PEORIA COUNTY BOARD
MEETING AGENDA
Thursday, June 13, 2019
6:00 PM
County Courthouse • 324 Main Street • County Board Room 403 • Peoria, Illinois 61602
Voice: (309) 672-6056 • Fax: (309) 672-6054 • TDD: (309) 672-6073
www.peoriacounty.org

CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
ROLL CALL BY THE COUNTY CLERK

I. APPROVAL OF MINUTES
   • Approval of May 9, 2019 County Board Meeting Minutes

II. PROCLAMATIONS AND PRESENTATIONS
   • A proclamation recognizing Allen Mayer for 15 years of service as a County Board Member of District 6
   • A proclamation recognizing Demanes Interiors on their 100th anniversary
   • A presentation of the Illinois Sheriffs’ Association Scholarship Award
   • A presentation of the annual “Deputy of the Year” Award
   • A presentation of the annual “Correctional Officer of the Year” Award

III. CITIZEN’S REMARKS
     (To address the County Board, fill out a card and submit it to the Chairman before the Board Meeting.)

IV. CONSENT AGENDA (including reports to be filed)
   C1. The Treasurer report consisting of the Bank and CD’s Portfolio for the month of April 2019 and Revenue & Expenditure Reports for the month of March 2019.

   C2. The Auditor’s report of expenditures from Accounts Payable system is accessible at www.peoriacounty.org/auditor/transparency.

   C3. A resolution (items 1 – 2 conveyances) from the Ways and Means Committee recommending that the County Board Chairman be authorized and directed to execute deeds of said property to the highest bidder, and be authorized to cancel the appropriate Certificates of Purchase. This resolution shall be effective ninety days from June 13, 2019 and any transaction between the parties involved not occurring within this period shall be null and void.

   C4. A resolution from your Ways and Means Committee recommending approval to increase the minimum auction sale bid for properties first offered at public oral or sealed bid auction sales through the Delinquent Tax Liquidation Program to $750.00 per parcel.
C5. A resolution from your Public Safety and Justice Committee recommending approval of a one (1) year contract extension with Wellpath (formerly CCS), effective July 1, 2019 through June 30, 2020, for mental and healthcare services at the Peoria County Juvenile Detention Center.

C6. Chairman Appointments.

V. ZONING ORDINANCE AND RESOLUTIONS
   1. Case 006-19-U, Petition of Peoria Sand & Gravel, Inc. A Special Use request from Section 20-5.2.2.4.e of the Unified Development Ordinance. This section allows for a Special Use for Mineral Extraction Facilities in the “A-2” Agriculture Zoning District, as provided for in Section 7.12 (“Mineral Extraction Facilities”). The petitioner proposes to operate a mineral extraction facility at this location. The parcel is located in Kickapoo Township. The Zoning Board of Appeals recommends approval with restrictions. (Pending Committee Approval)

   2. Case 022-19-S, Petition of Peoria County. Text Amendments to Chapter 20 of the Unified Development Ordinance which proposes changes to Article 7, Sections 7.3 (“Major Home Occupations”), 7.6 (“Landscape & Bufferyards”) and 7.7 (“Parking & Loading”) of the Peoria County Code. The Zoning Board of Appeals recommends approval. (Pending Committee Approval)

   3. W02-19, Petition of Bradly & Margaret Rolando. A resolution from your Land Use Committee recommending approval of a waiver of compliance from Section 20-3.16.2.3.b.2.b of the Unified Development Ordinance. This section requires a minimum of 60 feet of contiguous public road frontage for parcels being created by tract survey which are 10 acres or greater. The petitioner is proposing to divide 10.5 acres from an existing 85.045 acre parcel in order to separate an existing homesite from recreational land. The parcel is located in Logan Township. (Pending Committee Approval)

   4. Review of Executive Session Minutes

VI. MISCELLANEOUS AND ANNOUNCEMENTS

VII. ADJOURNMENT
PEORIA COUNTY BOARD
MEETING MINUTES
Thursday, May 9, 2019
6:00 PM
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CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
ROLL CALL BY THE COUNTY CLERK

Attendance was taken with the Roll Call-Pro voting system, and the following members of the Board were present: Allison, Dillon, Elsasser, Fennell, Mayer, Parker, Pastucha, Rand, Reliford, Reneau, Rieker, Robinson, Rosenbohm, Salzer, Watkins, Williams, and Windish, with Member Adamson absent.

I. APPROVAL OF MINUTES

• Approval of February 14, 2019 County Board Executive Session Meeting Minutes
• Approval of April 11, 2019 County Board Regular Meeting Minutes
• Approval of April 11, 2019 County Board Executive Session Meeting Minutes

Member Rosenbohm moved to approve the minutes, Member Reneau seconded. The minutes were approved by a unanimous roll call vote of 17 ayes.

II. NOMINATION AND ELECTION OF VICE-CHAIRPERSON OF THE COUNTY BOARD AS PROVIDED IN RULES OF ORDER, ARTICLE III, SECTION 2

Member Parker nominated Member Fennell as Vice-Chairperson and Member Rosenbohm seconded. Member Dillon expressed that Member Fennell is a stand-up individual, he has gone above and beyond for the Board, and he cannot think of a better person for the position. Chairman Rand discussed that Member Fennell has taught him many things and that he is a terrific example of a common-sense voice. The motion was approved by a unanimous roll call vote of 17 ayes.

III. PROCLAMATIONS AND PRESENTATIONS

• A proclamation recognizing the Mossville Junior High 8th grade girl’s volleyball team for winning the state championship in the 2019 3A IESA volleyball state finals
• A proclamation recognizing the Bradley University speech team for winning the 2019 American Forensics Association and National Forensics Association championship titles
• A presentation by Better Built for Outstanding Project Award in the Memorial Category for the Peoria County Veterans Memorial “A Final Salute”
• A proclamation recognizing the week of May 6-12, 2019 as “National Nurses Week”
• A proclamation recognizing the week of May 12-18, 2019 as “National Skilled Nursing Care Week”
• A proclamation recognizing Denise Adams for service on the Morton Civic Chorus and Central Illinois Memorial Kidney Fund

IV. CITIZENS' REMARKS

There were no citizens’ remarks.

V. CONSENT AGENDA (including reports to be filed)

C1. The Treasurer report consisting of the Bank and CD’s Portfolio for the month of March 2019 and Revenue & Expenditure Reports for the month of February 2019.


C3. A resolution (items 1 – 5 conveyances) from the Ways and Means Committee recommending that the County Board Chairman be authorized and directed to execute deeds of said property to the highest bidder, and be authorized to cancel the appropriate Certificates of Purchase. This resolution shall be effective ninety days from May 9, 2019 and any transaction between the parties involved not occurring within this period shall be null and void.

C4. A resolution from your Executive Committee recommending approval of performance based compensation for the County Administrator in the amount of $3,000.00.

C5. A resolution from your Public Safety and Justice Committee recommending approval of an additional appropriation of revenues and expenditures in the amount of $64,000.00 into the FY 2019 Sheriff’s Office budget.

C6. A resolution from your Public Safety and Justice Committee recommending approval of the establishment of certain Circuit Clerk Fines, Fees, and Assessments, and Repealing Prior Fees, pursuant to Illinois Public Acts passed by the Illinois General Assembly, effective July 1, 2019.

C7. A resolution from your County Health Committee recommending approval of an appropriation in the amount of $23,511.20 into the FY 2019 Solid Waste Fund to cover anticipated expenses for Sustainability Grants.

C8. A resolution from your County Health Committee recommending that $1,680,547.11 of Heddington Oaks Accounts Receivable be written off as bad debt.

