1. Call to Order

2. Approval of Minutes
   • January 29, 2019

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

4. Zoning Cases
   • 018-19-U, Petition of Edward Lindsay

5. Executive Session
   • Executive Session for Pending Litigation

6. Miscellaneous

7. Adjournment
Call to Order:
Mr. Dillon called the meeting to order at 4:16 p.m.

Approval of Minutes:
A motion to approve the Land Use Committee minutes from December 18, 2018 was made by Ms. Williams and seconded by Ms. Pastucha. A vote was taken on the motion and carried. (4-0) (Mr. Robinson was absent.) (Mr. Elsasser absent for vote.)

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:
001-19-U, Petition of Robert C. Wilson Jr.:
Ms. Williams made a motion to approve the special use request with restriction and was seconded by Ms. Pastucha.

Ms. Urban summarized the case. 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 2 acres from an existing 9.558 acre parcel in order to sell an existing single family dwelling. The parcel is located on Evans Mill Road in Radnor Township. There are 0 consents and 0 objections on file. The petitioner intends to sell the existing house and 2 acres to the current tenant and maintain the remaining acreage. The request is consistent with the area as there are approximately 7 parcels nearby that are similar in size. The parcel had a low LESA score, which
is a low rating for agricultural protection. The Health Department had no objection and the Radnor Township Road Commissioner had no comment. The request is consistent with the Peoria County Future Land Use Form Map. Staff has recommended approval with one restriction and the Zoning Board of Appeals concurred.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson was absent.) (Mr. Elsasser absent for vote.)

005-19-U, Petition of Todd & Pamela Parmenter:
Ms. Pastucha made a motion to approve the special use request with restriction and was seconded by Ms. Williams.

Ms. Urban summarized the case. A Special Use as required in Section 20-5.2.2.2.c of the Unified Development Ordinance. This section allows for a special use for animal hospitals, animal clinics and commercial kennels. The petitioner proposes to operate a commercial kennel on a 7.763 acre parcel in the "A-2" Agriculture Zoning District. The petitioner breeds Brittany Hunting Dogs. Kenneling and training services are occasionally offered for customers at the site in addition to the breeding operation. The parcel is located on Route 91 in Radnor Township and there is another kennel located approximately 1/3 of a mile to the north of this location. There are 0 consents and 1 objection on file. The petitioners’ site plan indicates that an addition will be built to the existing barn to accommodate the expanding kennel business. The adjacent properties are within the jurisdiction of the City of Peoria to the north, zoned “A-2” Agriculture and City of Peoria to the east, and zoned “A-2” agriculture to the south and west. The adjacent land uses are agricultural to the north, agriculture and residential to the south and west, and agricultural and a medical facility to the east. The ordinance allows for a special use for commercial kennels in the “A-2” Agriculture District provided that the following conditions are met: (1) the size of the lot is two or more acres, (2) the kennel is not located closer than 200 feet from any off-site residential building or 100 feet from any property line unless maintained within a completely enclosed building, and (3) no objectionable odors are noticeable beyond the lot line. The petitioners meet all the conditions to operate a commercial kennel. The Health Department did comment that a new septic may be needed and IDOT had no comment. The proposed use is consistent with both the City of Peoria Future Land Use Plan map and the Peoria County Comprehensive Land Use Plan. The proposed special use is also consistent with the Peoria County Smart Growth Strategy to generate economic opportunity and stability. Staff recommended approval with a restriction regarding the comments from the Health Department and the Zoning Board concurred unanimously.

Ms. Urban pointed out that the objector lives on the other side of the access driveway, which is shared by several homes in the area, including the petitioner. The objector was concerned that this request would result in an increase in traffic for the shared driveway. Additionally, the well is shared by all the homes in this area and is located on the objector’s property. The objector was concerned that the use would increase the demand on the well. Ms. Pastucha asked if the Health Department would require another well, and Ms. Urban responded that the Health Department had commented that the petitioner would need a permit if they chose to put in a new well as part of the expansion, but a new well would not be required.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson was absent.) (Mr. Elsasser absent for vote.)
007-19-U, Petition of Steve Durdel:
Ms. Williams made a motion to approve the special use request and was seconded by Ms. Pastucha.

Ms. Urban summarized the case. A Special Use request from Section 20-5.8.2.1.n.1 of the Unified Development Ordinance, which allows for a Tavern, not exceeding a floor area of five thousand (5,000) square feet, if located closer than five hundred (500) feet from any residential district, religious institutions, or school in the "C-2" General Commercial Zoning District. The petitioner proposes to bring a tavern located closer than five hundred (500) feet from any residential district, into compliance with the Unified Development Ordinance. The parcel is located on Southport Road in Kickapoo Township. The tavern has operated from this location since the 1930’s and is currently permitted as a nonconforming use. The ordinance states that states that the use cannot be expanded or enlarged by additions to the structure unless it is brought into conformance. The petitioner recently added a deck to the tavern without a permit. In order to keep the deck, the use would need to be brought into conformance. According to the petition, the existing hours of the tavern are 10 AM – 2 AM Sunday through Saturday and food is served twice per week on Thursday and Friday nights. Because the building is located in a floodplain, improvements to the parcel would be required to comply with Section 20-7.14 Floodplain Regulations. No comment was received from IDOT. The proposal is consistent with the Peoria County Comprehensive Land Use Plan. Staff has recommended approval and the Zoning Board of Appeals concurred.

A vote was taken on the motion and carried. (4-0) (Mr. Robinson was absent.) (Mr. Elsasser absent for vote.)

