1. Call to Order

2. Approval of Minutes
   - February 25, 2020

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

4. Zoning Cases
   - #011-20-U, Petition of David and Carroll Inskeep
   - #007-20-U, Petition of Debbie Jost

5. Subdivision Waiver
   - W02-20, Petition of Debbie Jost

6. Resolutions
   - FY20 Planning & Zoning Grant Fund Appropriation
   - Peoria County Fair Housing Program

7. Miscellaneous

8. Adjournment
Call to Order:
Mr. Dillon called the meeting to order at 4:19 p.m.

Approval of Minutes:
A motion to approve the Land Use Committee minutes from December 18, 2019 was made by Ms. Williams and seconded by Mr. Windish. A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Pastucha 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.

Zoning Cases:
002-20-V, Petition of Insite RE, Inc. as agent for Lendlease Towers III, LLC:
Mr. Elsasser made a motion to approve the telecommunications variance and was seconded by Ms. Williams.

Mr. Braun summarized the case. 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. This property is located in Hallock Township on W. Truitt Road. There are 0 consents and 2 objections. The County Highway Department
had no objection. Staff does not make a recommendation on this type of case; however, the Zoning Board of Appeals did approve the case unanimously.

Mike Howley, representative from Lendlease Towers, stated that he did not have anything to add, but hoped that the committee would recommend approval of the request.

Ms. Williams asked who the objections were from, and Mr. Braun responded that one was from a nearby resident who felt there was no need for another tower since there is already one approximately one quarter mile from this location. Mr. Braun added that the other objection was from SBA Communications, which is the owner of the other tower nearby.

Jenny Park, attorney representing SBA Communications, stated that her client owns an existing tower approximately 500 feet from this proposed site. Ms. Park stated that AT&T is currently located on SBA’s tower but will be relocating to this tower. Ms. Park stated that her client does not believe that another tower that close is necessary and that AT&T is only doing this for their financial benefit. Ms. Park added that AT&T has never approached SBA with dissatisfaction.

Mr. Howley added that AT&T does intend to locate on the new tower because it is his understanding that they have been negotiating a fair lease price with SBA for over 2 years and have not been able to reach an agreement. Mr. Howley added that the use of a cell tower is permitted in this zoning district and it is only the height that requires the variance. Additionally, Mr. Howley stated that Peoria County and the state do not require a distance of separation between towers and they will also comply with all other regulations set forth by county and state. Mr. Howley stated that the extra height was necessary due to the topography of the area and being able to reach the proper service radius without interfering with the existing tower.

Mr. Dillon reminded the board that the variance was for the height of the tower only. Mr. Elsasser asked if the portion of the property to be leased was on Arrowhead Country Club’s property, and Mr. Howley confirmed that this was correct.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Pastucha absent.)

008-20-U, Petition of the Estate of Doneita M. Werry, Deceased & the Glenn A. Werry, Sr. Estate, Deceased:

Mr. Elsasser made a motion to approve the special use and was seconded by Ms. Williams.

Mr. Braun summarized the case. 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. The 5.28 acres will contain the existing dwelling while the 6.16 acres will include an existing horse barn, machine shed, and pasture. There are 0 consents and 0 objections. The parcel has a medium rating for agricultural protection; however, no portion of the parcel is currently being used for crop production. The Health Department had no objections and there was no comment from the Trivoli Township Road Commissioner. The request is consistent with the Peoria County Comprehensive Land Use Plan and also the Peoria County Rural Areas Growth Strategies. Staff recommended approval and the Zoning Board of Appeals concurred.
Tim Woods, representative for the case, stated that there was a buyer interested in purchasing the home pending the land split and asked that the board approve the request so that the estates could be settled.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Pastucha absent.)

**Subdivision Waivers:**
W03-20, Petition of Paige Ziegler:
Mr. Elsasser made a motion to approve the subdivision waiver and was seconded by Mr. Windish.

Mr. Braun summarized the case. 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 property is located in Hallock Township. The petitioner is proposing to serve a 1 lot subdivision with a private well. There is an existing well on the property that has a production rate of 10 gallons per minute, which exceeds the county requirement of 3 gallons per minute. The petitioner is proposing to divide a 1.84 acre tract including a house in order to sell the remaining tillable acreage. The closest public water supply is the City of Chillicothe, which is approximately 0.62 miles to the east. Staff is recommending approval.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson & Ms. Pastucha absent.)

**Discussion:**
2019 Permit Counts:
Mr. Braun explained that there were some reports in the packet which outlined New Residential and New Commercial/Industrial permit counts for Peoria County Planning and Zoning from 2015-2019 in comparison to other jurisdictions within Peoria County in addition to some jurisdictions in Tazewell and Woodford Counties. Mr. Braun stated that Peoria County Planning and Zoning’s permit numbers in these categories have remained steady over the course of the past three years.

Mr. Elsasser asked if the residential permit number included additions, and Mr. Braun responded that the list only included new construction; however, Mr. Braun added that in 2019 the department had issued 382 electrical permits, 70 plumbing permits, 67 HVAC permits, and 467 building permits.

**Miscellaneous:**
Mr. Elsasser stated that he wanted to speak about an issue a citizen had with buying solar panels from a bankrupt company and found they were not able to get a permit for a solar project because of the panels. Mr. Dillon explained that the problem is that the panels do not meet or do not have ASME codes and cannot be validated. Mr. Dillon added that he had been reading about the product and the company in question, which had problems with their products malfunctioning which caused many lawsuits and eventually bankruptcy of the company. Mr. Dillon stated that the company then sold their assets at a reduced rate, which is when the contractor purchased them. Mr. Miller added that inverter and racking system companies will also not approve this particular product to be used with their systems because there is no way to validate the product. Mr. Dillon stated that any jurisdiction that upheld a building code would
not allow the use of the solar panels because the product cannot be validated according to those building codes.

Mr. Elsasser stated that the owner was willing to sign an indemnification agreement that the county would not be liable for any damages if the systems failed. Mr. Dillon responded that Mr. Miller had brought up a point that even if the panels were allowed to be used, there are no inverter or racking system companies that would be willing to hook their product up to the panels in order to create a working system. Mr. Elsasser stated that the owner is ICC approved to install solar panel systems, Ameren was willing to sign off on the project, and that SRECs had a system in place to be sure that systems installed would be held accountable if they malfunction. Mr. Dillon stated that although the owner was certified to install solar systems, it did not mean that the product he was trying to install would meet the requirements set forth by the building code. Mr. Dillon added that Ameren and SRECSs are also not endorsing the product by being willing to sign off on it. Mr. Elsasser stated that Ameren would do a field site inspection, and Mr. Dillon responded that he did not believe they conducted inspections of that kind. Mr. Dillon added that Ameren is only concerned about the interconnection. Mr. Dillon stated that he did feel sympathetic to the owner, but he was not willing to change the established codes and rules for one person. Mr. Elsasser restated that the owner was willing to sign an indemnification agreement, and Mr. Dillon and Ms. Williams both agreed that that was not the right course of action for the county to take.