C9. A resolution from your Infrastructure Committee recommending approval of the low bid of Wm. Aupperle & Sons, Inc., Morton, IL in the amount of $98,377.70 for Jefferson Street Drainage and Site Improvements.

C10. A resolution from your Infrastructure Committee recommending approval of
quotations received from Pavement Maintenance Services, Henry, IL; R.A. Cullinan & Son, Tremont, IL; and Porter Brothers Asphalt & Sealing, Rock Falls, IL for Township Motor Fuel Tax Deliver and Install proposals for sealcoating and tilling various township roads.

C11. A resolution from your Infrastructure Committee recommending approval of a Local Agency Agreement for Federal Participation with the State of Illinois for bridge replacement on Streitmatter Road.

C12. A resolution from your Infrastructure Committee recommending approval of the lowest responsible bid received from Advanced Asphalt Company, Princeton, IL, in the amount of $123,943.70, for the Limestone Township Motor Fuel Tax hot mix overlay project.

C13. Chairman Appointments.

Member Mayer moved to approve the Consent Agenda and Member Rosenbohm seconded. The Consent Agenda was approved by a unanimous roll call vote of 17 ayes.

VI. ZONING ORDINANCE AND RESOLUTIONS

1. Case 018-19-U, Petition of Edward Lindsay. 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. The parcel is located in Elmwood Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Williams seconded. Member Dillon detailed that the property had a home that burned and that the owners would like to replace it with a mobile home. The ordinance was approved by a unanimous roll call vote of 17 ayes.

2. A recommendation from your Executive Committee authorizing execution of Amendment #6 to the Peoria Urban Enterprise Zone Designating Ordinance.

Member Mayer moved to approve the resolution and Member Salzer seconded. The resolution was approved by a roll call vote of 16 ayes and 1 nay, with Member Williams voting nay.

3. A resolution from your Executive Committee recommending approval of the supplemental appropriation and loan repayment schedules for the City of Peoria and County of Peoria as outlined in the Intergovernmental Agreement with the City of Peoria for the reconstruction of the Willow Knolls Road and Allen Road intersection.

Member Robinson moved to approve the resolution and Member Fennell seconded. Member Fennell moved to amend the resolution by substitution and Member Parker seconded. Mr. Sorrel identified that there was an overage in the cost that will be shared between the County and City. He detailed the terms of the loan and payment schedule, and informed that due to a surplus in revenue from the General Fund, the loan from the Employee Health Fund would be reduced to $1...
Million. He noted that the resolution also addresses the commitment made in 2015 for Keystone fund repayment using surplus revenue. Chairman Rand thanked all and noted that it is a good idea. Member Elsasser remarked that he did not like taking the money from the Employee Health Fund and he likes that some will be replenished, but the project was over by almost $200,000. The motion passed by a roll call vote of 16 ayes and 1 nay, with Member Elsasser voting nay. The resolution as amended was approved by a roll call vote of 16 ayes and 1 nay, with Member Elsasser voting nay.

4. A resolution from your Budget Committee recommending approval of the transfer of restricted Fund Balance reserve for Electronic Citations in the amount of $208,320.15 from General Fund to Electronic Citations Fund as of FY 2018. (Poll Vote per Rules of Order)

Member Mayer moved to approve the resolution and Member Elsasser seconded. Member Mayer and Chairman Rand reported that a recommendation stemming from the audit requested a reclassification of the money to the appropriate fund. The resolution was approved by a unanimous roll call vote of 17 ayes.

VII. MISCELLANEOUS AND ANNOUNCEMENTS

Member Pastucha invited all to attend the Morton Civic Chorus shows at the end of May.

Member Rieker thanked Member Mayer for his service, for the wisdoms shared, and highlighted that he is a great example of working across partisan lines.

Member Williams announced that family night is Tuesday May 14th, at 6 pm at Heddington Oaks and the West Laramie Neighborhood community meeting is to be held on May 22nd, at 6 pm at the Eagle’s Club with the Sheriff and the Planning and Zoning Department.

Member Rosenbohm thanked Member Mayer for his service and knowledge on parliamentary procedure.

Member Fennell recognized Member Parker for her work as the Economic Development Director for Chillicothe, as she will be returning to her own business, and Member Mayer for his service to Peoria County.

Member Dillon highlighted the positives for Peoria Heights with the work of Kim Blickenstaff and OSF in downtown because both will put people to work in Peoria County. He remarked that Member Mayer has made Peoria County a better place due to his expertise, he thanked him, and said that he will be missed.

Member Salzer detailed that Member Mayer is well deserved of accolades, it has been a pleasure to work with him, he will be missed, and the area is losing a great family. He noted that Member Mayer’s wife, Carey, has contributed a lot to the area and she is truly one of the best in her field.

Member Elsasser discussed that there have been disagreements with Member Mayer, but they have always been able to shake hands, and he wished his family the best.

Chairman Rand noted that Member Mayer has been asked back to the next month’s meeting for a proclamation.
Member Mayer informed that it has been wonderful to get to know everyone on the Board, it has come a long way as a professional organization, he appreciated that he will be missed, but the Board will keep doing great things.

Mr. Sorrel reported that the Highway Department was recognized for the Willow Knolls/Allen Road intersection project and that Randy Brunner has become the full-time CFO while continuing as Finance Director for the Sheriff. He recognized the work done by Assistant Chief Financial Officer Julie Ciesla for the Willow Knolls financing.

Member Rosenbohm thanked Sie Maroon and the crews with the City of Peoria for the sand bagging work done at the Riverfront.

VIII. ADJOURNMENT

There being no further business before the Board, the Chairman announced the meeting was adjourned.
PROCLAMATION

WHEREAS, Peoria County wishes to recognize and thank G. Allen Mayer for his 15 years of service as the Peoria County Board Member for District 6; and

WHEREAS, Peoria County recognizes G. Allen Mayer’s extensive service to our organization, including serving as Chairman of the Tax/Economic Development Committee, Tax Election Policy and Audit Committee, Ways & Means Committee, and Rules of Order Committee throughout his tenure; and

WHEREAS, G. Allen Mayer was integral in creating the non-partisan Peoria County Election Commission; and

WHEREAS, G. Allen Mayer championed limiting the expansion of the hazardous waste landfill, and as Chairman of the Regional Pollution Control Site Committee led the charge to enlarge the non-hazardous Peoria County landfill site; and

WHEREAS, during his tenur G. Allen Mayer has been an advocate for Heddington Oaks, Peoria County’s long-term care facility; and

WHEREAS, G. Allen Mayer advocated for reforms to Peoria County’s financial policies, including ensuring that the external auditing firm was periodically rotated; and

WHEREAS, G. Allen Mayer was seen as a leader on the board as well as in the community, including being an active member of First English Lutheran Church, the Biltmore Heights Neighborhood Association, and WTVP.

NOW THEREFORE I, Andrew A. Rand, Chairman of the Peoria County Board, on behalf of the County Board, do hereby recognize and thank County Board Member G. Allen Mayer for his public service.

Dated this 13th day of June, A.D., 2019

Andrew A. Rand
PEORIA COUNTY BOARD CHAIRMAN

R. Steve Sonnemaker
PEORIA COUNTY CLERK
PROCLAMATION

WHEREAS, Peoria County congratulates Demanes Interiors on its 100th anniversary; and

WHEREAS, James Demanes started James Demanes and Sons in 1919 in Kewanee, IL and later opened a store in Peoria in conjunction with his son, Lou Demanes; and

WHEREAS, Lou Demanes's sons, Michael and Rich Demanes, joined the family business in the 1970s; and

WHEREAS, Demanes Interiors was founded on the values of honesty and accountability, which still hold true to this day; and

WHEREAS, Peoria County honors current owner Michael Demanes's commitment to the Peoria Community.