008-19-U, Petition of SolAmerica Energy, LLC:
Ms. Pastucha made a motion to approve the special use request with restrictions and was seconded by Mr. Windish.

Ms. Urban summarized the request. A Special Use request from 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the "A-2" Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment"), of these regulations are met. The proposed 2-megawatt solar area will be 17.9 acres of a 113.5-acre parcel located on W Truitt Rd. in Hallock Township. The substation is approximately 0.8 miles east from the site and the estimated cost of interconnection is $2 million. There is 1 consent and 4 objections on file. The consent came from Joyce Blumenshine of the Sierra Club and the objections were from adjacent owners who were concerned that the development would impact property values and take farm land of production. The distance from the array to the nearest single-family dwelling is approximately 0.4 miles north. The surrounding use in the area is mostly agriculture and the use has been designed for minimal impact on surrounding properties. If granted, the use is required to obtain building permits and stormwater and erosion control permit prior to construction and the applicant must maintain a decommissioning plan with financial security. The LESA score is 208.8 out of 300, a medium rating for agriculture protection. The Health Department had no objection. The County Highway Department had no objection but requires the property owner meet with their staff for an access permit before access to the subject parcel is granted. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. Staff has recommended approval with 8 restrictions and the Zoning Board concurred.
A vote was taken on the motion and carried. (4-0) (Mr. Robinson was absent.) (Mr. Elsasser absent for vote.)

Mr. Elsasser arrived at this time.

009-19-U, Petition of Chillicothe Solar 1, LLC:
Ms. Pastucha made a motion to approve the special use request with restrictions and was seconded by Mr. Windish.

Ms. Urban summarized the request. A Special Use request from 20-5.2.2.2.h of the Unified Development Ordinance. This section allows for a special use in the "A-2" Agriculture Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment"), of these regulations are met. Also, A Special Use request from 20-5.11.2.2.m of the Unified Development Ordinance. This section allows for a special use in the "I-2" Heavy Industrial Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment"), of these regulations are met. The request spans two parcels located on Old Galena Road, just north of Caterpillar, in Medina Township. The site will be 2 megawatts that occupy approximately 12 acres across those 2 parcels. The substation is approximately 5.1 miles southwest from the site and the estimated cost of interconnection is $515,000. There is 1 consent and 0 objections on file. The consent was from Joyce Blumenshine of the Sierra Club. The distance from the array to the nearest single-family dwelling is approximately 262 feet to the west. The site is designed to minimize the impact on the surrounding properties. If granted, the use is required to obtain building permits and stormwater and erosion control permit prior to construction and the applicant must maintain a decommissioning plan with financial security. The LESA score is 168.8 out of 300, a low rating for agriculture protection. On the parcel adjacent to the south, there is an existing gravel access road off N. Old Galena Rd., which has been proposed as the singular entrance and exit for the subject area. However, according to the petitioner, there is no known easement for ingress/egress to the proposed development at this time. One of the proposed restrictions requires an easement for use of this access road. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. Staff has recommended approval with nine restrictions and the Zoning Board has concurred.

Christine Francis Ozuna-Thornton stated the she had some concerns about solar development. Ms. Urban stated that for this case, Ms. Ozuna-Thornton had discussed her concerns with the number of workers during construction and how this development would impact property taxes. Mr. Dillon explained that no new testimony could be given and that comments must be limited to what was discussed at the Zoning Board hearing. Any new evidence presented to board members could not be considered.

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

010-19-U, Petition of Phil Carlson & Stantec Consulting:
Ms. Pastucha made a motion to approve the special use request with restrictions and was seconded by Ms. Williams.

Ms. Urban summarized the request. A Special Use request from 20-5.11.2.2.m of the Unified Development Ordinance. This section allows for a special use in the "I-2" Heavy Industrial Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section
7.17 ("Ground Mounted Solar Energy Equipment"), of these regulations are met. This site proposes two co-located 2 megawatt sites on a parcel located at the intersection of Old Galena Road and Route 29 in Medina Township. The substation is located approximately 4 miles to the northwest. The estimated cost of interconnection is $975,000 and $4,400,000 for each site respectively. There are 2 consents and 5 objections on file. The consents came from Tracy Fox and Paul Basso, who is the son of the property owner. The parcel is zoned “I-2” Heavy Industrial. Surrounding zoning is “I-2” Heavy Industrial to the north, south, and west. Surrounding zoning is “R-2” Medium Density Residential to the east. The nearest equipment will be approximately 325 feet to west of the nearest principal residential dwelling. The project has been designed to minimize impact to adjacent parcels. In addition to a perimeter fence, the petitioner has proposed landscape screening on the north, south, and east sides of the property.

If granted, the use is required to obtain building permits and stormwater and erosion control permit prior to construction and the applicant must maintain a decommissioning plan with financial security. The LESA score is 143.6 out of 300, a low rating for agriculture protection. The Illinois Natural Heritage Database shows both the Decurrent False Aster and Indiana Bat may be in the vicinity of the project location, however the IDNR has concluded that adverse effects are unlikely. The impact to the transportation system is limited with the greatest impact being during the construction of the project. After construction is complete, the site will be unmanned and monitored remotely and maintenance of the site will take place as needed. IDOT and the County Highway Department had no objection. The Peoria County Future Land Use Form Map designates this area as Agriculture and River Freight. Land Uses allowable in the River Freight Land Use Form include agriculture, open space, and industrial. The use is less intensive than other industrial uses. The request is consistent with the Peoria County Land Use Plan Environmental Stewardship principle that private entities utilize environmentally-friendly technology. The use is supported by the Peoria County Growth Strategy to generate economic opportunity and stability. Staff recommended approval with 8 restrictions and the Zoning Board concurred unanimously.

