farmington Rd - Limestone Twp - Sec. 02 - (17-02-377-025) - Complaint #2016-054 - Unsafe shed. This property has been annexed into Bellevue.

Compliance Year – 2018

VAUGHN, Deanna – 1816 S Oakwood Ave – Limestone Twp – Sec. 13 – (17-13-478-006) – Complaint #2017-070 – The house roof was collapsing. Demolition was completed by the owner.

SMITH, Carla – 5203 W Monroe Rd – Limestone Twp – Section 23 – (17-23-152-030) – Complaint #2017-116 – The garage roof was collapsing. The demolition has been completed by the owner.

CLAYTON, Sandra - 10129 W Powder Mill Rd - Edwards - Kickapoo Twp - Section 19 - (13-19-302-001) - Complaint #13-096 - Front porch is unsafe. This property has been transferred to Peoria County for demolition.

COX, Chanell – 3112 W Latrobe St – Limestone Twp – Sec 13 – (17-13-429-009) – Complaint #2018-031 – Garage roof was collapsing. Demolition has been completed by the owner.

HAMM'S HARBOR INC. - 17620 N River Ln - Chillicothe Twp - Sec. 29 - (05-29-478-001) - Complaint #2015-297 - House is unsafe due to installing a foundation without building and flood permits and not to code. Rear roof support is inadequate and there is no safe egress out of the house. The property has been transferred to Peoria County.

MULLENS, Clarence - 15623 W McDonald Rd - Logan Twp - Section 20 - (16-20-400-002) - Complaint #2017-062 – The unsafe house and shed have been removed. The structures have been demolished by an individual not associated with Peoria County.

COOMBES, Carlos – 1423 E Resthaven Rd - Medina Twp - Sec. 34 - (09-34-405-025) - Complaint #2018-058 - The owner has demolished the unsafe shed.
MILLER, Alvie – 3005 W Main St – Hallock Twp – Section 18 – (04-18-151-005) – Complaint #2017-155 - The shed and detached garage have been demolished by a company hired by the bank.

SHYNK, Mary – 8005 N Blackbridge Rd – Kickapoo Twp - Sec 04 – (13-04-351-012) - Complaint #2018-240 – The unsafe and fire damaged parts of the house have been removed by the owner.

STEVENSON, Linda – 937 N Range Ln – Limestone Twp – Sec. 03 – (17-03-426-005) – Complaint #2018-061 – House interior was badly damaged by fire. The house has been demolished by the new owner.

GARNAND, James – 818 N Limestone Ln – Limestone Twp – Sec. 02 – (17-02-377-009) – Complaint #2018-258 – The fire damaged parts of the house have been repaired by the owner and are safe.

SNYDER, Anne – 7630 W Fernhill Ct – Kickapoo Twp – Sec. 04 – (13-04-301-027) – Complaint # 2019-183 – The fire damaged house was demolished by the owner.

BELLINGER, Andrew - 525 S Kickapoo Creek Rd - Limestone Twp - Section 12 - (17-12-352-006) - Complaint #2016-206 - The house was burned substantially and was unsafe. This case was sent to the SAO for a demolition order, the demolition permit was issued to Jimax Demolition, and the demolition has been completed.

COOPER, Deqarius – 3204 N Augustana Ave – Limestone Twp – Sec. 13 – (17-13-479-009) – Complaint #2017-159 – The house had a collapsing roof and holes in the foundation. A 15-day notice was posted on December 5, 2017. The Hearing Officer has issued her final order. This case was sent to the SAO for a demolition order. A demolition permit was issued to Schaefer & Son Excavating and the demolition was completed.

MEADOWS, Cherryle – 1708 S West Ln – Limestone Twp – Sec. 13 – (17-13-456-003) – Complaint # 2019-242 – House roof had holes and was collapsing, and the foundation was failing. The owner hired River City Demolition to demolish the house.

JANSZEN, Carol – 7014 W Lancaster Rd – Limestone Twp – Section 33 – (17-33-252-003) – Complaint #2018-004 – A detached garage was collapsing, and a shed had collapsed. The owner hired River City Demolition to demolish the accessory structures.
AGENDA BRIEFING

COMMITTEE: Land Use Committee
MEETING DATE: February 25, 2020

LINE ITEM: Revenue:
Expenditure:

ISSUE: January 2020 Development Summary

BACKGROUND/DISCUSSION:

COUNTY BOARD GOALS:

EFFECTIVE SERVICE DELIVERY

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Assistant Director
DEPARTMENT: Planning & Zoning
DATE: 2/1/2020

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>January 2020 Development Summary</td>
<td>Backup Material</td>
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## Land Use Committee Development Summary

**Permits Issued**

**Period Start Date:** 1/1/2020  
**Period End Date:** 1/31/2020

### Non-Residential Construction

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<th>BLDG PERMIT #</th>
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**Total Value Non-Residential Construction This Period:** $15,000.00

### Residential New Construction

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**Total Value Residential New Construction This Period:** $370,000.00

### All Other Permits

**Total Number of All Other Permits This Period:** 11

**Total Value All Other Permits This Period:** $415,848.00
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ISSUE:
ZBA Case #002-20-V. A Variance request from Section 20-7.1.1.2 of the Unified Development Ordinance, which requires that the height of a telecommunication facility shall not exceed 200 feet, if located in a non-residential zoning district. The petitioner proposes to construct a telecommunications tower at a height of 255 feet in the “A-2” Agriculture Zoning District, resulting in a variance request of 55 feet.