NOW THEREFORE I, Andrew A. Rand, Chairman of the Peoria County Board, on behalf of the County Board, do hereby recognize Demanes Interiors on its 100th Anniversary.

Dated this 13th day of June, A.D., 2019

Andrew A. Rand
PEORIA COUNTY BOARD CHAIRMAN

R. Steve Sonnemaker
PEORIA COUNTY CLERK
### County of Peoria, Illinois
### Bank Account Portfolio
### As of April 30, 2019

<table>
<thead>
<tr>
<th>Account Name</th>
<th>Account Balance</th>
<th>Variance</th>
<th>Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Month</td>
<td>Prior Month</td>
<td>Amount</td>
</tr>
<tr>
<td>Payroll</td>
<td>90,498</td>
<td>72,323</td>
<td>18,175</td>
</tr>
<tr>
<td>Juror's Payroll</td>
<td>67,394</td>
<td>34,816</td>
<td>32,578</td>
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<td>Peoria County Employee Benefit Plan</td>
<td>466,487</td>
<td>645,045</td>
<td>-178,577</td>
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<tr>
<td>Peoria County Flex Spending Acct</td>
<td>176,785</td>
<td>203,850</td>
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</tr>
<tr>
<td>County Collector</td>
<td>2,071,589</td>
<td>1,925,553</td>
<td>146,036</td>
</tr>
<tr>
<td>Operating</td>
<td>5,663,183</td>
<td>7,035,805</td>
<td>-1,372,623</td>
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<tr>
<td>Peoria County Forfeiture - State</td>
<td>544,362</td>
<td>543,385</td>
<td>978</td>
</tr>
<tr>
<td>Peoria County Forfeiture - Federal</td>
<td>17,948</td>
<td>17,948</td>
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<tr>
<td>Emergency Telephone System-E911</td>
<td>3,487,698</td>
<td>3,486,982</td>
<td>716</td>
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<tr>
<td>Trust &amp; Condemnation</td>
<td>89,780</td>
<td>89,780</td>
<td>0</td>
</tr>
<tr>
<td>County Motor Fuel</td>
<td>1,250,059</td>
<td>1,133,573</td>
<td>116,486</td>
</tr>
<tr>
<td>Township Bridge</td>
<td>432,416</td>
<td>431,639</td>
<td>777</td>
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<tr>
<td>Township Motor Fuel</td>
<td>1,502,819</td>
<td>1,434,258</td>
<td>68,561</td>
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<tr>
<td>CDAP</td>
<td>685,452</td>
<td>680,050</td>
<td>5,402</td>
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<tr>
<td>VSP - HRA</td>
<td>911,551</td>
<td>932,330</td>
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<tr>
<td>Clearing Account</td>
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<td>15,740</td>
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</tr>
<tr>
<td>Abandoned Property Program</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rural Transportation</td>
<td>329,246</td>
<td>325,527</td>
<td>3,719</td>
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<tr>
<td>Total Accounts at Illinois National Bank</td>
<td>17,802,986</td>
<td>19,008,603</td>
<td>-1,205,617</td>
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</tbody>
</table>

### Accounts at Morton Community Bank

<table>
<thead>
<tr>
<th></th>
<th>Account Balance</th>
<th>Variance</th>
<th>Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Month</td>
<td>Prior Month</td>
<td>Amount</td>
</tr>
<tr>
<td>Capital Improvement</td>
<td>244,816</td>
<td>244,690</td>
<td>126</td>
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<tr>
<td>Operating - Investment</td>
<td>23,977,542</td>
<td>23,917,643</td>
<td>59,899</td>
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<tr>
<td>County Motor Fuel - Investment</td>
<td>4,201,788</td>
<td>4,191,203</td>
<td>10,585</td>
</tr>
<tr>
<td>Total Accounts at Morton Community Bank</td>
<td>28,424,146</td>
<td>28,353,536</td>
<td>70,610</td>
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### Accounts at Commerce Bank

<table>
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<tr>
<th></th>
<th>Account Balance</th>
<th>Variance</th>
<th>Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Month</td>
<td>Prior Month</td>
<td>Amount</td>
</tr>
<tr>
<td>General Investment Acct</td>
<td>5,240,330</td>
<td>5,230,583</td>
<td>9,747</td>
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</tbody>
</table>

**Notes:**
- C = Clearing Account Only
- S = Sweep Account
- D = Disbursed via Court Orders
- N/A = Current month information not yet rec'd
- M = Money Market Account
- ICS = Insured Cash Sweep
- MI = Mixed Investment Acct
### County of Peoria, Illinois
Certificate of Deposit Portfolio
As of April 30, 2019

<table>
<thead>
<tr>
<th>Bank</th>
<th>Fund</th>
<th>Investment Amount</th>
<th>Purchased Date</th>
<th>Maturity Date</th>
<th>Term (Months)</th>
<th>Interest Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Associated Bank</strong></td>
<td>Employee Health Fund</td>
<td>1,000,000</td>
<td>8/3/18</td>
<td>8/3/19</td>
<td>12</td>
<td>2.35%</td>
</tr>
<tr>
<td></td>
<td>Employee Health Fund</td>
<td>400,000</td>
<td>12/3/18</td>
<td>12/3/19</td>
<td>12</td>
<td>3.65%</td>
</tr>
<tr>
<td><strong>Total for Bank</strong></td>
<td></td>
<td><strong>1,400,000</strong></td>
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<td></td>
</tr>
<tr>
<td><strong>Commerce Bank</strong></td>
<td>Employee Health Fund</td>
<td>200,000</td>
<td>11/16/18</td>
<td>11/15/19</td>
<td>12</td>
<td>2.65%</td>
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<tr>
<td></td>
<td>Employee Health Fund</td>
<td>200,000</td>
<td>11/21/18</td>
<td>11/21/19</td>
<td>12</td>
<td>2.65%</td>
</tr>
<tr>
<td><strong>Total for Bank</strong></td>
<td></td>
<td><strong>400,000</strong></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Busey Bank</strong></td>
<td>Employee Health Fund</td>
<td>1,000,000</td>
<td>1/28/19</td>
<td>1/27/20</td>
<td>12</td>
<td>2.63%</td>
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<tr>
<td></td>
<td>County Health-TB Fund</td>
<td>193,252</td>
<td>10/2/18</td>
<td>4/2/20</td>
<td>18</td>
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<td>11/27/18</td>
<td>5/28/20</td>
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<td></td>
<td>Employee Health Fund</td>
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<td>11/27/18</td>
<td>11/27/19</td>
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<td>2.70%</td>
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<tr>
<td><strong>Total for Bank</strong></td>
<td></td>
<td><strong>1,993,252</strong></td>
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<tr>
<td><strong>Princeville State Bank</strong></td>
<td>County Health Fund</td>
<td>500,000</td>
<td>8/6/18</td>
<td>8/6/19</td>
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<td>Employee Health Fund</td>
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<td>8/6/18</td>
<td>8/6/19</td>
<td>12</td>
<td>2.20%</td>
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<tr>
<td><strong>Total for Bank</strong></td>
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<td><strong>1,500,000</strong></td>
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<td></td>
</tr>
<tr>
<td><strong>Integrity Community Bank</strong></td>
<td>Employee Health Fund</td>
<td>400,000</td>
<td>12/14/18</td>
<td>6/14/20</td>
<td>18</td>
<td>2.68%</td>
</tr>
<tr>
<td><strong>Total for Bank</strong></td>
<td></td>
<td><strong>400,000</strong></td>
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<td></td>
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**Recap by Fund:**