Ms. Pastucha asked if the site was currently farmed, and Ms. Urban responded that this was correct. Mr. Carlson stated that he felt the project was adequately presented and met all requirements of the Special Use. Mr. Carlson added that the restrictions were agreeable. Mr. Carlson also added that he felt the objections were either addressed, unfounded or adequately rebutted.

Ms. Ozuna-Thornton stated that she was glad that the petitioner was changing the location of the solar project because of the location of an ancient burial ground on this site. Ms. Ozuna-Thornton stated that she felt it was unfair that she did not receive a letter of notification. Mr. Dillon responded that neighboring land owners are the ones notified, which Ms. Ozuna-Thornton is not. Mr. Dillon stated that a sign was also posted, and the request was published in the newspaper to notify the general public of the hearing. Mr. Dillon stated that although the process might seem quick, it is actually a 2-3-month process that travels through multiple steps before approval. Mr. Dillon stated that some would say that the process even takes too long. Ms. Ozuna-Thornton stated that she felt this project was threatening the river and the native wildlife.

Kathleen Dunbar stated that she had to request a notification for the hearing. Ms. Urban explained that Ms. Dunbar was adamant that she receive an adjacent owner letter and so staff sent her one as a courtesy even though she was not an adjacent owner. Ms. Dunbar stated that she was concerned about the electro-magnetic fields from solar development and how it would affect the bees and birds in the area. Ms. Dunbar was also concerned about the use of hazardous materials in the panels and how it would affect ground water. Ms. Dunbar stated that she was not objectionable to solar in rural areas, but that this was not the proper place for it. Ms. Dunbar
stated that the representative from the Sierra Club had stated at the hearing that solar was good for the future, but Ms. Dunbar stated that she did not know if she could believe that. Ms. Dunbar stated that she was mostly concerned about the development’s impact on the birds.

Ms. Urban explained that Ms. Ozuna-Thornton and Ms. Dunbar were not adjacent owners to the proposed site and so they did not receive letters of notification. Ms. Urban explained that it was discovered at the January 10\textsuperscript{th} hearing that the Peoria Park District was not notified along with the railroad. Because these two entities are adjacent owners to the subject parcel, there was a special hearing that took place on January 28\textsuperscript{th} in order to allow these entities the opportunity to comment. Ms. Urban explained that notice was mailed within the 15 day requirement of the special hearing. Ms. Urban stated that neither agency testified at the hearing, nor did they send comments to the department prior to the hearing. Because there was no new testimony given at the January 28\textsuperscript{th} hearing, the Zoning Board adopted their previous findings and upheld the previous recommendation of approval.

Ms. Ozuna-Thornton stated that she could not trust that 30 years from now that the solar project would still be beneficial. Ms. Ozuna-Thornton stated that there was nothing in place to protect the future. Mr. Dillon responded that the developer must have financial security in place to ensure that the removal of the project will be completed in the event that a company ceases to exist, or the life of the project is complete. Mr. Dillon added that there are also restrictions in place that limit the project in specific ways. Ms. Ozuna-Thornton asked who would be around in 30 years to enforce these rules, and Mr. Dillon responded that the organization of Peoria County would be. Mr. Dillon added that these cases were a product of the state passing the Future Energy Jobs Acts and then gave an explanation of the act. Mr. Dillon stated that a lottery would determine who would receive the available energy credits, which means that not every site that received zoning approval would actually be developed. Ms. Ozuna-Thornton stated that this project is different because it is near the river.

Mr. Carlson stated again that there were a number of objections raised that have no basis in fact, such as the concern with the electro-magnetic fields. Mr. Carlson referenced a 2012 study done by the Massachusetts Clean Energy Center, which concluded that there was no increase to the electromagnetic fields in an area due to solar development. Mr. Carlson stated that existing power lines would have a higher amount of electromagnetic radiation than solar.

Ken Dunbar stated that he was concerned with the number of people who would be near this site on a daily basis considering that the site was near a school and the Caterpillar office. Mr. Dunbar stated that he did not feel that enough is known about the long-term effects of solar for it to be developed in this populated area. Mr. Dunbar stated that he also believed the proposed solar development would affect the local wildlife.

A vote was taken on the motion and carried. (4-1) (Mr. Elsasser voted no.) (Mr. Robinson was absent.)

**Subdivision Waiver:**
 WOW1-19, Petition of Robert C. Wilson, Jr.: Mr. Elsasser made a motion to approve the subdivision waiver and was seconded by Ms. Williams.

Ms. Urban summarized the request. The petitioner, Robert C. Wilson Jr., seeks approval of a waiver from Section 20-8.3.4.1.b.2.a of the Unified Development Ordinance. This section requires a new minor subdivision to have public water supply. This case was filed concurrently
with the previously discussed zoning case 001-19-U to split 2 acres from a 9.558 acre parcel. The petitioner has submitted a well construction report from a licensed well driller for the remaining acreage indicating the production of 10 gallons per minute, which exceeds the requirement of 3 gallons per minute. The closest public water supply is approximately 2.5 miles to the east in the Village of Dunlap. The Health Department had no objection and staff has recommended approval of the request.

Ms. Pastucha asked why the waiver was needed since the well was adequate. Ms. Urban stated that subdivisions are required to have public water, and the waiver would allow the subdivision to be served by a well.