Mr. Windish asked if there was rule book that stated these panels could not be used, and Mr. Dillon responded that many of the requirements come from building and electrical codes that the county has adopted to enforce. Mr. Miller stated that he had researched the information he was presented for this project and had found no inverters or racking systems that would be compatible with these panels. Mr. Windish asked who gets to determine the standards for these products, and Mr. Braun responded that the Illinois Commerce Commission issues a state certification which the owner has obtained. Mr. Braun continued to explained that with that certification, the installer is certifying that they are complying with the manufacturer’s installation instructions. As part of the requirements for a solar permit in Peoria County, information must be supplied on how the system is to be installed. Mr. Braun continued by stating that no one has been able to sign off on these panels because they are not compatible with any current racking system or inverter system on the market. Mr. Braun stated that the contractor is not able to meet this requirement and additionally has not been able to submit information required for building code compliance. Mr. Windish asked if there was an option for an engineer to produce information and sign off on it, and Mr. Braun responded that staff had given the contractor the option to have an engineer sign off on the project and the contractor declined to do so. Mr. Braun further added that the department had issued 79 solar permits to 28 different companies over the last 2 years and the process for getting the permit was the same for everyone. Mr. Dillon stated that he felt this was a key point to prove that it is not impossible to get a solar permit in Peoria County.

**Adjournment:** Mr. Dillon adjourned the meeting at 4:53 p.m.

*Recorded by: Ellen Hanks, ZBA Administrative Assistant*
TRI-COUNTY REGIONAL PLANNING COMMISSION
456 FULTON STREET, SUITE 401
PEORIA, IL 61602
Phone: 309-673-9330 FAX: 309-673-9802
www.tricountyrpc.org

Ways & Means Committee............... 4:30 p.m., January 23, 2020
Full Commission/Executive Board (in lieu of Lack of Quorum) ...5:30 p.m., January 23, 2020


MINUTES

1. Call to Order, Welcome, Recognition of Audience
   Chairman Neuhauser called the meeting to order at 5:30 PM

2. Roll Call

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

3. Public Input-none

4. Motion to approve November 21, 2019 minutes
   Hovey moved to approve the November 21, 2019 minutes and Cotton seconded. Motion carried.
5. Executive Director report
Miller reported on the following:
- Census grant for $500,000 which includes a 9-county region. Peoria County was not included but is within a local agency. Will be working with the agency who received Peoria County.
- Michael Bruner is working with consultants in monitoring the sub consultants and to make sure reports are complete and on time.
- Director Callahan is corresponding with PLBA on the Illinois River issues along with Marshall Plumley of ACOE and Doug Blodgett of the Department of Natural Resources.
- Hazard Mitigation Plan is closed out
- Preparing for LRTP meeting on Feb. 7 @ 9:00 am
- Michael Bruner is writing a grant for Hanna City Trail. It will be a $2 million grant for resources.

6. Ways and Means Report
   a. Motion to approve November/December Financial Statements and Billings (Resolution 20-24)
      Smith moved to approve November/December Financial Statements and Billings (Resolution 20-24) and Sundell seconded. Motion carried.
      Stratton reported on the following:
      - Total Cash $936,827- Operating Ca which means we reduced our overall cash position by $51,315 during December cash decreased $52,236 and restricted cash accounts increased by $952.
      - Accounts Receivables $147,029- $2,082 is for annual PPUATS billings, $16,371 is member dues, $15,727 is billings for local GIS and planning services, $22,029 is state money and $90,820 is federal money.
      - Accounts Payable $65,010- $41,255 of that is for contract services, $7500 is APWA (which we can’t pay until we get board approval), $16,255 is regular monthly bills unpaid as of the last day of the month.
      - Total Billings for December we $102,538. We had direct pass-throughs of $44,631 = Operating Revenue $57,907
      - Total Incoming Bills for December were $116,241- less direct pass-throughs of $44,631 = Operating Expenses of $1,161. That is higher than November by $1,936 but we are still in our average range of $70k-$73k.
      Our bottom line for December is negative $13,703 but we still have a year to date surplus of $17,143 and we have all major holidays behind us.
   b. Motion to approve FY20 Budget Amendment (Resolution 20-28)
      Menold moved to approve FY20 Budget Amendment (Resolution 20-28) and Cotton seconded. Motion carried.
      Miller explained the 3 additions- Census Grant, SPR, and Grey Area grants. The 3 top lines are deferred. He then explained the indirect cost rates.
      Neuhauiser mentioned the indirect cost rates and that they need to be watched diligently.

7. Unfinished Business-none

8. Administration
   a. Motion to approve Executive Director to enter renewing contract with The Cleaning Source, Inc. for a monthly amount of $172.00 or annually $2064.00 (Resolution 20-25)
      Sundell moved to approve Executive Director to renewing contract with The Cleaning Source Inc. for a monthly amount of $172.00 or annually $2064.00 (Resolution 20-25) and Hinrichsen seconded. Motion carried.
   b. Motion to approve Executive Director to enter contracts General Liability, Property, Commercial Auto, Crime, Workers Comp., Professional Liability and Commercial Umbrella insurance (Resolution 20-27)
      Logan moved to approve Executive Director to enter contracts General Liability, Property, Commercial Auto, Crime, Workers comp., Professional Liability and Commercial Umbrella insurance (Resolution 20-27) and Stimson seconded. Motion carried.
   a. Motion to approve to the Full Commission Employee Health Insurance package (Resolution 20-26)
      Sundell moved to approve Employee Health Insurance package (Resolution 20-26) and Cotton seconded. Motion carried.

10. Planning
    a. Motion to approve 1 staff member to attend 2020 National American Planning Conference in Houston, TX (Resolution 20-29)
       Hinrichsen moved to approve 1 staff member attend 2020 National American Planning Conference in Houston, TX (Resolution 20-29) and Smith seconded. Motion carried.

11. Transportation
    a. Motion to approve Executive Director to enter a contract with the selected consultant for the Village of Morton Master Bicycle Plan for an amount not to exceed $21,000 (Resolution 20-30)
    b. Motion to approve Executive Director to enter a contract with the selected consultant for the Greater Peoria Grey Area Mobility Enhancement and Expansion Study for an amount not to exceed $100,000 (Resolution 20-31)
    c. Motion to approve Executive Director to enter a contract with the selected consultant for Phase II of the Greater Peoria Smart Mobility Plan for an amount not to exceed $30,000 (Resolution 20-32)
    d. Motion to approve Executive Director to enter a contract with the selected consultant for Woodford County Asset Management & Feasibility Project for an amount not to exceed $9,500. (Resolution 20-33)
    e. Motion to approve Executive Director to enter a contract with selected consultants for the Tri-County Communities Roadway Asset Management Program for an amount not to exceed $235,000 (Resolution 20-34)
    f. Motion to approve Executive Director to purchase Pavement Decision Optimization Technology not to exceed $33,600. (Resolution 20-35)
       Hovey moved to approve a thru f and Hinrichsen seconded. Motion carried.
       Martin explained these are thru PPUATS for the Commission approval.
       Logan asked about Resolution 20-34 if this is a blanket for the area and the answer is yes.
       Neuhauser said that all 3 counties are benefiting.

12. GIS

13. Executive Session

14. Any action coming out of Executive Session

15. Other

16. Adjournment
       Cotton moved to adjourn at 6:15 pm and Sundell seconded. Motion carried.
Submitted by:
Eric Miller
Executive Director
Transcribed by Debbie Ulrich

## FEBRUARY 2020 MEETING SCHEDULE

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tr>
<td>PPUATS Policy</td>
<td>Wednesday, February 5 2020</td>
<td>9:00 a.m.</td>
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<tr>
<td>Executive Board</td>
<td>Monday, February 10, 2020</td>
<td>5:15 p.m.</td>
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<td>PPUATS Technical</td>
<td><strong>Wednesday, February 19, 2020</strong></td>
<td><strong>9:00 a.m.</strong></td>
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<td>Ways &amp; Means</td>
<td>Thursday, February 27, 2020</td>
<td>4:30 p.m.</td>
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<td>Full Commission</td>
<td>Thursday, February 27, 2020</td>
<td>5:30 p.m.</td>
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AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: April 7, 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: 3/12/2020

ATTACHMENTS:

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<tr>
<th>Description</th>
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<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 (closed) - 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.
CASES IN THE HEARING OFFICER PROCESS

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.