<table>
<thead>
<tr>
<th>Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>030 County Health &amp; TB Fund</td>
<td>693,252</td>
</tr>
<tr>
<td>081 Employee Health Fund</td>
<td>5,000,000</td>
</tr>
<tr>
<td><strong>Total Certificate of Deposits</strong></td>
<td><strong>5,693,252</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Total Banks</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Difference</td>
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<tr>
<td>2ND SUB-</td>
<td>TITLE</td>
</tr>
<tr>
<td>---------</td>
<td>-------</td>
</tr>
<tr>
<td>31000</td>
<td>PROPERTY TAXES</td>
</tr>
<tr>
<td>31401</td>
<td>OTHER TAXES</td>
</tr>
<tr>
<td>32209</td>
<td>BUILDING/ZONING PERMITS</td>
</tr>
<tr>
<td>32219</td>
<td>MARRIAGE LICENSES</td>
</tr>
<tr>
<td>32222</td>
<td>LICENSES/PERMITS</td>
</tr>
<tr>
<td>33350</td>
<td>STATE REVENUE</td>
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<tr>
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<td>INCOME TAX</td>
</tr>
<tr>
<td>33529</td>
<td>STATE REIMBURSEMENT-SALARIES</td>
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### Peoria County, IL Revenue Status Report

**Selection Criteria:** All

**Accounting Period:** 1/19

**Sorted By:** Fund Type, 2nd Subtotal

**Totaled On:** Fund Type

**Page Breaks On:** Fund Type

**Fund Type - 2 Special Revenue**

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<td>YTD/ BUD</td>
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### PEORIA COUNTY, IL

#### EXPENDITURE STATUS REPORT

**DATE:** 05/29/2019  
**TIME:** 13:47:06  
**ACCOUNTING PERIOD:** 3/19

**SELECTION CRITERIA:** ALL  
**SORTED BY:** FUND TYPE, 2ND SUBTOTAL  
**TOTALED ON:** FUND TYPE  
**PAGE BREAKS ON:** FUND TYPE

**FUND TYPE: DEBT SERVICE**

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<th>TITLE</th>
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<th>EXPENDITURES</th>
<th>ENCUMBRANCES</th>
<th>YEAR TO DATE</th>
<th>AVAILABLE</th>
<th>YTD/ BUD</th>
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</thead>
<tbody>
<tr>
<td>54001</td>
<td>CONTRACTUAL SERVICES</td>
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### PEORIA COUNTY, IL
REVENUE STATUS REPORT

**DATE:** 05/29/2019  
**TIME:** 13:43:55

**SELECTION CRITERIA:** ALL  
**ACCOUNTING PERIOD:** 3/19

**SORTED BY:** FUND TYPE, 2ND SUBTOTAL  
**TOTALED ON:** FUND TYPE  
**PAGE BREAKS ON:** FUND TYPE

**FUND TYPE-4 CAPITAL PROJECTS**

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<th>BUDGET</th>
<th>PERIOD RECEIPTS</th>
<th>RECEIVABLES</th>
<th>YEAR TO DATE RECEIPTS</th>
<th>AVAILABLE BALANCE</th>
<th>YTD/BUD</th>
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<td>SALES TAXES</td>
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### Expenditure Status Report

**Peoria County, IL**

**Accounting Period:** 3/19

**Selection Criteria:** All

**Sorted By:** Fund Type, 2nd Subtotal

**Page Breaks On:** Fund Type

**FUND TYPE 4 CAPITAL PROJECTS**

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<th>Budget</th>
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<th>Encumbrances Outstanding</th>
<th>Year to Date Exp</th>
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<th>YTD/Exp</th>
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### Peoria County, IL
#### Revenue Status Report

**Selection Criteria:** All
**Accounting Period:** 3/19

**Sorted By:** Fund Type, 2nd Subtotal
**Totaled On:** Fund Type
**Page Breaks On:** Fund Type

**Fund Type: 5 Internal Service**

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<th>Period Receipts</th>
<th>Receivables</th>
<th>Year To Date Receipts</th>
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<th>YTD/BUD</th>
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### PEORIA COUNTY, IL

#### EXPENDITURE STATUS REPORT

**Date:** 06/29/2019  
**Time:** 13:47:05

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**Selection Criteria:** All  
**Accounting Period:** 3/13

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**Sorted By:** Fund Type, 2nd Subtotal  
**Totaled On:** Fund Type  
**Page Breaks On:** Fund Type

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**Fund Type:** Internal Service

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| 2nd Subtotal | Title | Period Expenditures | Encumbrances | Year to Date Exp | Available Balance | YTD/EXP
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### Revenue Status Report

**Selection Criteria:** orgm.fund='076'

**Accounting Period:** 1/19

**Sorted By:** Fund

**Totaled On:** Fund

**Page Breaks On:** Fund

**Fund-076 Peoria County Parking FAC**

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<th>2nd Sub-Title</th>
<th>Budget</th>
<th>Period Receipts</th>
<th>Receivables</th>
<th>Year To Date Receipts</th>
<th>Available Balance</th>
<th>YTD/Period Balance</th>
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</thead>
<tbody>
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**PEORIA COUNTY, IL**

**EXPENDITURE STATUS REPORT**

**SORTED BY:** FUND, 2ND SUBTOTAL  
**TOTALS ON:** FUND  
**PAGE BREAKS ON:** FUND  
**FUND-076 PEORIA COUNTY PARKING FAC**

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**TOTAL PEORIA COUNTY PARKING FAC**

| | | | | | |
| 305,605.00 | 16,194.10 | 59,050.00 | 111,019.78 | 135,535.22 | 55.65 |

**TOTAL REPORT**

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| | | | | | |
| 305,605.00 | 16,194.10 | 59,050.00 | 111,019.78 | 135,535.22 | 55.65 |</p>
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<th>County Clerk</th>
<th>Auctioneer</th>
<th>Recorder/Sec of State</th>
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Clerk Fees  $301.94  
Recorder/Sec of State Fees $238.00  
Total to County $634.00

Committee Members

APPROVED 5/29/19 (7-0 votes)
AGENDA BRIEFING

COMMITTEE: Ways and Means
MEETING DATE: May 29, 2019
LINE ITEM: N/A
AMOUNT: ---

ISSUE: Raising Minimum Pricing for Trustee Auction Sales

BACKGROUND/DISCUSSION:

The Treasurer’s Office has received a request from the Peoria County Delinquent Tax Agent to increase the minimum auction sale bid from $600.00 to $750.00. Operating expenses such as postage, publication, supplies, fees and employee costs have dramatically escalated for all parties involved in the auction process. Parcels selling for $600.00 often do not generate sufficient funds to fully cover County and agent expenses.

The increase from $600.00 to $750.00 will produce an additional $50.00 per item for the County to disburse according to law and an additional $100.00 per item paid to the Peoria County Delinquent Tax Agent. It is the opinion of both the agent and the Treasurer’s office that a minimum bid of $750.00 will not affect sales. This change incurs no additional costs to the County and will increase County revenue. The last increase was in 2006.

COUNTY BOARD GOALS:

FINANCIAL STABILITY

STAFF RECOMMENDATION:

Recommend increasing the minimum auction sale bid from $600.00 to $750.00 per parcel.