**Miscellaneous:**
Mr. Dillon stated that most of the board was aware that there was a proposed hog farm near Princeville and there were several people in attendance who wanted to speak about the issue. Mr. Dillon prefaced the conversation by stating that the county had no jurisdiction over the specific matter and no legal authority to make any type of recommendation.

Pam Price introduced herself as a resident of Princeville who lived close to the property proposing the development of the hog farm 1 mile south of the town. Ms. Price stated that the owner was proposing 2480 head of hog on this site, which would be coming from TriOak Foods in Iowa, which is a large pork producer. Ms. Price stated that this would create a huge demand on water and added that the hogs would also produce a large amount of waste over the course of a year. Mr. Dillon stated that the proposer of this development is well aware that anything over 2500 head of hog would revert the case to local authority. Ms. Price stated that she had called the Illinois EPA to ask if they would inspect this site and they have no authority to do so at this size. Ms. Price stated that she can understand the property owner’s desire to develop the property, but she cannot see any benefit to this type of development. Ms. Price stated that the negative impacts on the environment and the water are concerning.

Ms. Urban stated that she had spoken with the Department of Agriculture and had learned that the county was not eligible to hold a public meeting concerning the proposed development because of the number of proposed hogs being under the threshold that would allow the local authority to hold a hearing. Ms. Urban stated that in this case, the Department of Agriculture has full jurisdiction. They do the plan review and all inspections for the project. Ms. Urban stated that both Senator Weaver and Representative Spain were contacted about the issue and are aware. Ms. Urban stated that Senator Weaver’s office would be referring people to the Illinois Farm Bureau and the Illinois EPA. Ms. Urban added that Mr. Spain’s office would be referring people to the Livestock Facility Act so that people understood the laws in place. Mr. Dillon stated that the county was unaware of the project until about a week prior because of citizens who had reached out. Mr. Dillon stated that he was disappointed that Senator Weaver and Representative Spain were not doing more to help with the issue at a higher level, especially considering that the local government had no authority to comment on the proposal.

Ms. Price stated that it was worth noting that if the project were expanded in the future, it would not require input from local government as long as the additions were under the size limitations previously discussed. Ms. Price stated that they could do this an unlimited amount of times in the future and still not require local government input as long as the additional size was under the 2500 head requirement. Ms. Pastucha asked if there are any other hog facilities of this size in Peoria County, and Ms. Price responded that there was one west of Princeville. Mr. Elsasser stated that it was far removed from homes. Ms. Pastucha stated that there were no rules that the county could put in place to help resolve the issue, and Mr. Dillon explained that state statute
allows for agricultural exemption for many things. Ms. Price stated that there are counties rising up against these kinds of developments. Ms. Price stated that these types of facilities are showing up all over the state, which is concerning. Jason Miller stated that the reason Illinois is getting many developments of this type is because surrounding states are starting to regulate them more strictly. Ms. Urban asked what counties in Illinois were fighting it, and Ms. Price stated that she did not have a list, but she could get a list to Ms. Urban another time.

Mr. Dillon stated that he felt Representative Spain and Senator Weaver should be contacted to try and enact some change at a state level. Mr. Dillon stated that staff would keep the board updated with any new information if any new information was received. Matthew Price stated that there are 15 families near the proposed area of the hog farm and none of them were interested in having the farm in this location. Mr. Price stated that he had concerns about the development affecting property values and also affecting the nearby waterways.

Mr. Dillon stated that interested board members could exchange contact information with the Prices and encouraged everyone to speak with their state representatives because they would have a better chance of making changes at the state level since the county had no jurisdiction in this matter.

**Adjournment:** Mr. Dillon adjourned the meeting at 5:50 p.m.

*Recorded by: Ellen Hanks, ZBA Administrative Assistant*
Ways & Means Committee...CANCELLED...................4:30 p.m., February 28, 2019
Full Commission/Executive Board (in lieu of Lack of Quorum) 5:30 p.m., February 28, 2019

Appointment of Joe Wolfe to the Tri County Regional Planning Commission for a term commencing December 1, 2018 and expiring November 30, 2019.

Reappointments of Greg Menold, Tim Neuhauser, Sue Sundell, Nancy Proehl, Seth Mingus, and Rus Crawford to the Tri County Regional Planning Commission for a term commencing December 01, 2018 and expiring November 30, 2019

MINUTES

1. Call to Order, Welcome, Recognition of Audience
   Acting Chairman Smith called the meeting to order at 5:36 p.m.

2. Roll Call

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   Staff: Miller, Lees, Bruner, Abi-Akar, Harms, and Martin

3. Public Input-none
   Don White suggested to have a letter of thanks to Mr. Van Winkle be sent from Commission.

4. Motion to approve January 24, 2018 Commission minutes
   Crawford moved to approve the January 14, 2019 Commission minutes and Cotton seconded. Motion carried.
5. **Executive Director report**

Miller reported on the following:
- Capitol Funds for Transportation Capitol Bill. Make sure to get a project list to your state legislators for road updates and maintenance.
- Bob Michel Bridge feasibility study for bikes and pedestrians
- Martin talked of the autonomous project
- Lees talked of road construction using dredged materials
- GIS aerial flights on schedule will start in next few weeks

6. **Ways and Means Report**

a. Motion to approve January Financial Statements and Billings (Resolution 19-41)

Menold moved to approve January Financial Statements and Billings (Resolution 19-41) and Rosenbohm seconded. Motion carried.