BACKGROUND/DISCUSSION:
This case is located in District #14, which is County Board member Brian Elsasser's district. The petitioner, Insite RE Inc. as agent for Lendlease Towers III, LLC, requests a variance from the required maximum height of 200 feet for a telecommunications carrier facility located in a non-residential zoning district. The petitioner proposes to construct a telecommunications tower with a height of 255 feet at the subject parcel. The parcel is located in the northeast quarter of section 20 in Hallock Township. Access is proposed from W. Truitt Rd. There are 0 consents and 2 objections on file. The petition states that this height is required as the wireless facility must be located within a defined geographic area and at a necessary height so that this site can properly operate within the existing grid network of sites. This is the result of improved wireless technology and topography of the physical surroundings of the subject property. According to the site plan included in the petition, the tower will meet the horizontal separation distance of 255 feet, the height of the supporting structure, as required by section 20-7.1.1.3 of the Unified Development Ordinance. The County Highway Department has no objections. Prior to construction, the property owner needs to meet with County Highway staff for an access permit. All oversized or overweight construction loads to this construction site require an oversized or overweight access permit.

COUNTY BOARD GOALS: Healthy Vibrant Communities

ZBA RECOMMENDATION: Approval (5-0)

COMMITTEE ACTION:

PREPARED BY: Taylor Armbruster, Planner I
DEPARTMENT: Planning & Zoning
DATE: February 14, 2020
REPORT TO THE ZONING BOARD OF APPEALS FOR THE FEBRUARY 13, 2020 PUBLIC HEARING

DATE: January 29, 2020

CASE/PETITIONER: 002-20-V Insite RE Inc. as agent for Lendlease Towers III, LLC / 1S660 Midwest Rd., Oakbrook Terrace, IL 60181 (owner, Arrowhead Country Club, 19430 N. Centerville Rd., Edelstein, IL 61526)

LOCATION: NE 1/4, Section 20, Hallock Twp. / 714 W. Truitt Rd., Edelstein, IL 61526 Parcel ID 04-20-200-001

REQUEST: A Variance request from Section 20-7.1.1.2 of the Unified Development Ordinance, which requires that the height of a telecommunication facility shall not exceed 200 feet, if located in a non-residential zoning district. The petitioner proposes to construct a telecommunications tower at a height of 255 feet in the “A-2” Agriculture Zoning District, resulting in a variance request of 55 feet.

LOT SIZE: 160 acres

EXISTING ZONING: “A-2” Agricultural

SURROUNDING ZONING: North, South, East, and West: “A-2” Agricultural

EXISTING LAND USE: Country Club with Golf Course

SURROUNDING LAND USE: North, South, East, and West: Agriculture

CASE BACKGROUND: The petitioner, Insite RE Inc. as agent for Lendlease Towers III, LLC, requests a variance from the required maximum height of 200 feet for a telecommunications carrier facility located in a non-residential zoning district. The petitioner proposes to construct a telecommunications tower with a height of 255 feet at the subject parcel. The petition states that this height is required as the wireless facility must be located within a defined geographic area and at a necessary height so that this site can properly operate within the existing grid network of sites. This is the result of improved wireless technology and topography of the physical surroundings of the subject property. According to the site plan included in the petition, the tower will meet the horizontal separation distance of 255 feet, the height of the supporting structure, as required by section 20-7.1.1.3 of the Unified Development Ordinance. The County Highway Department has no objections. Prior to construction, the property owner needs to meet with County Highway staff for an access permit. All oversized or overweight construction loads to this construction site require an oversized or overweight access permit.

Respectfully submitted,

Taylor Armbruster Kathi Urban
Planner I Director
Case No. 002-20-V at 9:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of INSITE RE, INC. AS AGENT FOR LENDLEASE TOWERS III, LLC (Lendlease Towers III, LLC, A Corporation – Ron Bitner of 11111 Castlemain, Jacksonville, FL 32256, Yannis Macheras of 20 City Square, Boston, MA 02129, and Murray Woolcock of 200 Park Ave., New York, NY 10166 – all authorized signatories), acting on behalf of ARROWHEAD COUNTRY CLUB (owner), a VARIANCE request from Section 20-7.1.1.2 of the Unified Development Ordinance, which requires that the height of a telecommunication facility shall not exceed 200 feet, if located in a non-residential zoning district. The petitioner proposes to construct a telecommunications tower at a height of 255 feet in the "A-2" Agriculture Zoning District, resulting in a variance request of 55 feet.

FINDINGS OF FACT FOR TELECOMMUNICATIONS CARRIER FACILITIES VARIANCES

Section 20-3.9.4

The findings of the ZBA or the County Board shall consider the following and no other matters:

1. Whether, but for the granting of a variance, the service that the telecommunication carrier seeks to enhance or provide with the proposed facility will be less available, impaired or diminished in quality, quantity, or scope of coverage;
   - Due to the nature of wireless technology, the purpose of the height variance is to bring improved wireless coverage to the community via a property operating wireless facility.