COMMITTEE ACTION:

Approved 5/29/19 (7-0 votes)

PREPARED BY: Nicole Demetreas, Treasurer
DATE: May 17, 2019
DEPARTMENT: Treasurer
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

Your Ways and Means Committee does hereby recommend passage of the following Resolution:

RE: Raising Minimum Pricing for Trustee Auction Sales

RESOLUTION

WHEREAS, this County Board of Peoria County, Illinois, has heretofore entered into a certain written "PROFESSIONAL SERVICE AGREEMENT" with Joseph E. Meyer & Associates, Inc. (or its predecessor) originally dated December 11, 1986 and providing for the creation and administration of a Delinquent Tax Liquidation Program; and

WHEREAS, said Agreement, as extended and amended, remains in full force and effect as of the date hereof but the costs of conducting said Delinquent Tax Liquidation Program, including costs of obtaining title to tax delinquent properties and conveying such properties through public auctions, have substantially increased; and

WHEREAS, increasing the minimum auction sale bid to $750.00 per property will serve to defray such increased program costs;

NOW THEREFORE BE IT RESOLVED by the County Board of Peoria County, Illinois, that the minimum auction sale bid for properties first offered at public oral or sealed bid auction sales through the Delinquent Tax Liquidation Program shall be, and is hereby, increased to $750.00 per parcel; and

BE IT FURTHER RESOLVED that the increase in minimum bid hereby effected shall be applied so as to increase by $100.00, to a total of $450.00, the minimum fee paid to the said Joseph E. Meyer & Associates, Inc., for its services on account of the sale of any property pursuant to said Agreement, and to increase the proceeds accruing to the Taxing Districts by an additional $50.00 per property; and

BE IT FURTHER RESOLVED that any properties that are not sold upon first offering may be re-offered at a reduced selling price as may be deemed appropriate by the Treasurer and this County Board; and

BE IT FURTHER RESOLVED that the Chairman of this County Board is hereby authorized to enter into and to subscribe, on behalf of this County Board, the written "ADDENDUM TO PROFESSIONAL SERVICE AGREEMENT presented to this meeting and providing for the increase in minimum auction sale bid hereby approved and effected, and that all other terms and provisions of the said "PROFESSIONAL SERVICE AGREEMENT", as heretofore amended, shall remain in full force and effect.

RESPECTFULLY SUBMITTED,
WAYS AND MEANS COMMITTEE
AGENDA BRIEFING

COMMITTEE: Public Safety and Justice Committee
MEETING DATE: May 28, 2019
ISSUE: Mental and healthcare services at the Peoria County Juvenile Detention Center

BACKGROUND/DISCUSSION: At the August 27, 2013, Public Safety, Law Enforcement and Courts Committee meeting, a resolution was approved to enter into a contract with Health Management Associates (HMA) for consulting services. Health Management Associates assisted the County Administration, Sheriff's Office and the Juvenile Detention Center to prepare a Request for Proposals (RFP) for combined mental and medical healthcare services.

On February 7, 2014, a RFP for mental and healthcare services was issued for both the Peoria County Juvenile Detention Center and the Peoria County Jail starting July 1, 2014. We invited proposals for three years, with the option to renew annually. A selection committee composed of representatives from County Administration, Sheriff's Office, Juvenile Detention Center, and HMA was created to review the bids received. After an extensive evaluation the committee recommended to award the contract to Correct Care Solutions (CCS) based in Nashville Tennessee.

On April 10, 2014, the County Board approved and authorized the County Administrator to negotiate a contract with CCS for services for a base of three years through June 31, 2017, with options to renew annually thereafter.

In June of 2017, County Administrator, Sheriff's Office, and the Juvenile Detention Center agreed to separate the original combined contract into two (2) contracts and extend both contracts through June 30, 2018.

In March of 2018, County Administrator and the Juvenile Detention Center agreed to extend the CCS contract through June 30, 2019.

In March of 2019, the Sheriff's office extended their portion of the contract with Wellpath (formally CCS) through June 30, 2020. The Juvenile Detention Center is seeking to extend their portion of the contract with Wellpath through June 30, 2020.

It remains the commitment of County Administration, Sheriff’s Office and the Juvenile Detention Center to issue a combined RFP for mental and healthcare services to evaluate potential cost savings and increased operational efficiencies. We anticipate this RFP will be issued early in 2020 with an anticipated award decision by the County Board in April of 2020.

COUNTY BOARD GOALS:

STAFF RECOMMENDATION: Approval for the Juvenile Detention Center to pursue contract extensions with Wellpath for mental and healthcare services through June 30, 2020.

COMMITTEE ACTION: Approved 5/28/19 (6-0 votes) Ms. Pastucha absent

PREPARED BY: Brian Brown, Superintendent Juvenile Detention Center
DEPARTMENT: Juvenile Detention Center
DATE: May 28, 2019
February 11, 2019

Supt. Brian Brown
County of Peoria Juvenile Detention Center
223 N Maxwell Rd
Peoria, IL 61604

Re: Letter of Amendment - Effective July 1, 2019 for Annual Renewal and Base Compensation Adjustment to the Health Services Agreement at Peoria County Juvenile Detention Center, Illinois, made effective July 1, 2017, as amended (the "Agreement").

Dear Supt. Brian Brown:

I hope this letter finds you well. Wellpath LLC f/k/a Correct Care Solutions, LLC ("CCS") is proud to partner with the Peoria Juvenile Detention Center, and we are excited to renew our commitment to provide quality healthcare in the upcoming year!

The current term of our Agreement ends June 30, 2019 and automatically renews for a one-year period (pursuant to Agreement Section 9.0) effective July 1, 2019 through June 30, 2020 with mutually agreed upon increases in accordance with CPI not to exceed 5% (pursuant to Agreement Section 9.0.1). Hence, for the aforementioned renewal period we request an increase to the base compensation amount consistent with the Consumer Price Index ("CPI") for Urban Consumers – Medical Care Services Component, which stands at 2.6% for December 2018. Application of this increase, revises the base amount from $25,489.28 monthly to $26,152.00 monthly / $313,824.00 annually.

Please acknowledge your acceptance of the compensation increase by returning a signed copy to Stephanie Parkinson, Partner Services Specialist, at sdparkinson@wellpath.us. All other terms of the current Agreement shall remain in full force and effect through the end of the contract period.

Should you have any questions, please reach out to Synthia Peterson, Director of Operations at 309-256-9449 or Rich Field, Director of Partnership Development at 309-472-4116.

Warm regards,

Stan Wofford
Senior Regional Vice President

Cc: Synthia Peterson, Director of Operations
    Rich Field, Director of Partnership Development
The undersigned is authorized by Peoria County to accept the above terms.

Authorized Peoria County Representative

Date Signed

Print Name

Title

Print Name

4-13-19

Date Signed

Title
TO THE HONORABLE COUNTY BOARD
COUNTY OF PEORIA, ILLINOIS

Your Public Safety and Justice Committee does hereby recommend passage of the following Resolution:

RE: Renewal of mental and healthcare services for Juvenile Detention Center Bid #1-01-14

RESOLUTION

WHEREAS, in 2014 bids were solicited for mental and healthcare services at the Peoria County Juvenile Detention Center and the Peoria County Sheriff’s Office. The bid was awarded to CCS. In 2017, the original combined contract was split into two (2) separate contracts. One between CCS and the Peoria County Sheriff’s Office and one between CCS and the Juvenile Detention Center.