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 continued to the September 2, 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 continued to the September 2, 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 is closed (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. The Hearing Officer has issued her final order.

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.

PLATTNER, Amy – 9511 W Goetz Rd – Kickapoo Twp – Sec. 31 – (13-31-251-013) – Complaint #2020-039 – The detached garage has collapsed. This case will be reinspected after the compliance date and scheduled for a Hearing Officer meeting if not in compliance.
PROPERTIES IN COMPLIANCE FOR THE PAST FIVE YEARS

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 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 unsafe. The house has been demolished by the owner.

ROEDELL, Brock - 10214 W Powderrmill 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.

Compliance Year – 2019

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.

ADKINS, James – 4827 W Farmington Rd – Limestone Twp - Sec. 02 - (17-02-405-001) - Complaint #2018-027 - Commercial building had a collapsing porch roof, failing foundation, and collapsing stairs. This case has been closed and the unsafe parts have been removed or repaired.
AGENDA BRIEFING

COMMITTEE: Land Use Committee
MEETING DATE: April 7, 2020

LINE ITEM: Revenue:
            Expenditure:

ISSUE: February 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: 3/1/2020

ATTACHMENTS:

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<th>Description</th>
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<td>February 2020 Development Summary</td>
<td>Backup Material</td>
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## Residential New Construction

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**Total Value Residential New Construction This Period**

$218,000.00

## Non-Residential Construction

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**Total Value Non-Residential Construction This Period**

$3,000.00

## All Other Permits

| Total Number of All Other Permits This Period | 15 |

**Total Value All Other Permits This Period**

$454,197.00
## RESIDENTIAL DEMOLITION

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<td>19-06-200-016 District 18</td>
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AGENDA BRIEFING

COMMITTEE: Land Use  
MEETING DATE: April 7, 2020  
LINE ITEM: N/A  
AMOUNT: N/A

ISSUE: ZBA Case #011-20-U. A Special Use as required in Section 20.5.1.3.2.a of the Unified Development Ordinance. This section allows for a special use for an agriculturally related business. The petitioner proposes to operate a commercial pumping business in the “A-1” Agricultural Preservation Zoning District.

BACKGROUND/DISCUSSION: This case is located in District #16, which is County Board member Matt Windish’s district. The petitioners, David and Carroll Inskeep, request a special use to allow for an agriculturally related business in the "A-1" Agricultural Preservation zoning district. The parcel is located at W. Schaffer Rd. in the NW ¼ of Section 16 in Elmwood Township. There are 0 consents and 0 objections on file. The petitioners have concurrently filed Variance Case #010-20-V to request a variance of 5 feet from both the east and west property lines. Section 20-6.2.2.2.d.2.b of the UDO requires a side setback of 30 feet for accessory structures 2,000 square feet or larger. The subject parcel consists of 104.55 acres, the majority of which are used for row crop agriculture. The petitioners wish to construct a 6,000 square foot machine shed in the northeastern corner of their property in order to store equipment used by their business. The petitioners’ business, Inskeep Custom Services, Inc., has been in operation for over twenty years and offers hog manure pumping services. All adjacent parcels are zoned “A-1” Agricultural Preservation. Surrounding land uses include timber and residential to the north, agriculture to the south and east, and residential to the west. The request is consistent with the agricultural uses and character of the surrounding area. According to the petition, the parcel is not served by water or sewer, but none will be necessary for the proposed machine shed. 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. However, it is recommended that the IEPA (The Illinois Environmental Protection Agency) be contacted to inquire if any additional permitting is required for approval of Inskeep Custom Service Companies hog manure disposal. The subject parcel is located on W. Schaffer Rd., a township collector road. According to the IDOT traffic map, there are approximately 50 vehicle trips in a 24-hour period along W. Schaffer Rd. The proposed shed will be accessed by an existing access point off W. Schaffer Rd., and no new access points are proposed. The petitioners state that the business employs one worker full-time and an additional worker part-time. The petitioners also state that the equipment is used for four weeks in the spring and for two to two and a half months during the fall, and there would be approximately twenty trips to the proposed machine shed in the course of a year. The County Highway Department has deferred to the Elmwood Township Road Commissioner regarding comments on this request. No objections have been received from the Elmwood Township Road Commissioner. The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation and Environmental Corridor. The proposed shed will not be located in the section of the parcel designated as Environmental Corridor. The land uses allowed in the Agriculture Preservation Land Use Form are agriculture and open space. The Land Use Plan indicates that the character and development pattern of the Agriculture Preservation Land Use Form includes farming, farm-service businesses, pastures, and homesteads. The Special Use request is for an agriculturally related business in the A-1 zoning district. The request is consistent with the Peoria County Growth Strategy of generating economic opportunity and stability, promoting economic wellbeing, and encouraging economic vitality and family wage jobs while managing growth. The parcel is within the 1 ½ mile extraterritorial jurisdiction of the City of Elmwood. The City of Elmwood Land Use Plan designates this area as Agricultural, which is consistent with the proposed use.

COUNTY BOARD GOALS:

STAFF RECOMMENDATION: Approval with the following restriction:

1. The Special Use is null and void in the event the parcel is no longer owned by David Inskeep, Carroll Inskeep, or their legal descendants.

ZBA RECOMMENDATION: Approval with restriction (5-0)

COMMITTEE ACTION:

PREPARED BY: Taylor Armbruster, Planner I

DEPARTMENT: Planning & Zoning

DATE: March 12, 2020
DATE: March 3, 2020

CASE/PETITIONER: 011-20-U / David and Carroll Inskeep / 106 Southgate Dr., Elmwood, IL 61529

REQUEST: A Special Use as required in Section 20.5.1.3.2.a of the Unified Development Ordinance. This section allows for a special use for an agriculturally related business. The petitioner proposes to operate a commercial pumping business in the “A-1” Agricultural Preservation Zoning District.

LOCATION: NW 1/4, Section 16, Elmwood Township West Schaffer Road, Elmwood IL 61529 / Parcel ID # 11-16-100-006

LAND USE FORM: Agriculture Preservation and Environmental Corridor

CURRENT ZONING: “A-1” Agricultural Preservation

PRESENT USE: Agriculture

SIZE OF SITE: 104.55 acres

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

SURROUNDING LAND USES: North: Residential and Timber South and East: Agriculture West: Residential

PUBLIC SERVICES: Fire: Elmwood Fire Department Water: None Schools: Elmwood CUSD #322 Sewer: None

TRANSPORTATION: West Schaffer Road, Township Road

PERTINENT ZONING CASES ON SITE: Variance Case #010-20-V

PERTINENT ZONING CASES IN SURROUNDING AREA: None

PLANNING AND ZONING DEPARTMENT RECOMMENDATION: APPROVAL WITH RESTRICTION
REQUEST AND LOCATION: The petitioners, David and Carroll Inskeep, request a special use to allow for an agriculturally related business in the “A-1” Agricultural Preservation Zoning District. The subject parcel consists almost entirely of cropland along with small sections of timber. Currently, the only use on the parcel is row crop agriculture. The petitioners wish to construct a 6,000 square foot machine shed in the northeastern corner of their property in order to store equipment used by their business. According to the petitioners, their business, Inskeep Custom Services, Inc., has been in operation for over twenty years and offers hog manure pumping services to local clients and clients located two to three hours to the north. Business equipment to be stored in the proposed shed consists of manure handling equipment including pumps, carts, and an applicator. The petitioners also propose to store farm machinery for the subject parcel in a portion of the building, which is an allowed use. The parcel is located at West Schaffer Road in the northwest quarter of Section 16 in Elmwood Township.