Miller updated on the following:
- Operating cash is $664,607 an increase of $42,998 from last month. Accounts receivables is $128,864 which includes $33,540.29 in contract services billed to various programs. Accounts payables is $48,219 of which $45,085 of that is for contract services and the remaining. Total revenue is $111,422. Total expenses were $100,184 which leaves January at a positive of $1,238. We are at 58% of the way through our fiscal year and we have met 65% of our targeted net income.

7. **Administration**

a. Motion to approve amendment to Slate of Officers and Committee Members to replace Crawford moved to approve amendment to Slate of Officers and Committee Members to replace Clint Drury as 2nd Vice Chairman and Nominations Committee Chairman with Paul Rosenbohm (Resolution 19-40) and Salzer seconded. Motion carried.

8. **Planning**

Bender moved to approve 2 staff members to attend 2019 National American Planning Conference in San Francisco, CA (Resolution 19-42) and Chance seconded. Motion carried.

Miller said these conferences are for Professional Development of the staff. Bockler said he would like a written report from staff that attended. Smith asked if these are smart goals and Miller said yes.

a. Motion to approve 3 staff members to attend 2019 American Metropolitan Planning Organization Symposium in Minneapolis, MN (Resolution 19-44)

Bender moved to approve 3 staff members to attend 2019 American Metropolitan Planning Organization Symposium in Minneapolis, MN (Resolution 19-44) and Salzer seconded. Motion carried.
9. Transportation
   a. PPUATS Report
      Harms updated on the end of FY19 and development of LRTP. GATA need to get jump on budget. Progress of FY23-24 surface monies is $3M for FY23 and 3M for FY24. PPUATS Technical had good discussion on the PILOT Program. Miller said Policy has final say for the PILOT program. Also discussed was the Bob Michel Bridge for pedestrians and cyclists. Looking to do a feasibility study of the deck of bridge.

   b. Autonomous Mobility updates
      Martin reported on the grant of 8M. TCRPC will be the MPO for these funds. Grant app is due March 21st. Miller said Tazewell and Peoria County put up monies if grant is granted. They are very supportive. Also, TCRPC thru PPUATS will program Metro Planning Funds at $75K in upcoming year plus $100K in next year or two. Bockler asked if ICC was asked from a technical aspect. They should be a part or at least asked. He then asked if Woodford County has been asked. Martin replied not at this time. Martin said we need to make them aware of this project.

10. GIS

11. Executive Session

12. Any action coming out of Executive Session

13. Other

14. Adjournment
   Bockler moved to adjourn at 6:25 p.m. and Menold seconded. Motion carried.

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

March 2019 MEETING SCHEDULE

<table>
<thead>
<tr>
<th>Meeting</th>
<th>Date</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>PPUATS Policy</td>
<td>Wednesday, March 6</td>
<td>9:00 a.m.</td>
</tr>
<tr>
<td>Executive Board</td>
<td>Monday, March 18</td>
<td>5:15 p.m.</td>
</tr>
<tr>
<td>PPUATS Technical</td>
<td>Wednesday, March 20</td>
<td>9:00 a.m.</td>
</tr>
<tr>
<td>Ways &amp; Means</td>
<td>Thursday, March 28</td>
<td>4:30 p.m.</td>
</tr>
<tr>
<td>Full Commission</td>
<td>Thursday, March 28</td>
<td>5:30 p.m.</td>
</tr>
</tbody>
</table>

Meetings are held at the offices of the Tri-County Regional Planning Commission, 456 Fulton Street, Suite 401, Peoria, IL 61602, (309) 673-9330, unless otherwise noted, and are subject to change.
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: April 23, 2019

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: 4/11/2019

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
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<tbody>
<tr>
<td>Unsafe Structures</td>
<td>Cover Memo</td>
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</tbody>
</table>
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.

CR 2018 LLC (Previous owner Robert Williams) - 3708 W Lincoln Ave - Limestone Twp - Sec. 12 - (17-12-383-001) - Complaint # 2014-195 – The house roof is sagging significantly, the foundation is failing, and the deck is unsafe. A 15-day notice was posted on February 23, 2015. An updated 15-day notice was posted and mailed on March 6, 2019. This case has been sent to the SAO for a demolition order.

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.

BELLINGER, Andrew - 525 S Kickapoo Creek Rd - Limestone Twp - Section 12 - (17-12-352-006) - Complaint #2016-206 - The house has been burned substantially and is unsafe. A 15-day notice was posted on February 4, 2019. On June 5, 2017 demolition permit 58672 was issued. The property was inspected on February 4, 2019 and the building has been partially demolished but the permit has expired and the litter, debris, foundation, and block wall have not been removed yet. Attempts to contact the owner have been unsuccessful. This case has been sent to the SAO for a demolition order.

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

COOPER, Deqarius – 3204 N Augustana Ave – Limestone Twp – Sec. 13 – (17-13-479-009) – Complaint #2017-159 – The house 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 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.

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.

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.
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.

JANSZEN, Eddie – 7014 W Lancaster Rd – Limestone Twp – Section 33 – (17-33-252-003) – Complaint #2018-004 – The house porch has a failing foundation and steps, a detached garage is collapsing, a shed has collapsed and there is a large open pit that is not enclosed or covered. This case has been continued to the June 12, 2019 Hearing Officer meeting.

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

ADKINS, James – 4827 W Farmington Rd – Limestone Twp - Sec. 02 - (17-02-405-001) - Complaint #2018-027 - Commercial building has a collapsing porch roof, failing foundation, and collapsing stairs. This case has been continued to the May 1, 2019 Hearing Officer meeting.