WHEREAS, the new 2017 contract between CCS and the Juvenile Detention Center went into effect July 1, 2017 through June 30, 2018. In March 2018, there was another extension, signed March 29, 2018 and the contract was extended for one (1) year, effective July 1, 2018 through June 30, 2019 and

WHEREAS, in accordance with the 2017 CCS Contract, effective dates July 1, 2017 through June 30, 2018, the Juvenile Detention Center is seeking to extend the contract with Wellpath (formally CCS), for one (1) year effective July 1, 2019 through June 30, 2020.

WHEREAS, your Committee would recommend acceptance of the one (1) year extension effective July 1, 2019 through June 30, 2020, as stated in the Letter of Amendment dated February 11, 2019. (see attached).

NOW THEREFORE BE IT RESOLVED, by the Peoria County Board, that the Wellpath contract for mental and healthcare services be extended for one (1) year effective July 1, 2019 through June 30, 2020, at the cost set forth in the Letter of Amendment. An increase to the base compensation amount is consistent with the Consumer Price Index ("CPI") for Urban Consumers – US City Average, Medical Care Services Component, which stands at 2.6% for December 2018. Application of this increase, revises the base amount from $25,489.28 monthly to $26,152.00 monthly or $313,824.00 annually.

BE IT FURTHER RESOLVED, that the Chairman of the Peoria County Board and/or the Peoria County Administrator are hereby authorized and directed to enter into a one (1) year contract extension with Wellpath (formally CCS), for mental and healthcare services at the Peoria County Juvenile Detention Center as described in the original bid specifications.

RESPECTFULLY SUBMITTED,
Public Safety and Justice Committee

Date: May 28, 2019
Board of Health
(Length of Term: 3 years)
Rahmat Na'Allah, MD, MPH
17033 N. Trail View Drive
Dunlap IL 61525
Expiring: 6/30/2022

Budget Committee
James Fennell – Vice Chairman
98 N. Second St.
Chillicothe, IL 61523
Replaces: Thomas O’Neill

Care and Treatment Board
(Length of Term: 3 years)
Joyce Harant
3914 N Donna Lane
Peoria IL 61615
Expiring: 6/30/2022

Todd Baker
1015 N. Edgehill Court
Peoria IL 61604
Expiring: 6/30/2022

County Farmland Assessment Review Committee
(Length of Term: 2 years)
Greg Fletcher
3113 E. Cedar Hills Drive
Chillicothe, IL 61523
Expires: 11/1/2020
Replaces: Rick Salisbury

Larry Baer
5625 W. Southport Rd.
Peoria, IL 61615
Expiring: 11/1/2020
Replaces: Richard Heinz
**Jubilee Churchyard Cemetery Association**  
(Length of Term: 6 years)  
Mary DeVries  
13208 Princeville Jubilee  
Princeville IL 61559  
*Expiring: 6/30/2025*

**Zoning Board of Appeals**  
(Length of Term: 5 years)  
Linda O’Brien  
4022 S. Deer Run  
Bartonville, IL  61607  
*Expiring: 6/1/2024*
NO TERMS SET TO EXPIRE
According to the petitioner, the facility will only be open between 7:00 a.m. and 4:30 p.m. The extraction of material requires a permit from the Illinois Department of Natural Resources. The property is located in the Agriculture and Environmental Corridor. Mineral extraction is an allowable use in the Agriculture Land Use Form. Portions of the property are located in the Environmental Corridor Land Use Form due to floodplain and woodland. The request is consistent with the Peoria County Comprehensive Land Use Plan Environmental Stewardship Principle that mining of natural resources does not conflict with other nearby uses. The Peoria County Growth Strategies support the proposed use.

BACKGROUND/DISCUSSION: This case is located in District #7, which is County Board member James Dillon’s district. The petitioner, Peoria Sand & Gravel, Inc., requests a Special Use to operate a mineral extraction facility in the “A-2” Agricultural district. The parcel is located at 4283 W. Richwoods Blvd. in the southeast quarter of Section 26 in Kickapoo Township. There are 0 consents and 0 objections on file. Nonconforming use permit NCU #364 was granted December 6, 1973 for use of a sand and gravel pit and dump for building debris. According to documentation included as part of the NCU, the first use of property as a mineral extraction facility was in February of 1968. Special use case #034-97-U was granted by the Peoria County Board on February 10, 1998 for a sand and gravel mining operation in the “A-2” zoning district. The case was approved with nine restrictions. A list of restrictions is attached. Restriction number 4 indicates the special use shall be valid 15 years from the date of passage by the County Board. The special use expired on February 10, 2013. The subject parcel is 21 acres with an existing mineral extraction facility. According to the petitioner’s site plan, the mineral extraction facility on the subject parcel consists of a central stockpile, equipment storage in the southeast, and a mining site in the north. A gated entrance to the site is located on the western boundary of the property, from Richwoods Boulevard. The western portion of the parcel, along route 8, is in the floodplain. The petitioner has indicated that no mining activity takes place in this area. The subject parcel and all surrounding parcels are zoned “A-2” Agricultural. The property to the north contains woodland and a residence. Properties to the north are buffered by a significant number of trees located on the northern portion of the subject parcel. To the east is a vacant parcel. Parcels to the south and west consist of cropland and woodland. An industrially zoned district lies approximately 1,103 feet to the southeast. Several parcels containing timberland and a cemetery lie within the industrial zoned district. The remaining nearby industrial land is owned by the Peoria Disposal Company and is used as a private landfill. The proposed use is consistent with nearby industrially zoned district and use. In accordance with the Peoria County Unified Development Ordinance (UDO) the petitioner submitted a reclamation plan. Mineral extraction operations must be at least 1,000 linear feet from any existing dwelling and 300 feet from any other building. The nearest principal dwelling lies approximately 226 feet to the north of the property line of the subject parcel. The petitioner’s site plan indicates the mining operations will be over 1,000 feet from this dwelling. All excavations and stockpiles shall meet setbacks for structures in the “A-2” zoning district. The UDO requires trucks entering and leaving the site to meet the weight requirements of affected roads and that hauling permits shall be required from the appropriate jurisdictions for affected roads. The facility can only operate between the hours of 7:00 a.m. and 8:00 p.m. According to the petitioner, the facility will only be open between 7:00 a.m. and 4:30 p.m. Extraction of material requires registration with the Illinois Department of Natural Resources Office of Mines and Minerals. According to the petitioner, the site is already registered. At the time of the review, no conditions were found that would cause the Health Department to recommend denial. According to the 2017 IDOT traffic map, there are an average of 10 vehicle trips along this portion of Richwoods Boulevard and 2,400 vehicle trips along this portion of Southport Road in a 24-hour period. The petitioner expects an average of 2 trucks per work day entering and exiting the site. According to the petitioner, the weight of a typical loaded truck entering or leaving the site is between 46,000 and 50,000 pounds. This truck would be hauling sand, aggregate, clay dirt, or topsoil. The Kickapoo Township Road Commissioner has indicated that the weight limit on W. Richwoods Boulevard is 12 tons (24,000 pounds). The road commissioner has also indicated that from February 15 through May 15 a bond would be required to haul loads over the weight limit. A contract would need to be signed by the petitioner indicating they would repair the roads back to satisfactory condition, as determined by the road district. At the time of this report, no comments were received from IDOT. The Peoria County Future Land Use Form Map designates this area as Agriculture and Environmental Corridor. Mineral extraction is an allowable use in the Agriculture Land Use Form. Portions of the property are located in the Environmental Corridor Land Use Form due to floodplain and woodland. The request is consistent with the Peoria County Comprehensive Land Use Plan Environmental Stewardship Principle that mining of natural resources does not conflict with other nearby uses. The Peoria County Growth Strategies support the proposed use.