2. Whether the conditions upon which the application for the variance is based are unique in some respect or, if not, whether the strict application of the regulations would result in a hardship on the telecommunications carrier;
   - The hardship does not arise out of a personal situation, but rather out of the nature of the wireless industry and the need to locate its antennas at a specific height and place in order to meet its coverage standards. Such hardship is a result of the wireless technology and topography of the physical surroundings of the subject property, not anyone having an ownership interest in the property.
3. Whether a substantial adverse effect on public safety will result from some aspect of the facility’s design or proposed construction, but only if that aspect of design or construction is modifiable by the applicant;
   - The height variance will not have a substantial adverse effect on public safety on the property or adjacent property. As stated, the entire proposed wireless antenna facility would be contained within the leased area. Further, the facility will be built to strict exacting construction standards and has 24/7 computer monitoring.

4. Whether there are benefits to be derived by the users of the services to be provided or enhanced by the facility and whether public safety and emergency response capabilities would benefit by the establishment of the facility; and
   - Improved wireless service in the community provides vital communications to residents and emergency personnel commonly will use the service for a wide variety of business, personal, “911” and other uses; thereby actively promoting the general public’s health, safety and welfare.

5. The extent to which the design of the proposed facility reflects compliance with the following:
   a. No building or tower that is part of a facility should encroach onto any recorded easement prohibiting the encroachment unless the grantees of the easement have given their approval.
      - No part of the Lendlease tower or facility will encroach onto any recorded easement prohibiting the encroachment unless the grantee of the easement has given their approval.
   b. Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, all lighting should be shielded so that no glare extends substantially beyond the boundaries of a facility.
      - Lendlease will only install lighting for security and safety purposes and all lighting that is required by the FCC or FAA. All lighting will be properly shielded to avoid glare.
   c. No facility should encroach onto an existing septic field.
      - Lendlease will comply and not encroach onto any existing septic field.
   d. Any facility located in a special flood hazard area or wetland should meet the legal requirements for those lands.
      - The subject site is not located in a special flood hazard or wetland area.
   e. Existing trees more than 3 inches in diameter should be preserved if reasonably feasible during construction. If any tree more than 3 inches in diameter is removed during construction, a tree 3 inches in diameter of the same or a similar species shall be planted as a replacement if reasonably feasible. Tree diameter shall be measured at a point 3 feet above ground level.
      - Lendlease will comply.
   f. If any elevation of a facility faces an existing, adjoining residential use within a residential zoning district, low maintenance landscaping should be provided on or near the facility lot to provide at least partial screening of a facility. The quantity and type of that landscaping should be in accordance with Section 7-7, Table 7-3 except that paragraph (e) of this subsection (f) shall control over any tree-related regulations imposing a greater burden.
• Letter (f) is not applicable as this site is not in an existing or adjoining residential zoning district.

g. Fencing should be installed around a facility. The height and materials of the fencing should be in accordance with Section 7-5.
   • Lendlease will comply with all fencing requirements.

h. Any building that is part of a facility located adjacent to a residentially zoned lot should be designed with exterior materials and colors that are reasonably compatible with the residential character of the area.
   • This site is not in a residentially zoned area so letter (h) is not applicable.

A motion to approve the Findings of Fact was made by Mr. Happ and seconded by Mr. Bateman. Five affirmative votes; (5-0) A motion to approve the telecommunications variance was made by Mr. Bateman and seconded by Mr. Fletcher. A vote was taken and the motion was approved; (5-0)

Meeting adjourned 11:11 a.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

Your Land Use Committee does hereby recommend passage of the following Ordinance:

RE: Approval of Variance, Insite RE Inc., as agent for Lendlease Towers III, LLC

ORDINANCE

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of the Peoria County Code; and

WHEREAS, said ordinance requires a variance for telecommunications towers that will exceed 200 feet in non-residential zoning districts; and

WHEREAS, the petitioner requested to erect a telecommunications tower with a height of 255 feet resulting in a variance request of 55 feet; and

WHEREAS, a hearing on said Variance was held before the Zoning Board of Appeals (ZBA) on February 13, 2020 in Case No. 002-20-V; a copy of the deliberation minutes of said hearing and a legal description of the subject property is attached; and

WHEREAS, the ZBA deliberated its decision on February 13, 2020 and voted to recommend approval of the Variance; a copy of the ZBA's findings of fact is attached;

WHEREAS, your Committee met on February 25, 2020 to consider the ZBA's recommendation and voted to approve the Variance; and

WHEREAS all decisions by the County Board shall be supported by written findings of fact, pursuant to Section 20-3.9.8 of the Peoria County Code;

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County, the variance requested in Case No. 002-20-V is hereby approved.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE
ISSUE:
Zoning Case #008-20-U. A Special Use request from 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 an existing 11.44 acre parcel into two parcels of 5.28 acres and 6.16 acres in order to separate the residence from the agricultural use.