PERTINENT ZONING CASES ON SITE: Variance Case #010-20-V has been filed in conjunction with Special Use Case #011-20-U. The case includes two variance requests from section 20-6.2.2.2.d.2.b of the Unified Development Ordinance, which requires a side setback of 30 feet for accessory structures 2,000 square feet or larger. The petitioners propose to construct the 6,000 square foot machine shed 25 feet from the east side property line, resulting in a variance request of 5 feet, and 25 feet from the west side property line, resulting in a variance request of 5 feet. Case #010-20-V will be heard by the Zoning Board of Appeals at the March 12, 2020 hearing.

PERTINENT ZONING CASES IN SURROUNDING AREA: None

SURROUNDING ZONING AND LAND USE: The subject parcel consists of 104.55 acres, the majority of which are used for row crop agriculture. It is zoned “A-1” Agricultural Preservation along with all adjacent parcels. Land uses surrounding the proposed site of the shed include timber and a single-family dwelling to the north, row crop agriculture to the south and east, and a single-family dwelling to the west. The single-family dwelling to the north is located approximately 530 feet from the proposed site for the shed while the single-family dwelling to the west is located approximately 238 feet from the proposed site. The parcel is located approximately one mile to the east of the municipal limits of the City of Elmwood. According to the petitioners, the business is consistent with the community character of the vicinity because the proposed use is an agriculturally related business, the equipment would be stored inside, and the equipment would be used for approximately four weeks in the spring and two to two and a half months in the fall. The business pumps hog manure from lagoons, pits underneath hog buildings, and slurry stores and then injects the manure into the ground of the clients’ fields. Once the equipment is taken from storage, it is not returned until all jobs are complete. The petitioners’ request is consistent with the agricultural uses and character of the surrounding area.

TECHNICAL ADEQUACY: Section 20-5.1.3.2.a of the Peoria County Unified Development Ordinance allows for a special use permit for agriculturally related businesses in the “A-1” Agricultural Preservation Zoning District. The petitioners are seeking a special use permit in order to operate an existing agriculturally related business from a new location. According to the petitioners, their business, Inskeep Custom Services, Inc., has operated for over twenty years, and the petitioners stored their business equipment in buildings on a parcel they previously owned. After selling that parcel, the petitioners are renting the buildings from the current owners. The petitioners wish to construct a 6,000 square foot machine shed on the subject parcel in order to relocate the business equipment to storage on
a parcel they own. According to the petitioners, their business equipment includes a 33’ by 9’ new pump weighing 6,000 pounds, a 33’ by 9’ old pump weighing 6,000 pounds, an 11’ by 21’ Balzer cart weighing 8,000 pounds, an 11’ by 13’ old cart weighing 4,000 pounds, a 9’ by 21’ new cart weighing 8,000 pounds, and a 12’ by 26’ applicator weighing 2,000 pounds. The subject parcel is currently used primarily for row crop agriculture, and only a small section of cropland consisting of approximately 0.72 acres would be taken out of production for the construction of the machine shed. However, the petitioners have noted that this area is difficult to farm and is not often used in production. A LESA was conducted on the subject parcel. The site scored 80.4 out of 100 on the agland evaluation component and 122.2 out of 200 on the site assessment component. The overall LESA score was 202.6, which is a medium rating for agricultural protection.

**Environmental Impacts:** According to the petition, the parcel is not served by water or sewer, but none will be necessary for the construction of the proposed machine shed. At this time, there is no comment from the Health Department.

**Transportation Impacts:** The subject parcel is located on West Schaffer Road, a township collector road. According to the IDOT traffic map, there are approximately 50 trips in a 24-hour period along West Schaffer Road. The proposed machine shed will be accessed by an existing access point off West Schaffer Road. No new access points are proposed at this time. The petitioners state that the business employs one worker full-time and an additional worker part-time. The petitioners also state that the equipment is used for four weeks in the spring and for two to two and a half months during the fall, and there would be approximately twenty trips to the proposed machine shed in the course of a year. Once the employees leave with the equipment, they do not return the equipment until the jobs are finished, as many of the business’s clients are located two to three hours to the north. At local job sites, the equipment often stays at the site for two weeks. The proposed use would generate minimal impact to the traffic patterns of the area. The County Highway Department has deferred to the Elmwood Township Road Commissioner, as this part of West Schaffer Road is maintained by the road district. According to the Elmwood Township Road Commissioner, there is no posted weight limit for traffic along West Schaffer Road. At this time, there is no written comment from the Road Commissioner.

**Land Use Form:** The petitioners propose to operate an agriculturally related business in the “A-1” Agricultural Preservation Zoning District. According to the petitioners, only the proposed site of the shed and the section of the parcel between the proposed site and West Schaffer Road will be taken out of production, an area consisting of approximately 0.72 acres; however, the petitioners have noted that this area is difficult to farm and is not often used in production. The rest of the site will continue to be used for row crop agriculture. The Peoria County Future Land Use Form Map designates this area as Agriculture and Environmental Corridor. According to the 2009 Peoria County Comprehensive Land Use Plan (Land Use Plan), uses allowed in the Agriculture Preservation Land Use Form are Agriculture and Open Space while uses allowed in the Environmental Corridor Land Use Form are Agriculture, Open Space, and Conservation Design Residential. The Land Use Plan indicates that the character and development pattern of the Agriculture Preservation Land Use Form includes farming, farm-service businesses, pastures, and homesteads and that agriculture-related services are necessary and beneficial in ensuring the long-term sustainability of agriculture. The proposed shed will not be located in the section of the subject parcel designated as an Environmental Corridor. The use is also consistent with the Peoria County Growth Strategy of generating economic opportunity and stability, promoting economic wellbeing, and encouraging economic vitality and family wage jobs while managing growth. The petitioners wish to construct a machine shed in order to store the equipment for their existing
agriculturally related business that has operated for over twenty years. The request is consistent with the uses allowed in the Agriculture Preservation and Environmental Corridor Land Use Forms. The parcel is within the 1 ½ mile extraterritorial jurisdiction of the City of Elmwood. The City of Elmwood Land Use Plan designates this area as Agricultural, which is consistent with the proposed use.

**CONCLUSIONS**

**CONSISTENCY WITH ADOPTED COUNTY PLAN:** The Future Land Use Form map in the Peoria County Comprehensive Land Use Plan designates this area as Agriculture Preservation and Environmental Corridor. The request is to operate an existing agriculturally related business in the “A-1” Agricultural Preservation district. The request is consistent with the land uses allowed in the Agriculture Preservation Land Use Form which include farming, farm-service businesses, pastures, and homesteads. The proposed shed will not be constructed in the section of the parcel designated as Environmental Corridor. The request is also consistent with the Peoria County Growth Strategy of generating economic opportunity and stability, promoting economic well being, and encouraging economic vitality and family wage jobs while managing growth. The petitioners wish to construct a machine shed in order to store the equipment for their existing agriculturally related business that has operated for over twenty years. The City of Elmwood Land Use Plan designates this area as agricultural, which is consistent with the proposed use.

**CONSISTENCY WITH COMMUNITY CHARACTER:** The petitioners propose to operate an existing agriculturally related business from a machine shed to be constructed on their property. Land uses in the area surrounding the parcel include row crop agriculture, timber, and low-density single-family dwellings. Uses on the subject parcel consist almost entirely of row crop agriculture along with small sections of timber. The proposed use is consistent with the agricultural character of the surrounding area.