STEVenson, Linda – 937 N Range Ln – Limestone Twp – Sec. 03 – (17-03-426-005) – Complaint #2018-061 – House interior was badly damaged by fire. This case has been continued to the May 1, 2019 Hearing Officer meeting.

GARNAND, James – 818 N Limestone Ln – Limestone Twp - Sec 02 – (17-02-377-009) – Complaint #2018-258 - Major structural fire damage to house. This case will be scheduled for a Hearing Officer meeting if still in violation after the compliance date.

SHYNK, Mary – 8005 N Blackbridge Rd – Kickapoo Twp - Sec 04 – (13-04-351-012) - Complaint #2018-240 - Major structural fire damage to house. This case has been continued to the May 1, 2019 Hearing Officer meeting.

DAVIS, Gerald – 14112 W Route 150 – Jubilee Twp - Sec 33 – (07-33-200-011) – Complaint # 2019-053 – The house roof is collapsing. This case will be scheduled for a Hearing Officer meeting if still in violation after the compliance date.

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 will be scheduled for a Hearing Officer meeting if still in violation after the compliance date.
PROPERTIES IN COMPLIANCE FOR THE PAST FIVE YEARS

Compliance Year - 2014

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

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

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

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

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

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

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

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

Compliance Year - 2015

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

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

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

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

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

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

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

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

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

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

**Compliance Year - 2016**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Compliance Year - 2017

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

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

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

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

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

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

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

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

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

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

ROEDELL, Brock - 10214 W 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.

JOHNSON, Barbara – 1617 S Crest Dr – Limestone Twp – Section 13 – (17-13-377-012) – Complaint #2017-175 – The house roof was deteriorated and collapsing. The roof has been repaired.

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

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

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

COOMBES, Carlos – 1423 E Resthaven Rd - Medina Twp - Sec. 34 - (09-34-405-025) - Complaint #2018-058 - The owner has demolished the unsafe shed.

MILLER, Alvie – 3005 W Main St – Hallock Twp – Section 18 – (04-18-151-005) – Complaint #2017-155 - The shed and detached garage have been demolished by a company hired by the bank.
AGENDA BRIEFING

COMMITTEE: Land Use Committee
MEETING DATE: April 23, 2019

LINE ITEM: Revenue:
            Expenditure:

ISSUE: March 2019 Development Summary

BACKGROUND/DISCUSSION:

COUNTY BOARD GOALS:

EFFECTIVE SERVICE DELIVERY

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Senior Planner
DEPARTMENT: Planning & Zoning
DATE: 4/1/2019

ATTACHMENTS:

<table>
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<tr>
<th>Description</th>
<th>Type</th>
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<tbody>
<tr>
<td>March 2019 Development Summary</td>
<td>Backup Material</td>
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</table>
## LAND USE COMMITTEE DEVELOPMENT SUMMARY

### PERMITS ISSUED

**PERIOD START DATE:** 3/1/2019  
**PERIOD END DATE:** 3/31/2019

### NON-RESIDENTIAL CONSTRUCTION

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<th>BLDG PERMIT #</th>
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<td>608 W TRUITT RD</td>
<td>TELECOMMUNICATIONS</td>
<td>ANTENNA REPLACEMENT</td>
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**TOTAL VALUE NON-RESIDENTIAL CONSTRUCTION THIS PERIOD**  
$15,000.00

### RESIDENTIAL NEW CONSTRUCTION

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**TOTAL VALUE RESIDENTIAL NEW CONSTRUCTION THIS PERIOD**  

### ALL OTHER PERMITS

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**TOTAL NUMBER OF ALL OTHER PERMITS THIS PERIOD**  
21

**TOTAL VALUE ALL OTHER PERMITS THIS PERIOD**  
$621,562.75
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<td>59580</td>
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<td>9928 W RIEKENA RD</td>
<td>ONE FAMILY DWELLING</td>
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<td>59587</td>
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<td>15421 N MAHER RD</td>
<td>ONE FAMILY DWELLING</td>
<td>DEMOLITION OF OLD HOUSE</td>
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<td>17-30-300-014</td>
<td>District 16</td>
<td>DEMOLITION</td>
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ISSUE:
Zoning Case #018-19-U. A Special Use request from Section 20-5.1.3.1.d of the Unified Development Ordinance. This Section allows for a special use for Mobile homes, when all towing apparatus, wheels, tongue and hitch are permanently removed and the structure is attached to a permanent foundation and assessed as real property. The petitioner proposes to occupy a mobile home in the “A-1” Agricultural Preservation Zoning District.