BACKGROUND/DISCUSSION:
This case is in District #18, which is County Board member Paul Rosenbohm’s district. The petitioners, the Estate of Doneita M. Werry and the Estate of Glenn A. Werry, Sr., request a special use to divide an existing 11.44 acre parcel into two parcels in order to settle the estates of the owners. The northern 5.28 acres will contain an existing dwelling. The southern 6.16 acres will consist of an existing horse barn, an existing machine shed, and pasture. The parcel is located at 3522 S. Downs School Rd. in the NW ¼ of section 29 of Trivoli Township. There are 0 consents and 0 objections on file. The subject parcel consists of a single-family dwelling, a horse barn, a machine shop, and pasture. The property and all adjacent parcels are zoned “A-1” Agricultural Preservation. Adjacent uses are cropland to the north, south, and east and residential and cropland to the west. The request will not affect the agricultural uses of the adjacent area. Section 20-6.2.1.1.b of the Peoria County Unified Development Ordinance allows for a special use when a proposed land split does not meet the 40 acre minimum lot size in the “A-1” district. The overall LESA score was 202.4 out of 300, which is a medium rating for agriculture protection. No portion of the subject parcel is currently in crop production. According to the petition, the subject parcel is served by private well and septic. If the request is approved, the existing septic and well will serve the northern property containing the dwelling. The Peoria County Health Department has indicated that at the time of review, no conditions were found that would cause the Department to recommend denial of the request. The subject parcel is located on the northeast corner of the intersection of S. Downs School Rd. and W. Smithville Rd. According to the 2017 IDOT traffic map, there is no traffic count information for these portions of S. Downs School Rd. and W. Smithville Rd. There should be no increase in traffic as a result of the split. No new access points off of S. Downs School Rd. and W. Smithville Rd. are proposed. The Peoria County Highway Department will defer to the Trivoli Township Road Commissioner, as Downs School Rd. and W. Smithville Rd. are maintained by the road district. At the time of this report, there is no comment from the Trivoli Township Road Commissioner. The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Agriculture Preservation with a small amount of Environmental Corridor on the southwest corner of the property. The land uses allowed in the Agriculture Preservation Land Use Form include Agriculture and Open Space. The Agriculture Preservation Land Use Form is characterized by agricultural uses, farmhouses and homesteads associated with agricultural uses, and agriculturally related businesses and focuses on preservation of the County’s most productive agricultural land. The request is consistent with the Peoria County Comprehensive Land Use Plan Agriculture Preservation Principle of preserving prime agricultural land from development because no portion of the parcel is in crop production. The request is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-1” district by permitting low density residential living and maintaining rural levels of service. The proposed land split will not disrupt farming operations on adjacent sites.

COUNTY BOARD GOALS:
Healthy Vibrant Communities

STAFF RECOMMENDATION: Approval
ZBA RECOMMENDATION: Approval (5-0)

COMMITTEE ACTION:
PREPARED BY: Corbin Bogle, Planner I
DEPARTMENT: Planning & Zoning
DATE: February 14, 2020
REPORT TO THE ZONING BOARD OF APPEALS FOR THE FEBRUARY 13, 2020 PUBLIC HEARING

DATE: February 4, 2020

CASE/PETITIONER: 008-20-U Estate of Doneita M. Werry & Estate of Glenn A. Werry Sr. / RR #1, Farmington, IL 61531

REQUEST: A Special Use request from 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 an existing 11.44 acre parcel into two parcels of 5.28 acres and 6.16 acres in order to separate the residence from the agricultural use.

LOCATION: NW 1/4, Section 29, Trivoli Township 3522 S. Downs School Rd., Trivoli, IL 61569 / A part of Parcel ID# 15-29-100-005

LAND USE FORM: Agriculture Preservation/Environmental Corridor

CURRENT ZONING: “A-1” Agricultural Preservation

PRESENT USE: Residential / Pasture

SIZE OF SITE: 11.44 acres

SURROUNDING ZONING: North, South, East, and West: “A-1” Agricultural Preservation

SURROUNDING LAND USES: North, South & East: Cropland West: Cropland/Residential

PUBLIC SERVICES: Fire: Farmington Community FPD Water: Private Well Schools: Farmington Central CUSD #265 Sewer: Private Septic

TRANSPORTATION: S. Downs School Rd., township collector street W. Smithville Rd., township collector street

PERTINENT ZONING CASES ON SITE: None

PERTINENT ZONING CASES IN SURROUNDING AREA: None

PLANNING AND ZONING DEPARTMENT RECOMMENDATION: APPROVAL
CASE ANALYSIS

REQUEST AND LOCATION: The petitioners, the Estate of Doneita M. Werry and the Estate of Glenn A. Werry Sr., request a special use in order to divide an existing 11.44 acre parcel into two parcels in order to settle the estates of the owners. The northern 5.28 acres will contain an existing dwelling. The southern 6.16 acres will consist of an existing horse barn, an existing machine shed, and pasture. The petitioner intends to sell both resulting parcels to third parties. The subject parcel is located at 3522 S. Downs School Rd. in the northwest quarter of Section 29 in Trivoli Township.

PERTINENT ZONING CASES ONSITE: None.