**MINIMIZING ADVERSE EFFECTS:** The proposed use will not create excess noise or negative visual effects. The business would generate approximately 20 trips from the proposed machine shed over the course of a year, so change to traffic patterns in the area would be minimal. The business equipment would be used for four weeks in the spring and for two to two and a half months during the fall. When the equipment is taken out of the proposed machine shed, it would not be returned until all the clients’ jobs were complete. The business equipment would be stored inside when not in use.

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

**COMPLIANCE WITH ADDITIONAL STANDARDS:** The petitioners have also submitted Variance Case #010-20-V in conjunction with Special Use Case #011-20-U. The petitioners request two variances from section 20-6.2.2.2.d.2.b of the Unified Development Ordinance, which requires a side setback of 30 feet for accessory structures 2,000 square feet or larger. The petitioners propose to construct the 6,000 square foot machine shed 25 feet from the east side property line, resulting in a variance request of 5 feet, and 25 feet from the west side property line, resulting in a variance request of 5 feet. Case #010-20-V will be heard by the Zoning Board of Appeals at the March 12, 2020 hearing. The petitioners will comply with all additional standards.
RECOMMENDATION

Based on the above information, the Department recommends approval with the following restriction:

1. The Special Use is null and void in the event the parcel is no longer owned by David Inskeep, Carroll Inskeep, or their legal descendants.

Respectfully submitted,

Taylor Armbruster  Kathi Urban
Planner I  Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, March 12, 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 9:00 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. 011-20-U at 9:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of DAVID & CAROL INSKEEP, acting on their own behalf, a SPECIAL USE as required in Section 20.5.1.3.2.a of the Unified Development Ordinance. This section allows for a special use for a Agriculturally-related business. The petitioner proposes to operate a commercial pumping business in the “A-1” Agricultural Preservation Zoning District.

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 petitioners wish to construct a machine shed in order to store equipment for their agriculturally-related business that has operated for over 20 years. This area is designated as Agriculture Preservation and Environmental Corridor. The request is consistent with the land uses allowed in the Agriculture Preservation Land Use Form. The proposed shed will not be constructed in the section of land designated as Environmental Corridor. The request is also consistent with the designated Peoria County Growth Strategy. The City of Elmwood Land Use Plan designates this area as agricultural, which is consistent with the proposed use.

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:
   - Uses on the subject parcel consist almost entirely of row crop agriculture along with small sections of timber. The proposed use is consistent with the agricultural character of the surrounding area.

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;
• The proposed use will not create excess noise or negative visual effects. The business would generate approximately 20 trips from the proposed machine shed over the course of a year, so change to traffic patterns in the area would be minimal. The business equipment would be used for four weeks in the spring and for two to two and a half months in the fall. When the equipment is taken out of the proposed machine shed, it would not be returned until all the clients’ jobs were complete. The business equipment would be stored inside when not in use.

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
   • The request does not impact known natural or historical resources.

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 petitioners also submitted the previously heard Variance Case 010-20-V in conjunction with this Special Use case. The petitioners will comply with all additional standards.

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

Meeting adjourned 11:15 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 with restriction, Petition of David and Carroll Inskeep.

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 for the operation of an agriculturally related business in the A-1 Agricultural Preservation Zoning District; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on March 12, 2020 in Case No. 011-20-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 March 12, 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 March 24, 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. 011-20-U is hereby approved with the following restriction:

1. The Special Use is null and void in the event the parcel is no longer owned by David Inskeep, Carroll Inskeep, or their legal descendants.

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
ISSUE:
Zoning Case #007-20-U. A Special Use as required in Section 20.5.2.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25 acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the A-2 Agricultural District. The petitioner proposes to divide 1.348 acres from an existing 11.448 acre parcel in order to move an existing single family dwelling.

BACKGROUND/DISCUSSION:
This case is in District #18, which is County Board member Paul Rosenbohm’s district. The petitioner, Debbie S. Jost, requests a special use to divide 1.348 acres from an 11.448 acre tract. The parcel is located at 8327 W. Tuscarora Road in the SE ¼ of section 5 of Hollis Township on Tuscarora Road, a township road. There are 0 consents and 0 objections on file. The petitioner has concurrently applied for subdivision waiver #W02-20 to waive the 30 foot public road frontage requirement for parcels being created which are less than 10 acres in size. The proposed parcel would have 0 feet of road frontage. The subject parcel consists of a single-family dwelling and woodland. The property and all adjacent parcels are zoned “A-2” Agriculture. The property is accessed by a driveway which serves a total of 4 parcels. Surrounding uses are cropland, woodland, and residential to the east, and residential and woodland to the north, south, and west. There are over 40 parcels under 2 acres which are zoned or used residentially within approximately 0.5 miles of the subject parcel. The subdivisions Saddlebrook Estates, Saddlebrook Estates Extension 1, Saddlebrook Estates Extension 2, Sycamore Pointe Subdivision, and Will-Flo Sub are located within 0.5 miles of the subject parcel. A parcel of 1.384 acres will be split from the existing 11.448 acres. This 1.384 acre piece will contain only woodland. No cropland will be taken out of production as a result of the split. A dwelling which now lies approximately 0.13 miles to the east will be moved onto the 1.384 acre piece. The remaining 10.064 acres will remain in its current state. The proposed request is consistent with the residential and agricultural land use and character of the surrounding area. The overall LESA score was 155.1 out of 300, which is a low rating for agriculture protection. No portion of the subject parcel is currently farmed. According to the petition, the subject parcel is served by an existing private septic system and public water. At this time, the Health Department has found no conditions that would cause them to recommend denial of the petition. However, during the review, it was determined by the Health Department that if any plumbing is installed on the property once the house is placed on the land, then a private onsite wastewater permit will be required. According to the 2017 IDOT traffic map, there are approximately 175 vehicles trips in a 24-hour period along this portion of W. Tuscarora Rd. Moving an existing dwelling 0.13 miles down the road should cause minimal, if any impacts on traffic. The proposed 1.348 acre parcel will be accessed by an existing driveway from W. Tuscarora Rd. According to the petitioner, a 20 foot ingress/egress easement will be created to provide access to the proposed 1.348 acre parcel through this driveway. No new access points off of W. Tuscarora Rd. are proposed at this time. The County Highway Department has deferred to the Hollis Township Road Commissioner, as this portion of Tuscarora Rd. is maintained by the road district. At the time of this report, there is no comment from the Hollis Township Road Commissioner. The Peoria County Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Agriculture and Environmental Corridor. The request is consistent with the Peoria County Comprehensive Land Use Plan Smart Growth Principle of locating new residential growth in areas with or adjacent to existing development. This area is on public water and is adjacent to and near existing residential development. The request is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-2” district by supporting small scale farming uses and permitting low density residential living. The proposed land split will not disrupt farming operations on adjacent sites.

COUNTY BOARD GOALS:
Healthy Vibrant Communities

STAFF RECOMMENDATION: Approval with the following restriction:
1. Parcels created by the approval of this Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25 acre minimum lot size of the “A-2” zoning District.

ZBA RECOMMENDATION: Approval with restriction (5-0):

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

DATE: February 4, 2020


REQUEST: A Special Use as required in Section 20.5.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25 acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the A-2 Agricultural District. The petitioner proposes to divide 1.348 acres from an existing 11.448 acre parcel in order to move an existing single family dwelling.