BACKGROUND/DISCUSSION: This case is in District #16, which is County Board member Matt Windish’s district. The petitioner, Edward Lindsay, proposes to place a brand new mobile home on a 3-acre lot. The parcel is located at 1915 N. Quarry Rd. in the southeast quarter of Section 34 in Elmwood Township. There are 0 consents and 0 objections on file. The subject parcel consists of a shed located near the southern property line but has not been used residually since the home burned down in 2013. The property is zoned “A-1” Agricultural Preservation along with all adjacent parcels to the north, south, east and west. The land uses adjacent to this area are agriculture to the north, east and west and agriculture and timber to the south. The subject parcel is not currently farmed. The proposed request is consistent with the low-density residential land use and character of the surrounding area. According to the petition, the parcel is served by an existing private septic system and an existing private well. At this time, the Peoria County Health Department has found no conditions that would cause them to recommend denial of the petition. However, they have recommended that the petitioner have the well and septic system inspected by a licensed well and sewage contractor to ensure their viability. The subject parcel is located on Quarry Rd., a township collector street. There is no information available from the IDOT traffic map on the number of vehicle trips in a 24-hour period along this section of Quarry Rd. However, the placement of a mobile home on the property would have the same transportation impact on the area as the construction of a single-family home, which is a permitted use. The parcel will be accessed by an existing driveway which also services two neighboring homes. The County Highway Department has deferred to the Elmwood Township Road Commissioner, as Quarry Road is maintained by the road district. At the time of this report, there is no comment from the Elmwood Township Road Commissioner. The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation and Environmental Corridor. The land uses allowed in the Agriculture Preservation form according to the Peoria County Comprehensive Land Use Plan are Agriculture and Open Space. Residential development in the Agriculture Preservation Land Use Form is typically limited to farmhouses and homesteads on large lots. 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 request is consistent with the Peoria County Future Land Use Form Map. The proposal is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-1” district by permitting low density residential living and the Peoria County Growth Strategy to provide a variety of choices in housing types to meet the needs of all segments of the population. The proposed mobile home placement will not disrupt farming operations or residences on adjacent sites.

COUNTY BOARD GOALS:
Healthy Vibrant Communities

STAFF RECOMMENDATION: Approval with the following restrictions:
1. The petitioner agrees to have the towing apparatus, wheels, tongue and hitch permanently removed from the mobile home.
2. The home shall sit on a permanent foundation that meets State tie-down requirements.

ZBA RECOMMENDATION: Approval with Restrictions (5-0)

COMMITTEE ACTION:
PREPARED BY: Celía Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: April 12, 2019
REPORT TO THE ZONING BOARD OF APPEALS FOR THE APRIL 11, 2019 PUBLIC HEARING

DATE:        April 2, 2019

CASE/PETITIONER:    018-19-U / Edward Lindsay / 1405 W McClure Ave., Peoria, IL 61604

REQUEST:    A Special Use request from Section 20-5.1.3.1.d of the Unified Development Ordinance. This Section allows for a special use for Mobile homes, when all towing apparatus, wheels, tongue and hitch are permanently removed and the structure is attached to a permanent foundation and assessed as real property. The petitioner proposes to occupy a mobile home in the “A-1” Agricultural Preservation Zoning District.

LOCATION:    SE 1/4 of Section 34, Elmwood Twp, 1915 N Quarry Rd., Trivoli, IL 61569/Parcel ID 11-34-400-023

LAND USE FORM:    Agriculture Preservation/Environmental Corridor

CURRENT ZONING:    “A-1” Agricultural Preservation

PRESENT USE:    Vacant

SIZE OF SITE:    3 acres

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

SURROUNDING LAND USES:    North, East and West: Agricultural
                          South: Timber/Agricultural

PUBLIC SERVICES:    Fire: Elmwood FPD
                    Water: Private Well
                    Schools: Elmwood #322
                    Sewer: Private Septic

TRANSPORTATION:    North Quarry Rd., township collector street

PERTINENT ZONING CASE(S) ON SITE:    None

PERTINENT ZONING CASE(S) IN SURROUNDING AREA:    None

PLANNING AND ZONING DEPARTMENT RECOMMENDATION:    APPROVAL WITH RESTRICTIONS
C A S E   A N A L Y S I S

REQUEST AND LOCATION: The petitioner, Edward Lindsay, requests a Special Use for a mobile home. According to the petitioner, a brand new mobile home has been obtained and all towing apparatus, wheels, tongue, and hitch will be removed, and the structure will be attached to a permanent foundation to be assessed as real property. The parcel is located on N. Quarry Rd. in the southeast quarter of section 34 in Elmwood Township.

PERTINENT ZONING CASES ON SITE: None.

PERTINENT ZONING CASES IN SURROUNDING AREA: None.

SURROUNDING ZONING AND LAND USE: The subject parcel consists of a shed located near the southern property line. The subject parcel has not been used residentially since the home was destroyed by a fire in 2013, however, the petitioner intends to utilize an existing well and septic system. The parcel is zoned “A-1” Agricultural Preservation, as are all the adjacent parcels. The surrounding land uses are agricultural to the north, east and west, and timberland and agricultural to south. Based on the petitioner’s site plan, the nearest residence is approximately 521 feet to the north of the proposed placement of the mobile home. The second closest residence is approximately 758 feet to the northwest, while a third residence is approximately a quarter of a mile northwest from the proposed site. The land immediately adjacent to the north, east and west of the proposed site is in agricultural production. The northern property line contains several pine trees that may serve as a visual buffer from nearby residences. Access to the parcel comes from an extension of N. Quarry Rd. which also serves two of the nearby residences.

TECHNICAL ADEQUACY: Section 20-5.1.3.1.d of the Zoning Ordinance allows for a Special Use for a mobile home in the “A-1” Agricultural Preservation District when the all towing apparatus, wheels, tongue and hitch are permanently removed and the structure is attached to a permanent foundation and assessed as real property.

ENVIRONMENTAL IMPACTS: According to the petition, the parcel would rely upon an existing private well and a private septic system. With proper maintenance, the septic system should have little to no negative impacts on the surrounding environment. The Health Department had no objection to this request but strongly recommends that the property owner have the onsite wastewater system and well evaluated by a licensed well and sewage contractor to ensure they are still viable.