COUNTY BOARD GOALS:

HEALTHY VIBRANT COMMUNITIES
STAFF RECOMMENDATION: Approval with the following restrictions:

1. In accordance with Section 20-7.12.2.4 of the Peoria County Unified Development Ordinance, a reclamation bond in an amount specified to cover the estimate prepared by an Illinois licensed professional engineer of the probable expenditures necessary to complete the items specified in the plan shall be approved by the Peoria County Planning and Zoning Department and filed with the Peoria County Clerk. The reclamation bond shall be submitted and approved by the Peoria County Planning and Zoning Department within 30 days of approval by the Peoria County Board. The reclamation bond shall remain valid for the life of the use. An updated estimated cost prepared by an Illinois licensed professional engineer must be submitted to the Zoning Administrator every 4 years. If the cost is increased, the petitioner shall provide a bond in such higher amount.

2. If at any time the reclamation process or mining activity on the property ceases for more than 12 consecutive months, the Special Use Permit shall be null and void. Reclamation of the site shall be completed within 3 years of the use ceasing, as indicated in the petitioner’s reclamation plan.

3. If required, appropriate permits shall be obtained from the Illinois Environmental Protection Agency, the Illinois Department of Natural Resources Office of Mines and Minerals, and any other appropriate agencies.

4. In accordance with Section 20-7.14 of the Peoria County Unified Development Ordinance, materials shall not be stockpiled below the applicable base flood elevation.

5. In accordance with Section 20-7.12.4 of the Peoria County Unified Development Ordinance, no mineral extraction operation shall be carried out within 1,000 linear feet of any existing dwelling or within 300 feet of any existing structure (other than a dwelling), other than those owned by the applicant for the permit, unless written permission is first obtained from the owner of such dwelling unit or structure. A perimeter setback of 100 feet shall be maintained free of equipment, stockpiles, and overburden.

6. In accordance with Section 20-7.12.5 of the Peoria County Unified Development Ordinance, all excavations and stockpiles shall meet the setback requirements for the “A-2” Agricultural zoning district.

7. The applicant must meet all requirements set forth by the Kickapoo Township Road Commissioner. In accordance with Section 20-7.12.6.2 of the Peoria County Unified Development Ordinance, the applicant shall obtain any required permits from any other appropriate road jurisdictions.

8. In accordance with Section 20-7.12.8 of the Peoria County Unified Development Ordinance, the facility shall only operate between the hours of 7:00 a.m. to 8:00 p.m.

ZBA RECOMMENDATION: Approval with restrictions (6-0)

COMMITTEE ACTION:

PREPARED BY: Corbin Bogle, Planner I
DEPARTMENT: Planning & Zoning
DATE: May 17, 2019
REPORT TO THE ZONING BOARD OF APPEALS FOR THE MAY 9, 2019 PUBLIC HEARING

DATE: April 30, 2018

CASE/PETITIONER: 006-19-U / Peoria Sand & Gravel, Inc. / 190 E. Washington St., Morton, IL 61550

REQUEST: A Special Use request from 20-5.2.2.4.e of the Unified Development Ordinance. This section allows for a Special Use for Mineral Extraction Facilities in the “A-2” Agriculture Zoning District, as provided for in Section 7.12 (“Mineral Extraction Facilities”). The petitioner proposes to operate a mineral extraction facility at this location.

LOCATION: A part of the SE 1/4 of Section 26, Kickapoo Township / 4283 W. Richwoods Blvd., Peoria, IL 61604 / Parcel ID 13-26-400-005

LAND USE FORM: Agriculture, Environmental Corridor

EXISTING ZONING: “A-2” Agriculture

PRESENT USE: Mineral Extraction Facility

SIZE OF SITE: 21 acres

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

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

PUBLIC SERVICES: Fire: Limestone FPD
School: Pleasant Valley GSD #62, Limestone HSD #310
Sewer: None
Water: None

TRANSPORTATION: Southport Rd., state highway
Richwoods Blvd., township road

PERTINENT ZONING CASE(S)
ON SITE: NCU #364, #034-97-U

PERTINENT ZONING CASE(S)
IN SURROUNDING AREA: None

PLANNING AND ZONING DEPARTMENT RECOMMENDATION: APPROVAL WITH RESTRICTIONS
CASE ANALYSIS

REQUEST AND LOCATION:
The petitioner, Peoria Sand & Gravel, Inc., requests a special use to operate a mineral extraction facility in the “A-2” Agricultural district. The site currently serves as a location for sand removal, as well as a stockpile location for other sites. A special use is needed because request for a mineral extraction facility at this site has expired due to a restriction. The parcel is located at 4283 W. Richwoods Blvd. in the SE 1/4 of Section 26, Kickapoo Township.

PERTINENT ZONING CASE(S) ON SITE:
Nonconforming use permit NCU #364 was granted December 6, 1973 for use of a sand and gravel pit and dump for building debris. According to documentation included as part of the NCU, the first use of the property as a mineral extraction facility was in February of 1968.

Special use case #034-97-U was granted by the Peoria County Board on February 10, 1998 for a sand and gravel mining operation in the “A-2” zoning district. The case was approved with nine restrictions. Restriction number four indicates that the special use shall be valid 15 years from the date of passage by the County Board. The special use expired on February 10, 2013. The current request would bring the use into conformance with the Peoria County Unified Development Ordinance (UDO). A full list of restrictions from special use case #034-97-U can be found in the table below.

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<th>Restriction Number</th>
<th>Restriction</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
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<td>1</td>
<td>The special use shall adhere to all requirements set forth in Section 7-13 of the Peoria County Zoning Ordinance regulating mineral extraction facilities.</td>
<td>Mineral Extraction Facilities are now regulated through Section 20-7.12 of the UDO.</td>
</tr>
<tr>
<td>2</td>
<td>A reclamation bond in an amount specified to cover the estimate prepared by a State of Illinois Registered Professional Engineer of the probable expenditures necessary to establish, fertilize, and seed the slopes to control soil erosion shall be approved by the Peoria County Planning and Zoning Department and filed with the Peoria County Clerk. The reclamation bond shall be in force for the term of the Special Use Permit and one year beyond the expiration of the Special Use Permit. The reclamation bond shall be reviewed every 3 years to determine whether the amount should be increased. If requested by the Department of Planning and Zoning, Petitioner shall submit a revised estimate, prepared by a State of Illinois Registered Professional Engineer. If the Department of Planning and Zoning determines that the reclamation bond should be increased, Petitioner shall provide a bond in such higher amount.</td>
<td>Reclamation bond required as part of restrictions for ZBA case #006-19-U. As part of said restriction, an updated estimated cost, prepared by an Illinois licensed professional engineer and financial security shall be submitted to the Zoning Administrator every 4 years.</td>
</tr>
<tr>
<td>3</td>
<td>If at any time the reclamation process or mining activity on the property ceases for more than 12 consecutive months, the Special Use Permit shall be null and void.</td>
<td>Included as part of restrictions for ZBA case #006-19-U.</td>
</tr>
<tr>
<td>4</td>
<td>This Special Use shall be valid for 15 years from the date of passage by the County Board, except as provided in Restriction No. 3. An extension of time beyond said 15 years shall require a new Special Use.</td>
<td>No time limit proposed on ZBA case #006-19-U.</td>
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The petitioner shall be required to install a gravel entrance at the point of access. The gravel entrance shall be at least 8 feet wide, fifty feet long, and six inches deep. The gravel shall be two or three-inch aggregate stone, and the gravel shall be replaced as needed to maintain the six-inch depth.

If required, appropriate permits shall be obtained from the Illinois Environmental Protection Agency.