LOCATION: SE 1/4, Section 5, Hollis Township
8327 W. Tuscarora Rd., Mapleton, IL 61547 / Parcel ID# 20-05-451-001

LAND USE FORM: Agriculture/Environmental Corridor

CURRENT ZONING: “A-2” Agriculture
PRESENT USE: Woodland / Residential

SIZE OF SITE: 11.448 acres

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

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

PUBLIC SERVICES: Fire: Timber-Hollis Water: Limestone-Walters
Schools: Illini Bluff CUSD #327 Sewer: Private Septic

TRANSPORTATION: W. Tuscarora Rd., township collector street

PERTINENT ZONING CASES ON SITE: #W02-20

PERTINENT ZONING CASES IN SURROUNDING AREA: #006-04-U

PLANNING AND ZONING DEPARTMENT RECOMMENDATION: APPROVAL WITH RESTRICTION
CASE ANALYSIS

REQUEST AND LOCATION: The petitioner, Debbie Jost, requests a special use in order to divide 1.348 acres from an 11.448 acre parcel. The parcel consists of an existing dwelling and woodland. The petitioner intends to move an existing dwelling onto the proposed 1.348 acre parcel. This dwelling currently lies approximately 0.13 miles to the east of the subject parcel at 8127 W. Tuscarora Rd. The subject parcel is located at 8327 W. Tuscarora Rd. in the southeast quarter of Section 5 in Hollis Township.

PERTINENT ZONING CASES ONSITE: Waiver #W02-20 is a waiver request from Section 20-3.16.3.2.b.1 of the Unified Development Ordinance (UDO). This section requires a minimum of 30 feet of public road frontage for parcels being created which are less than 10 acres in size. The existing 11.448 acre parcel has an existing single-family dwelling with 20 feet of public road frontage along W. Tuscarora Rd. The road frontage will be retained by the current owner. The proposed 1.348 acre piece to be split from the 11.448 acre parcel will be landlocked. According to the petitioner, a 20 foot ingress/egress easement will be created to provide access to the proposed 1.348 acre parcel. This waiver will be heard by the Land Use Committee on February 25, 2020 and the Peoria County Board on March 12, 2020.

PERTINENT ZONING CASES IN SURROUNDING AREA: Special use case #006-04-U was a request to split 5 acres from a 104.5 acre parcel. This case resulted in the creation of parcels 20-05-401-004 and 20-05-451-004. Both parcels are adjacent to the subject parcel. On February 12, 2004, the Peoria County Board approved the request with the restriction “Parcels created by the approval of this special use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board.” Parcel 20-05-401-004 currently contains 2 dwellings. One of these dwellings is to be moved to the proposed 1.348 acre piece to be split off in the subject case.

SURROUNDING ZONING AND LAND USE: The subject parcel consists of a single-family dwelling and woodland. The property and all adjacent parcels are zoned “A-2” Agriculture. The property is accessed by a driveway which serves a total of 4 parcels. Surrounding uses are cropland, woodland, and residential to the east, and residential and woodland to the north, south, and west. There are over 40 parcels under 2 acres which are zoned or used residentially within approximately 0.5 miles of the subject parcel. The subdivisions Saddlebrook Estates, Saddlebrook Estates Extension 1, Saddlebrook Estates Extension 2, Sycamore Pointe Subdivision, and Will-Flo Sub are located within 0.5 miles of the subject parcel. A parcel of 1.384 acres will be split from the existing 11.448 acres. This 1.384 acre piece will contain only woodland. No cropland will be taken out of production as a result of the split. A dwelling which now lies approximately 0.13 miles to the east will be moved onto the 1.384 acre piece. The remaining 10.064 acres will remain in its current state. The proposed request is consistent with the residential and agricultural land use and character of the surrounding area.

TECHNICAL ADEQUACY: Section 20-5.2.2.1.a.1 of the Peoria County Unified Development Ordinance allows for a special use when a proposed land split does not meet the 25 acre minimum lot size in the “A-2” Agriculture Zoning District. The petitioner proposes to split a 1.348 acre piece from an 11.448 acre parcel. The owner of the subject parcel will retain the remaining 10.064 acres. No portion of the subject parcel is currently farmed. A LESA was conducted on the parcel. The site scored 48.0 out of 100 for agland evaluation and 107.1 out of 200 for the site assessment component. The overall LESA score was 155.1 out of 300, which is a low rating for agricultural protection.

ENVIRONMENTAL IMPACTS: According to the petition, the property is served by an existing private septic system and public water. The dwelling to be located on the 1.348 acre piece is to be served by public water and a new private septic system. With proper maintenance, the septic system should have little to no negative impacts on the surrounding environment. At this time, the Health Department has found no conditions that would cause them to recommend denial of the petition. However, during the review, it was determined by the Health...
Department that if any plumbing is installed on the property once the house is placed on the land, then a private onsite wastewater permit will be required.

**TRANSPORTATION IMPACTS:** The subject parcel is located on W. Tuscarora Rd., a township collector road. According to the 2017 IDOT traffic map there are approximately 175 vehicle trips in a 24-hour period along this portion of W. Tuscarora Rd. Moving an existing dwelling 0.13 miles down the road should cause minimal, if any impacts on traffic. The proposed 1.348 acre parcel will be accessed by an existing driveway from W. Tuscarora Rd. According to the petitioner, a 20 foot ingress/egress easement will be created to provide access to the proposed 1.348 acre parcel through this driveway. No new access points off of W. Tuscarora Rd. are proposed at this time. The County Highway Department has deferred to the Hollis Township Road Commissioner, as this portion of Tuscarora Rd. is maintained by the road district. At the time of this report, there is no comment from the Hollis 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 and Environmental Corridor. The land uses allowed in the Agriculture form Agriculture and Open Space. The land uses allowed in the Environmental Corridor form according to the Peoria County Comprehensive Land Use Plan are Agriculture, Open Space and Conservation Design Residential. The Peoria County Comprehensive Land Use Plan indicates that the Agriculture Land Use Form is largely agricultural and is distinguished from the Agriculture Preservation Land Use Form by allowing more varied uses on lower-productivity farmland that may have more timber or other topographical features. Non-agricultural development should be restricted to the lowest producing agricultural land. The proposed 1.348 acres to be split off is not currently farmed. The property received a low LESA rating for agricultural protection. The Environmental Corridor Land Use Form seeks to protect valuable environmental habitats, including forests or timber lands and discourages fragmentation of corridors. While the relocated house will be placed in the environmental corridor, and the petitioner has indicated that trees will be removed, no corridor will be fragmented by the development. The subject property already contains a dwelling and is located near many residential properties, including several subdivisions. The request is consistent with the Peoria County Comprehensive Land Use Plan Smart Growth Principle of locating new residential growth in areas with or adjacent to existing development. This area is on public water and is adjacent to and near existing residential development. The request is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-2” district by supporting small scale farming uses and permitting low density residential living. The proposed land split will not disrupt farming operations on adjacent sites.

**CONCLUSIONS**

**CONSISTENCY WITH ADOPTED COUNTY PLAN:** The request is consistent with the Peoria County Future Land Use Form map which designates this area as Agriculture and Environmental Corridor. Agriculture and Open Space are the allowed uses in the Agriculture land use form while Agriculture, Open Space and Conservation Design Residential are the allowed uses in the Environmental Corridor land use form. The subject parcel received a low rating for agricultural protection. No cropland will be taken out of production and no Environmental Corridor will be fragmented. The request will allow the petitioner to relocate an existing home, which lies approximately 0.13 miles east of the subject property.