PERTINENT ZONING CASES IN SURROUNDING AREA: None.

SURROUNDING ZONING AND LAND USE: The subject parcel consists of a single-family dwelling, a horse barn, a machine shop, and pasture. The property and all adjacent parcels are zoned “A-1” Agricultural Preservation. The dwelling is accessed by an existing driveway off of Downs School Rd. The horse barn and machine shop are accessed from 2 separate existing driveways located off of W. Smithville Rd. Adjacent uses are cropland to the north, south and east and residential and cropland to the west. The existing 11.44 acre parcel will be split into a northern 5.28 acre property and a southern 6.16 acre property. The northern piece will contain the dwelling. The southern piece will contain the horse barn, machine shed, and pasture. No cropland will be taken out of production as a result of the split. The request will not affect the agricultural uses of the adjacent area.

TECHNICAL ADEQUACY: Section 20-6.2.1.1.b of the Peoria County Unified Development Ordinance 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 split an 11.44 acre into 2 parcels with sizes of 5.28 and 6.16 acres. No portion of the subject parcel is currently in crop production. A LESA was conducted on the parcel. The site scored 82.8 out of 100 for agland evaluation and 119.6 out of 200 for the site assessment component. The overall LESA score was 202.4 out of 300, which is a medium rating for agricultural protection.

ENVIRONMENTAL IMPACTS: According to the petition, the property is served by an existing private septic system and an existing well. If the request is approved, the existing septic and well will serve the northern property containing the dwelling. With proper maintenance, the septic system should have little to no negative impacts on the surrounding environment. At the time of review, the Health Department found no conditions that would cause the Department to recommend denial of the request.

TRANSPORTATION IMPACTS: The subject parcel is located on the northeast corner of the intersection of S. Downs School Rd. and W. Smithville Rd., both of which are township collector roads. According to the 2017 IDOT traffic map there is no traffic count information for these portions of S. Downs School Rd. and W. Smithville Rd. There should be no increase in traffic as a result of the split. The existing dwelling, horse barn, and machine shed will remain. No new access points off of S. Downs School Rd. and W. Smithville Rd. are proposed. The Peoria County Highway Department will defer to the Trivoli Township Road Commissioner, as Downs School Rd. and W. Smithville Rd. are maintained by the road district. At the time of this report, there is no comment from the Trivoli Township Road Commissioner.

LAND USE FORM: The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Agriculture Preservation with a small amount of Environmental Corridor on the southwest corner of the property. The land uses allowed in the Agriculture Preservation Land Use Form include Agriculture and Open Space. The Agriculture Preservation Land Use Form is characterized by agricultural uses, farmhouses and homesteads associated with agricultural uses, and agriculturally related businesses and focuses on preservation of the County’s most productive agricultural land. The existing 11.44 acre parcel contains a dwelling, a horse barn, a machine shed, and pasture. The split will result in a northern parcel containing 5.28
acres and the dwelling and a southern parcel containing 6.16 acres, the horse barn, the machine shed, and the pasture. The property is not in crop production. No cropland will be taken out of production as a result of the split. The property received a medium LESA rating for agricultural protection. While not consistent with the Land Use Form Map, the request is consistent with the Peoria County Comprehensive Land Use Plan Agriculture Preservation Principle of preserving prime agricultural land from development. The request is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-1” district by permitting low density residential living and maintaining rural levels of service. The proposed land split will not disrupt farming operations on adjacent sites.

CONCLUSIONS

CONSISTENCY WITH ADOPTED COUNTY PLAN: The Peoria County Future Land Use Form map designates this area as Agriculture Preservation with a small amount of Environmental Corridor in the southwest corner of the property. Agriculture and Open Space are the allowed uses in the Agricultural Preservation Land Use Form. The subject parcel received a medium rating for agricultural protection. No cropland will be taken out of production. While not consistent with the Land Use Form Map, the request is consistent with the Peoria County Comprehensive Land Use Plan Agriculture Preservation Principle of preserving prime agricultural land from development. The request is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-1” district by permitting low density residential living and maintaining rural levels of service. The proposed land split will not disrupt farming operations on adjacent sites. The existing dwelling, horse barn, machine shed, and pasture should not disrupt farming operations on adjacent properties.

CONSISTENCY WITH COMMUNITY CHARACTER: The area surrounding the subject parcel consists of cropland and residential uses. The current parcel contains a dwelling, a horse barn, a machine shed, and pasture. No cropland will be taken out of production as a result of the split. The request will not affect the agricultural uses of the adjacent area.

MINIMIZING ADVERSE EFFECTS: The split of an existing 11.44 acre parcel should not adversely affect surrounding uses. There should be little to no change to the transportation system. The dwelling on the proposed northern parcel will be served by an existing driveway along S. Downs School Rd. The horse barn and machine shed will be served by existing driveways along W. Smithville Rd. No new access points are proposed.

PRESENCE OF NATURAL/HISTORICAL RESOURCES: The request does not impact known natural or historical resources.