TRANSPORTATION IMPACTS: The subject parcel is located on N. Quarry Rd., a township collector street. There is no information available from the IDOT traffic map on the number of vehicle trips in a 24-hour period along this section of N. Quarry Rd. However, the placement of a mobile home on the property would have the same transportation impact on the area as the construction of a home, which is a permitted use. Access to the parcel is provided via an extension of N. Quarry Rd. shared with two other residences. The County Highway Department has deferred to the Elmwood Township Road Commissioner, as Quarry Road is maintained by the township road district. At the time of this report, the Elmwood Township Road Commission has no comment on the proposal.

LAND USE PLAN: The Peoria County Future Land Use Form Map designates this area as Agriculture Preservation and Environmental Corridor. The land uses allowed in the Agriculture Preservation form according to the Peoria County Comprehensive Land Use Plan are 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 Preservation Land Use Form is largely agricultural and is distinguished from the Agriculture Land Use Form by preserving the county’s most productive agricultural land. Residential development in the Agriculture Preservation Land Use Form is typically limited to farmhouses and homesteads on large lots. The Environmental Corridor Land Use Form seeks to protect valuable environmental habitats, including forests or timber lands. The 3-acre parcel, which has previously been a home site and is not farmed, will only consist of the mobile home and existing shed to be used solely for residential purposes. The request is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-1” district by permitting low density residential living.
The request is also consistent with the Peoria County Growth Strategy to provide a variety of choices in housing types to meet the needs of all segments of the population. The placement of the mobile home on the property will not disrupt any adjacent agricultural or residential uses.

**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 Preservation and Environmental Corridor. Agriculture and Open Space are the allowed uses in the Agriculture Preservation land use form while Agriculture, Open Space and Conservation Design Residential are the allowed uses in the Environmental Corridor land use form. According to the petitioner, the mobile home on the 3-acre parcel is intended solely for residential use. The use is supported by both the Peoria County Rural Areas Growth Strategy of preserving the character of the “A-1” district by permitting low density residential living and the Peoria County Growth Strategy to provide a variety of choices in housing types to meet the needs of all segments of the population.

**CONSISTENCY WITH COMMUNITY CHARACTER:** The area surrounding the subject parcel consists of primarily agricultural uses and some residential uses. The petition states that the placement of the mobile home will not take any land out of agricultural production, as the site is not currently being farmed. There are three nearby residences, including one approximately 521 feet to the north, another approximately 758 feet to the northwest and a third approximately 0.25 miles to the northwest. The proposed mobile home would share an access drive with two of these nearby residences. The land immediately adjacent to the north, east and west of the proposed site is in agricultural production and the northern property line also contains several pine trees that may also serve as a visual buffer from nearby residences. The request is consistent with the residential character of the surrounding area.

**MINIMIZING ADVERSE EFFECTS:** The addition of a new mobile home on the subject 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 and not more than that of a one family dwelling, which is a permitted use. The petitioner intends to utilize an existing driveway to access the mobile home. There are no new access points proposed along N. Quarry Rd. The Health Department strongly recommends that the onsite wastewater system and well be evaluated by a licensed well and sewage contractor to ensure their viability.

**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 placement of mobile homes in the A-1 Agricultural Preservation district as specified in the Unified Development Ordinance. If this special use request is granted, the proposed use will be compliant with the use standards of the Unified Development Ordinance. The applicant will be responsible to attain all required permits from the Peoria City/County Health Department and Peoria County Planning & Zoning Department.
RECOMMENDATION

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

1. The petitioner agrees to have the towing apparatus, wheels, tongue and hitch permanently removed from the mobile home.
2. The home shall sit on a permanent foundation that meets State tie-down requirements.

Respectfully submitted,

Célia Burke Kathi Urban
Planner I Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, April 11, 2019, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Greg Happ, Jim Bateman

ABSENT: Andrew Keyt, John Harms, Justin Brown, Leonard Unes

STAFF: Kathi Urban – Director
       Celía Burke – Planner I
       Corbin Bogle – Planner I
       Alex Kurth – Civil Assistant State’s Attorney
       Ellen Hanks - ZBA Administrative Assistant

Case No. 018-19-U at 9:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of EDWARD LINDSAY, acting on his own behalf, a SPECIAL USE request from Section 20-5.1.3.1.d of the Unified Development Ordinance. This Section allows for a special use for Mobile homes, when all towing apparatus, wheels, tongue and hitch are permanently removed and the structure is attached to a permanent foundation and assessed as real property. The petitioner proposes to occupy a mobile home in “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;
   • A manufactured double wide home will replace a house that burned down in 2013. The well and septic system will be used. This house will be designed for a handicapped person.

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:
   • The proposed mobile home would share an access drive with two other nearby residences. It will replace a home and will increase the character of the location.

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;
   • Replacing a home will help to improve the visibility of this location.
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 proposed use will comply with additional standards for the placement of mobile homes in the A-1 Agricultural Preservation district as specified in the Unified Development Ordinance. The applicant will be responsible to obtain all required permits.
   - The Zoning Board approves the Special Use application with restrictions.

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

Meeting adjourned 10:08 a.m.

Respectfully submitted,

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

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

RE: Approval of Special Use, Petition of Edward Lindsay

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 mobile homes in the A-1 Agricultural Preservation District; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on April 11, 2019 in Case No. 018-19-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 April 11, 2019, and voted to recommend approval of the Special Use with restrictions; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on April 23, 2019 to consider the ZBA’s recommendation, and voted to approve the Special Use with restrictions.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 018-19-U is hereby approved with the following restrictions:

1. The petitioner agrees to have the towing apparatus, wheels, tongue and hitch permanently removed from the mobile home.

2. The home shall sit on a permanent foundation that meets State tie-down requirements.

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