**CONSISTENCY WITH COMMUNITY CHARACTER:** The area surrounding the subject parcel consists of cropland, woodland, and residential uses. The subject parcel contains a dwelling and woodland. The parcel earned a LESA score of 155.1 out of 300, which is a low rating for agricultural protection. Over 40 parcels used or zoned residentially lie within 0.5 miles of the subject site. The request is consistent with the residential and agricultural character of the surrounding area.
**MINIMIZING ADVERSE EFFECTS:** The split of 1.348 acres from an 11.448 acre parcel should not adversely affect surrounding uses. The proposed use should not create excess noise or negative visual effects. Any change to the transportation system should be minimal. The petitioner intends to utilize an existing driveway to access proposed 1.348 acre piece. There are no new access points along W. Tuscarora Rd. 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-2 Agriculture 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 with the following restriction:

1. Parcels created by the approval of this Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25 acre minimum lot size of the "A-2" zoning District.

Respectfully submitted,

Corbin Bogle
Planner I

Kathi Urban
Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, March 12, 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. 007-20-U at 11:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of DEBBIE S. JOST, acting on behalf of LLOYD WALKER (owner), a SPECIAL USE as required in Section 20.5.2.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25 acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the A-2 Agricultural District. The petitioner proposes to divide 1.348 acres from an existing 11.448 acre parcel in order to move an existing single family dwelling.

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 area is timber land so it will not affect any farm production.

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:
   • This area consists of residential and agriculture with a subdivision nearby.

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;
   • Moving a house 1500 feet to this area will not change the adverse effects of the neighborhood.

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 is no known species, archaeological, and/or historical resources on this property. There was not an IDNR review taken.

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 applicant will comply with all standards and regulations on moving the house.

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

Meeting adjourned 11:15 a.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Approval of Special Use with restriction, Petition of Debbie S. Jost

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 25 acre minimum lot size requirement in the A-2 Agricultural District.; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on March 12, 2020 in Case No. 007-20-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 March 12, 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 March 24, 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. 007-20-U is hereby approved with the following restriction:

1. Parcels created by the approval of this Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25 acre minimum lot size of the "A-2" zoning District.

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:** April 7, 2020  
**LINE ITEM:** N/A  
**AMOUNT:** N/A

**ISSUE:** Subdivision Waiver Case W02-20  
**Petitioner(s):** Debbie Jost (*Lloyd Walker, owner*)  
**Waiver Requests:** Section 20-3.16.3.2.b.1 (Road Frontage Waiver)  
**Property Location:** 8327 W. Tuscarora Rd. Mapleton, IL 61547  
SE 1/4, Sec. 5 in Hollis Township (20-05-451-001)  
**Zoning:** “A-2” Agriculture  
**Land Use Form:** Agriculture/Environmental Corridor

**BACKGROUND/DISCUSSION:** This case is located in District #18, which is Paul Rosenbohm’s district. The petitioner, Debbie Jost (*Lloyd Walker, owner*), seeks approval of a waiver from Section 20-3.16.3.2.b.1 of the Unified Development Ordinance. This section requires a minimum of 30 feet of contiguous public road frontage for parcels being created by subdivision which are less than 10 acres.

The petitioner proposes to divide 1.348 acres from an existing 11.448 acre parcel in order to move an existing single family dwelling onto the newly created parcel. The existing 11.448 acre parcel has 20 feet of public road frontage along W. Tuscarora Rd. The road frontage will be retained by the current owner. The proposed 1.348 acre piece to be split from the 11.448 acre parcel will have 0 feet of public road frontage, resulting in a landlocked parcel. According to the petitioner, a 20 foot ingress/egress easement will be created to provide access to the proposed 1.348 acre parcel.

The Peoria County Clerk’s Office commented that the petitioner should coordinate with the Clerk’s Office for application of a new address for the relocation of the house to a new parcel. The Peoria County Highway Department commented that access to the existing and proposed parcels must be secured with a permanent easement or other permanently dedicated access (including maintenance provisions) to Tuscarora that will be attached to the new parcel in perpetuity.

**COUNTY BOARD GOALS:**

![Healthy Vibrant Community]

**STAFF RECOMMENDATION:** Approval w/ restriction:  
A 20’ wide perpetual easement for ingress/egress to the proposed parcel from W. Tuscarora Road must be created at the time of creation of the proposed parcel.

**COMMITTEE ACTION:**

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

Applicant Name: Debbie S. Jost
Address: 8323 W. Tuscorora Rd.
City: Mapleton
Owner's Name: Lloyd Walker
Address: 8327 W. Tuscorora Rd.
City: Mapleton
Parcel Address: 20-05-451-001
Parcel ID #: A-2
Zoning: 20-3,16,3,2,6,1
Number of Lots to be created: 1

1. Explanation of Request (include specific information):
   Request for 0 footage of road
   Frontage for the South 1.348 acres+ - Lloyd Walker retains ownership of 
   the portion of the back/road that he currently owns providing access to this parcel,
   subject to an agreed easement for residential ingress and egress.
   There is no 30 ft of frontage available.

2. What Hardship exists that prevents you from meeting the Ordinance's minimum requirements?

3. What impact will the approval of your request have on the immediate area? No impact on any access to the property - no form (and will be taken out of production)

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: 12/30/19

FOR OFFICE USE ONLY
ATTACHMENTS: YES
Site Plan: 26169
Receipt No.: 200.00
Fee Paid:
OWNER’S CONSENT FORM

I (print property owner’s name) LLOYD E. WALKER understand that (print applicant name) DEBBIE S. JOST is petitioning for a(n) (explain request) Sale of 1.348 +/- acres of property owned by Lloyd E. Walker, located at the south end, to make way for Debbie S. Jost’s homeplace to be moved onto it, so the homeplace will not be destroyed. Residential ingress and egress access to the new parcel will be by an agreed easement over the adjacent road owned by (and to be retained by) Lloyd E. Walker. (See attached map)

at (list address) 827 W. Tuscarora Road
City Mapleton State Illinois Zip 61547

Parcel ID# 20-05-451-001

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.

Lloyd E. Walker 12-6-19
Owner's Signature Date

Subscribed and sworn to before me this 6th day of December, 2019

Notary Public
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 167 feet
12/3/2019

https://gis.peoriacounty.org/PeoriaGIS/
Kathi Urban, Director

Date: January 27, 2020
To: Amy McLaren, Matt Smith
From: Andrew Braun
Re: February Unified Development Ordinance Waiver Request

INTEROFFICE MAIL

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

W02-20:
The petitioner, Debbie Jost (Lloyd Walker, owner), seeks approval of a waiver from Section 20-3.16.3.2.b.1 of the Unified Development Ordinance. This section requires a minimum of 30 feet of public road frontage for parcels being created which are less than ten (10) acres in size.

The petitioner proposes to divide 1.348 acres from an existing 11.448 acre parcel in order to relocate a house from an adjacent parcel onto the newly created parcel. The existing 11.448 acre parcel has an existing single-family dwelling (8327 W Tuscarora Rd.) with 20 ft of public road frontage along W Tuscarora Rd. The road frontage will be retained by the current owner. According to the petitioner, a 20 ft ingress/egress easement will be created to provide access to the proposed 1.348 acre parcel through the adjacent parcel to W. Tuscarora Rd. This request was filed concurrently with Zoning Case #007-20-U. The property is located in the SE ¼ of Section 5 in Hollis Township (20-05-451-001).

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.
Mr. Braun,

In response to the request for comment on Waiver Request W02-20, it is requested that the petitioner coordinate with the County Clerk’s Office for application of a new address for the relocation of the house to a new parcel.