COMPLIANCE WITH ADDITIONAL STANDARDS: The proposed use will comply with additional standards for the creation of lots in the A-1 Agricultural Preservation district as specified in the Unified Development Ordinance. If this special use request is granted, the proposed use will be compliant with the use standards of the Unified Development Ordinance. The applicant will be responsible to attain all required permits from the Peoria City/County Health Department and Peoria County Planning & Zoning Department.
RECOMMENDATION

Based on the above information, the Department recommends approval:

Respectfully submitted,

Corbin Bogle  Kathi Urban
Planner I   Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, February 13, 2020, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by acting Chairperson Linda O’Brien at 11:00 a.m.

PRESENT:  Linda O’Brien, Greg Happ, Greg Fletcher, Jim Bateman, Leonard Unes

ABSENT: Loren Bailliez, Andrew Keyt, John Harms, Justin Brown

STAFF:  Kathi Urban – Director
         Corbin Bogle – Planner I
         Taylor Armbruster – Planner I
         Ellen Hanks - ZBA Administrative Assistant

Case No. 008-20-U at 11:00 a.m.  Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of ESTATE OF DONEITA M. WERRY, DECEASED AND ESTATE OF GLENN A. WERRY, SR., DECEASED, acting on their own behalf, a SPECIAL USE request from 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 an existing 11.44 acre parcel into two parcels of 5.28 acres and 6.16 acres in order to separate the residence from the agricultural use.

FINDINGS OF FACT FOR SPECIAL USES

Section 20-3.5.4

When considering an application for a special use permit, the decision making body shall consider the extent to which:

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   • The applicant will comply with the purposes, goals, objectives and standards of the adopted county plan.

2. That the special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development, or if not consistent, the factors which justify the inconsistency:
   • All other residences in the immediate area of the property are single family residences on farms. The proposed Special Use will not take any land out of production.

3. That the design of the of the proposed use will minimize adverse effects, including visual impacts on adjacent properties, except for land splits in the A-2 District and individual mobile homes;
   • There will be no change in the uses of the property.
4. That the development has been reviewed and approved by the Illinois Department of Natural Resources with regard to the presence of endangered species, and archaeological and/or historical resources, if applicable; and
   • There are no known endangered species, archaeological, and/or historical resources on this property. There was not an IDNR report for these factors.

5. That the proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the County.
   • The split will comply with all relevant standards.

A motion to approve the Findings of Fact was made by Mr. Bateman and seconded by Mr. Unes. Five affirmative votes; (5-0). A motion to approve the Special Use was made by Fletcher and seconded by Mr. Bateman. A vote was taken, and the motion was approved; (5-0)

Meeting adjourned 11:11 a.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Approval of Special Use, Petition of the Estate of Doneita M. Werry and the Estate of Glenn A. Werry, Sr.

RESOLUTION

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of the Peoria County Code; and

WHEREAS, said ordinance requires a Special Use when a proposed land split does not meet the 40 acre minimum lot size requirement in the A-1 Agricultural Preservation District; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on February 13, 2020 in Case No. 008-20-U; a copy of the deliberation minutes of said hearing and a legal description of the subject property are attached; and

WHEREAS, the ZBA deliberated its decision on February 13, 2020, and voted to recommend approval of the Special Use; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on February 25, 2020 to consider the ZBA’s recommendation, and voted to approve the Special Use.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 008-20-U is hereby approved:

NOTICE: Approval of this special use does not constitute approval of wells or septic systems for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: February 25, 2020
LINE ITEM: N/A
AMOUNT: N/A

ISSUE: Subdivision Waiver Case W03-20
Petitioner(s): Paige Ziegler
Waiver Requests: Section 20-8.3.4.1.b.2.a (Public Water Waiver)
Property Location: SE 1/4, Sec. 25 in Hallock Township (04-25-400-014)
Zoning: “A-2” Agriculture
Land Use Form: Agriculture

BACKGROUND/DISCUSSION: This case is located in District #14, which is Brian Elsasser's district. The petitioner, Paige Ziegler, seeks approval of a waiver 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 existing 36.955 acre tract consists of a house and two sheds. There is an existing well located on the property. The petitioner proposes to divide a 1.84 acre tract containing the structures and well in order to sell remaining tillable acreage. The petitioner has submitted a well report from a licensed well driller indicating the existing well has a production rate of 10 gallons per minute (gpm). The closest public water supply is approximately 0.62 miles to the east (City of Chillicothe). The property is in the SE ¼ of Section 25 in Hallock Township.

The Peoria City/County Health Department has no objections to the request for the water waiver.

COUNTY BOARD GOALS:

STAFF RECOMMENDATION: Approval
COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Assistant Director
DEPARTMENT: Planning & Zoning
DATE: February 10, 2020
**PETITION FOR WAIVER FROM**

**UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION COMPLIANCE**

**Applicant Name:** Paige Ziegler  
**Phone:** 309-696-3932

**Address:** 7902 S. Scarcliff Rd

**City:** Glessford  
**State:** IL  
**Zip:** 61533

**Owner's Name:**  
**Phone:** 309-696-3932

**Address:** Paige Ziegler - 7902 S Scarcliff Rd

**City:** Glessford  
**State:** IL  
**Zip:** 61533

**Parcel Address:** A110 E Cloverdale Rd - Chillicothe, IL

**Parcel ID #:** 04-25-400-014  
**Parcel Size:** 1.84 Acres

**Land Use Form Designation:** AGRICULTURE

**Zoning:** A-2

☐ Tract Survey  ☑ Subdivision  
**Number of Lots to be created:**  

**Ordinance Section(s) to be Waived:** 20-8-3-4-1-6-2 (a)

1. **Explanation of Request (include specific information):** Lot will not be served by public water - an existing well is in place.