Best Regards,

Matt Smith
Deputy County Clerk
Peoria County Clerk’s Office
T: (309) 495-4886
F: (309) 672-6063
January 29, 2020

To: Kathi Urban, Director
   Peoria County Planning and Zoning

From: Amy Benecke McLaren, County Engineer
       Peoria County Highway Department

Regarding: Jost Unified Development Ordinance Waiver W02-20 - County Highway Department Review

Please find Peoria County Highway Department’s comments for the above-mentioned waiver:

Access to the existing and proposed parcels must be secured with a permanent easement or other permanently dedicated access (including maintenance provisions) to Tuscarora Road that will be attached to the new parcel in perpetuity.
February 10, 2020

Debbie Jost
8323 W. Tuscarora Rd.
Mapleton, IL 61547

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

Cc: Lloyd Walker
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 Debbie Jost (Lloyd Walker, owner), for a part of the SE ¼ of Section 5, Hollis 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 20-3.15 of the Unified Development Ordinance allows for modification of the regulations within the Ordinance; and

WHEREAS, this Committee has determined that Debbie Jost (Lloyd Walker, owner), will incur an extraordinary hardship if required to comply with Section 20-3.16.3.2.b.1; and

WHEREAS, this Committee has determined that waiving compliance with Section 20-3.16.3.2.b.1 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 20-3.16.3.2.b.1 which requires a minimum of 30 feet of contiguous public road frontage for all parcels created by tract survey which are less than 10 acres.

NOW THEREFORE BE IT RESOLVED, by the Peoria County Board, that waiver of compliance with Section 20-3.16.3.2.b.1 is approved with the following restriction:

1. A 20’ wide perpetual easement for ingress/egress to the proposed parcel from W. Tuscarora Road Lane must be created at the time of creation of the proposed parcel.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use Committee
MEETING DATE: Tuesday, April 7, 2020

LINE ITEMS:
063-2-063-4-449-33400 Revenues: IHDA Grant $14,900
063-2-063-4-449-54428 Expenditures: IHDA Grant $14,900

ISSUE:
FOR RESOLUTION: Appropriation of $14,900 into the FY 2020 budget to the Planning & Zoning Grant Fund for additional projects to be completed under the Abandoned Property Program (APP) Grant

BACKGROUND/DISCUSSION:

The Illinois Housing Development Authority awarded Peoria County $27,950.00 to assist with the demolition of Abandoned Residential Property pursuant to an application made in December 2017.

A portion of the grant award was previously utilized for the demolition of 3 structures within Limestone Township that Planning & Zoning had determined to be unsafe. The appropriation of remaining, unspent funds into the FY 2020 budget would allow Planning & Zoning to pursue the demolition of 1 additional structure within Limestone Township.

All of the properties included within the grant award that have been already been demolished were within the target area identified within the West Laramie Neighborhood Plan, which was adopted by the Peoria County Board at the September 2017 meeting.

The final date to submit expenses for reimbursement under the Abandoned Property Program Round 3 is May 29, 2020.

COUNTY BOARD GOALS:

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<thead>
<tr>
<th>INFRASTRUCTURE STEWARDSHIP</th>
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<td>FINANCIAL STABILITY</td>
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STAFF RECOMMENDATION: Approval

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Assistant Director, Planning & Zoning
DATE: March 11, 2020
Your Land Use Committee does hereby recommend passage of the following resolution:

RE: Appropriation of $14,900 into the FY 2020 budget to the Planning & Zoning Grant Fund projects to be completed under the Abandoned Property Program (APP) Grant

RESOLUTION

WHEREAS, the Illinois Housing Development Authority awarded Peoria County $27,950.00 to assist with the demolition of Abandoned Residential Property pursuant to an application made in December 2017; and

WHEREAS, a portion of the grant award was previously utilized for the demolition of 3 structures within Limestone Township that Planning & Zoning had determined to be unsafe; and

WHEREAS, this resolution requests that the remaining, unspent funds be appropriated to the FY 2020 Planning & Zoning Grant Fund budget to pursue the demolition of 1 additional structure within Limestone Township; and

NOW, THEREFORE BE IT RESOLVED that the County Administrator is authorized to appropriate Fourteen Thousand Nine Hundred Dollars ($14,900) into revenue line item 063-2-063-4-449-33400 and appropriate Fourteen Thousand Nine Hundred Dollars ($14,900) into expenditure line item 063-2-063-4-449-54428 of the FY 2020 budget.

RESPECTFULLY SUBMITTED,

LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use  
MEETING DATE: April 7, 2020  
LINE ITEM: N/A  
AMOUNT: N/A

ISSUE: Fair Housing Resolution

BACKGROUND/DISCUSSION: The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The Fair Housing Act prohibits discrimination in housing because of race, color, national origin, religion, sex, familial status, and mental and physical disability. While many cities and municipalities across the region, State, and Country have passed a Fair Housing Resolution, Peoria County has not.

A Fair Housing Resolution is the commitment by the County that it will follow the law, that it recognized the protected classes as stated in federal and state law, and provides a foundation for any policy that may follow.

Without passing a Fair Housing Resolution, Peoria County may be disqualified from certain grant programs and opportunities, including those run by the Illinois Department of Commerce & Economic Opportunity and the United States Department of Housing & Urban Development. Peoria County has administered the Department of Commerce & Economic Opportunity's Community Development Assistance Program in the past and is currently investigating application to the Downstate Small Business Stabilization Program to mitigate the impacts to local business as a result of the COVID-19 epidemic.

COUNTY BOARD GOALS: 🌱 Healthy Vibrant Communities

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Assistant Director  
DEPARTMENT: Planning & Zoning  
DATE: April 2, 2020
Let it be known to all persons of the County of Peoria that discrimination in the sale, rental, lease, advertising of sale, rental or lease, financing of housing or land to be used for construction of housing, or in the provision of brokerage or rental services because of race, color, religion, sex, disability (physical or mental), familial status (children) or national origin is prohibited by Title VIII of the federal Fair Housing Amendments Act of 1988. It is the policy of the County of Peoria to support the Fair Housing Amendments Act of 1988 and to implement a Fair Housing Program to ensure equal opportunity in housing for all persons regardless of race, color, religion, sex, disability (physical and mental), familial status (1. children, and 2. actual or perceived sexual orientation, gender identity or marital status or its members), or national origin. Therefore, the County does hereby pass the following Resolution:

Be it resolved that within the resources available to the County through city, county, state, federal and community volunteer sources, the County will assist all persons who feel they have been discriminated against because of race, color, religion, sex, disability (physical and mental), familial status (children) or national origin in the process of filing a complaint with Illinois Department of Human Rights and/or the U.S. Department of Housing and Urban Development, Chicago Regional Office Compliance Division, that they may seek equity under federal and state laws.

Be it further resolved that the County shall publicize this Resolution and through this publicity shall cause real estate brokers and sellers, private home sellers, rental owners, rental property managers, real estate and rental advertisers, lenders, builders, developers, home buyers and home or apartment renters to become aware of their respective responsibilities and rights under the Fair Housing Amendments Act of 1988 and any applicable state or local laws or ordinances.

The Fair Housing Program, for the purpose of informing those affected of their respective responsibilities and rights concerning Fair Housing law and complaint procedures, will at a minimum include, but not be limited to: 1) the printing, publicizing and distribution of this Resolution; 2) the distribution of posters, flyers, pamphlets and other applicable Fair Housing information provided by local, state and federal sources, through local media of community contacts; and 3) the publicizing of locations where assistance will be provided to those seeking to file a discrimination complaint.

Effective date: This Resolution shall take effect ____________________________.