2. **What Hardship exists that prevents you from meeting the Ordinance's minimum requirements?** There is no public water.

3. **What impact will the approval of your request have on the immediate area?** None - all development in this area is served by private well.

---

I certify that statements made in this petition are true to the best of my knowledge, and that there are no restrictions, covenants or limitations which are filed of record in Peoria County, Illinois, which limit or effect the request that we are submitting.

**Signature:** [Signature]  
**Date:** 12-12-19

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FOR OFFICE USE ONLY

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<th>Site Plan:</th>
<th>Receipt No.:</th>
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Cordis Law Office  
Attn: Ms Bosewell  
129 N Walnut Ave  
Princeville, IL 61559

December 2, 2019

Re: 4110 E Cloverdale Rd, Chillicothe, Illinois

The well for the property on 4110 E Cloverdale Rd, Chillicothe, IL has been inspected and water sample tested by PDC Laboratories.

The well is constructed to present day Illinois Code. The pumping system has a submersible 3/4 hp well pump and pressure tank in basement. The well produces 10 gpm. The system was in working order on day of inspection.

Water sample tested by PDC Lab is satisfactory.

Sincerely,

Tim Schaub
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**Total Depth**
- **Casing:** 5" SDR 21 from -2' to 117'
- **Screen:** 4' of 4.75" diameter .015 slot
- **Grout:** BENSEAL EZ MUD from 0 to 111.

Water from sand & gravel at 117' to 121'.

Static level 80' below casing top which is 2' above GL

Pumping level 83' when pumping at 16 gpm for 1 hour

**Owner Address:** 4122 E. Cloverdale  Chillicothe, IL
**Address of well:** 4202 E. Cloverdale Rd.
**Location source:** Location from permit

---

**Permit Date:** August 24, 1998  
**Permit #:** 143-W10

| COMPANY          | Sauder, Steven E. |
| FARM             | Schaufelberger, Walt |
| DATE DRILLED     |                     |
| ELEVATION        | 540                 |
| LOCATION         | SE NE SE            |
| LATITUDE         | 40.905208           |
| LONGITUDE        | -89.525625          |
| COUNTY           | Peoria              |
| API              | 121432600600        |
| 25 - 11N - 8E    |
COUNTY OF PEORIA

DEPARTMENT OF PLANNING & ZONING

Peoria County Courthouse • Room 301
324 Main Street • Peoria, Illinois 61602-1313
Telephone (309) 672-6915 • Fax (309) 672-6075 • TDD: (800) 526-0844
Website: http://www.peoriacounty.org

OWNER'S CONSENT FORM

I (print property owner's name) Paige M. Ziegler Hoos
understand that (print applicant name) Paige M. Ziegler Hoos
is petitioning for a(n) (explain request) Subdivision Approval
and waiver for water / public waste
requirements.

at (list address) 4100 E. Cleverdale Rd.
City Chillicothe State IL Zip 61523

Parcel ID# 04-25-400-014

with the Peoria County Department of Planning and Zoning.

I hereby attest that I understand the request and consent to the filing of the
petition by the applicant listed above.

Owner's Signature Paige M. Ziegler Hoos
Date 1/6/20

Subscribed and sworn to before me this 6th day of January, 20 20

Notary Public

OFFICIAL SEAL

NICHOLAS L. MESKIMEN
NOTARY PUBLIC, STATE OF ILLINOIS
TAZEWELL COUNTY
MY COMMISSION EXPIRES 02/06/2022
County of Peoria
DEPARTMENT OF PLANNING & ZONING
Peoria County Courthouse • Room 301
324 Main Street • Peoria Illinois 61602-1313
Telephone (309) 672-6915 • Fax (309) 672-6075 • TDD: (800) 526-0844
Website: http://www.peoriacounty.org

Kathi Urban, Director

Date: January 27, 2020
To: Carey Panier
From: Andrew Braun
Re: February Unified Development Ordinance Waiver Request

Enclosed please find the waiver request for the February 2020 Land Use Committee meeting.

W03-20:
The petitioner, Paige Ziegler, seeks approval of a waiver 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 existing 36.955 acre tract consists of a single family dwelling and a barn. There is an existing well located on the property. The petitioner proposes to divide a 1.84 acre tract containing the structures and well in order to sell the remaining tillable acreage. The petitioner has submitted a well report from a licensed well driller indicating the existing well has a production rate of 10 gallons per minute (gpm). The closest public water supply is approximately 0.62 miles to the east (City of Chillicothe). The property is located in the SE ¼ of Section 25 in Hallock Township (04-25-400-014).

The Land Use Committee meeting is tentatively scheduled for Tuesday, February 25, 2020. I would greatly appreciate any comments regarding this waiver request no later than Friday, February 14, 2020, so that my report to the Land Use Committee includes your comments. If I do not receive any comments by the 14th, I will assume you have no comment, and as such will be reflected in my report.
February 3, 2020

Kathi Urban
Planning and Zoning
Peoria County Courthouse
Rm 301
324 Main St.
Peoria, IL 61602

RE: CASE #W03-20

Dear Ms. Urban:

A review was made of the above referenced case on February 3, 2020. This Department has no objections to the Petitioner's request for a waiver to Section 20-8.3.4.1b.2a of the Unified Development Ordinance. Based on the information provided, it appears as if an acceptable volume of water can be provided by private water well.

Please be advised that all applications for additional permits and licenses must be individually evaluated to determine compliance with our program standards.

If there are any questions concerning this matter, you may contact me at 309/679-6171.

Sincerely,

[Signature]

Carey A. Panier, BS, LEHP, REHS/RS
Director of Environmental Health

Cc: Kathi Urban, Peoria County Planning and Zoning
    Andrew Braun, Peoria County Planning and Zoning
February 10, 2020

Paige Ziegler
7902 S. Scarcliff Rd.
Glasford, IL 61533

RE: February 25, 2020
Land Use Committee meeting

Dear Applicant,

For your information I have enclosed a copy of a report that pertains to your subdivision public water waiver request. This office prepared the report and recommendation for the Land Use Committee. The Land Use Committee of the Peoria County Board will entertain your request for a waiver from strict compliance with the Peoria County Unified Development ordinance.

Please be aware that the Land Use Committee meeting will be held on Tuesday, February 25, 2020 at 4:00 p.m. in Room 402 in the Peoria County Courthouse. This case is scheduled to go to the County Board (Room 403) on March 12, 2020 at 6:00 p.m. for final approval. Please know that you are not required to be present at either meeting but are welcome to come if you are able.

If you find that you have any questions, do not hesitate to contact me.

Sincerely,

Andrew Braun
Assistant Director
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Modification of subdivision regulations for Paige Ziegler for a subdivision of part of the SE 1/4 of Section 25, Hallock Township, Peoria County, Illinois

RESOLUTION

WHEREAS, the County of Peoria has adopted a Unified Development Ordinance which regulates the subdivision of land and which is found in Chapter 20 of the Peoria County Code; and

WHEREAS, Section 20-8.3.4.1.b.2.a of the Unified Development Ordinance allows for modification of the regulations within the Ordinance; and

WHEREAS, this Committee has determined that Paige Ziegler will incur an extraordinary hardship if required to comply with Section 20-8.3.4.1.b.2.a; and

WHEREAS, this Committee has determined that waiving compliance with Section 20-8.3.4.1.b.2.a will not nullify the purpose of the comprehensive plan or the Unified Development Ordinance; and

WHEREAS, your Land Use Committee would recommend waiving compliance with Section 20-8.3.4.1.b.2.a which requires that all new minor subdivisions have a public water supply.

NOW THEREFORE BE IT RESOLVED, by the Peoria County Board, that waiver of compliance with Section 20-8.3.4.1.b.2.a is approved.

NOTICE: Approval of this waiver does not constitute approval of wells or septic systems for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use  
MEETING DATE: February 25, 2020

LINE ITEM: N/A  
AMOUNT: N/A

ISSUE: 2019 Permit Counts

BACKGROUND/DISCUSSION:

Attached for your information are the 2019 New Construction Permit Counts for Peoria County and surrounding communities, and a 5-year historical comparison.

Peoria County new construction residential permits have stayed steady for the past 3 years, with a total of 31 new construction residential permits issued in 2019. New commercial/industrial permits have also maintained a steady course over the past 3 years, with a total of 12 permits issued in 2019.

A map is attached showing the location of the new construction permits.

In total, Planning & Zoning issued 986 building and mechanical permits in 2019.

COUNTY BOARD GOALS:

Healthy Vibrant Communities  
Effective Service Delivery

STAFF RECOMMENDATION: Discussion Item

COMMITTEE ACTION: Discussion Item

PREPARED BY: Kathi Urban, Director

DEPARTMENT: Planning & Zoning

DATE: February 13, 2020
### Permit Counts for New Residential Dwellings and New Commercial & Industrial Buildings

#### Municipalities within Peoria County

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* included in Peoria County total

#### Municipalities outside of Peoria County

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### 2019 New Construction Commercial/Industrial Permits

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<td>59705</td>
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<td>Storage Building for Museum Artifacts</td>
<td>1710 W Woodside Dr</td>
<td>Wheels O' Time</td>
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<td>59750</td>
<td>0221327010</td>
<td>Elevator Scale Office Building</td>
<td>N Santa Fe Ave</td>
<td>Monica Elevator</td>
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<td>Wildlife Prairie Park Cabins Phase 1 (Duplex)</td>
<td>Taylor Rd.</td>
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<td>New Rechlorination Station to Replace Existing</td>
<td>5104 E Richland Ave</td>
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2019 New Construction Permits

Legend
- Commercial Permits
- Residential Permits
- Roads
- Townships

2/13/2020