Materials shall not be stockpiled below the applicable base flood elevation of the Kickapoo Creek according to Section 9.5 of the Peoria County Code.

An access permit shall be obtained from the Kickapoo Township Road Commissioner prior to any mineral extraction operations taking place on the property.

If there is any change in the drainage patterns on this property that will increase drainage onto any Illinois Department of Transportation right-of-way, a permit shall be obtained from the Illinois Department of Transportation.

Gravel entrance exists. No comments received from the Kickapoo Township Road Commissioner regarding existing entrance.

Included as part of restrictions for ZBA case #006-19-U. Additional permits, if required, may need to be obtained from the Illinois Department of Natural Resources Office of Mines and Minerals.

Included as part of restrictions for ZBA case #006-19-U. Floodplains are now regulated by Section 20-7.14 of the UDO.

No comments received from the Kickapoo Township Road Commissioner regarding existing access.

No comments received from IDOT.

**Pertinent cases in surrounding area:**
None

**Surrounding zoning and land use:**
According to the petitioner’s site plan, the mineral extraction facility on the subject parcel consists of a central stockpile, equipment storage in the southeast, and a mining site in the north. A gated entrance to the site is located on the southern boundary of the property, from Richwoods Boulevard. The western portion of the parcel, along Route 8, is in the floodplain. The petitioner has indicated that no mining activity takes place in this area. The subject parcel and all surrounding parcels are zoned “A-2” Agricultural. The property to the north contains woodland and a residence. The nearest principal residential dwelling is approximately 226 feet north of the property line of the subject parcel. Properties to the north are buffered by a significant number of trees located on the northern portion of the subject parcel. To the east is a vacant parcel. Parcels to the south and west consist of cropland and woodland. An industrially zoned district lies approximately 1,103 feet to the southeast. Several parcels containing timberland and a cemetery lie within the industrial zoned district. The remaining nearby industrial land is owned by the Peoria Disposal Company and is used as a private landfill. The proposed use is consistent with nearby industrially zoned district and use.

**Technical Adequacy**
The subject property is currently zoned “A-2” Agricultural. Section 20-5.2.2.4.e allows for a special use for a mineral extraction facility, provided it meets the requirements of Section 20-7.12 “Mineral Extraction Facilities” of the UDO.
Section 20-7.12.2.3.4 of the Peoria County UDO indicates that where overburden will not exceed 10 feet in depth and where the operation will not affect more than 10 acres during a permit year, a reclamation plan shall be submitted to the County, along with bonding for the cost of reclamation. The petitioner has indicated that there is no overburden above the material removed. The petitioner’s site plan indicates a typical reclaimed slope of 1.5:1 or flatter. The petitioner has submitted a timeline and reclamation plan for the site. The petitioner indicates that the timeline is based on a 2-acre mining site, as depicted on the petitioner’s site plan. The timeline indicates removal of 100,000 tons of sand material using a 20-foot dig depth. According to the petitioner, this would amount to 5,000 tons of sand being removed per year for 20 years. Soil stockpiled on site would be imported to the site and used to replace the sand and reestablish existing grades. The petitioner indicates that after mining operations cease, the site would be reclaimed within three years. The reclamation plan indicates that the disturbed areas of the property will be restored to a natural or economically usable site. A minimum of four inches of topsoil will be spread over the disturbed areas and seeded. The intention is to restore the land to the existing contours. The petitioner’s reclamation plan suggests aggregate and concrete rubble recycling for the future use of the property, with the possibility for residential use.

Section 20-7.12.4 of the UDO restricts mineral extraction operations to at least 1,000 linear feet from any existing dwelling and 300 feet from any other building. A perimeter setback of 100 feet is to be maintained from these structures to be free of equipment, stockpiles and overburden. The nearest principal dwelling lies approximately 226 feet to the north of the property line of the subject parcel. The petitioner’s site plan indicates the mining operations will be over 1,000 feet from this dwelling.

Section 20-7.12.5 of the UDO indicates all excavations and stockpiles shall meet setbacks for structures in the zoning district. The required setback from Southport Road, a state highway, is 160 feet from the center of the right-of-way. The required setback from Richwoods Boulevard, a township road, is 65 feet from the edge of the right-of-way. The required side setback from the northern and eastern property lines is 30 feet. The petitioner’s site plan indicates all required setbacks will be met.

Section 20-7.12.6 requires that trucks entering and leaving a mineral extraction site shall meet the weight requirements of affected roads and that hauling permits shall be required from the appropriate jurisdictions for affected roads. According to the petitioner, the weight of a typical loaded truck entering or leaving the site is between 46,000 and 50,000 pounds. This truck would be hauling sand, aggregate, clay dirt, or topsoil. The Kickapoo Township Road Commissioner has indicated that the weight limit on W. Richwoods Boulevard is 12 tons (24,000 pounds). The road commissioner has also indicated that from February 15 through May 15 a bond would be required to haul loads over the weight limit. A contract would need to be signed by the petitioner indicating they would repair the roads back to satisfactory condition, as determined by the road district.

Section 7.12.8 of the Peoria County UDO indicates that the facility can only operate between the hours of 7:00 a.m. and 8:00 p.m. According to the petition, the facility will only be open between the hours of 7:00 a.m. and 4:30 p.m. Monday through Saturday.

A portion of this parcel is located in the special flood hazard area. According to the petitioner’s site plan, the facility will not be placed in this area. Any development within the special flood hazard area would require a floodplain development permit and would need to meet the requirements of Section 20-7.14 “Floodplain Regulations,” of the Peoria County UDO.

According to the Illinois Department of Natural Resources Office of Mines and Minerals, a permit would not be required unless the overburden exceeded 10 feet in depth or the operation affected more than 10
acres during a permit year. However, extraction of material does require registration with the Department. According to the petitioner, the site is already registered.

**ENVIRONMENTAL IMPACTS:**
The proposed use will not consume water or create wastewater. The soils will not be impacted by the need for a private wastewater disposal system. At the time of the review, no conditions were found that would cause the Health Department to recommend denial of the request.

**TRANSPORTATION IMPACTS:**
The parcel has access from Richwoods Boulevard, a township road and borders Southport Road, a state highway. According to the 2017 IDOT traffic map, there are an average of 10 vehicle trips along this portion of Richwoods Boulevard and 2,400 vehicle trips along this portion of Southport Road in a 24-hour period. According to the petition, the proposed hours of operation will be between the hours of 7:00 a.m. and 4:30 p.m. Monday through Saturday. The petitioner expects an average of 2 trucks per work day entering and exiting the site. Section 20-7.12.6 of the UDO requires that trucks entering and leaving the site shall meet the weight requirements of affected roads. In the event that haulage roads relating to the mineral extraction facility intersect with collector, county, state, or other public roadways, the operator shall be responsible for obtaining a permit from the regulating agency of that particular road and for such other safe traffic control as the County Board may require. The petitioner has indicated that the typical loaded truck entering and leaving the site would be between 46,000 and 50,000 pounds. The Kickapoo Township Road Commissioner has indicated that the weight limit on W. Richwoods Boulevard is 12 tons (24,000 pounds). The road commissioner has also indicated that from February 15 through May 15 a bond would be required to haul loads over the weight limit. A contract would need to be signed by the petitioner indicating they would repair the roads back to satisfactory condition, as determined by the road district. If the direction of the Kickapoo Township Road Commissioner is followed, the proposed special use will have minimal impact on the transportation system. The Peoria County Highway Department has deferred to the Kickapoo Township Road Commissioner. At the time of this report, no comments were received from IDOT.

**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. Mineral extraction is an allowable use in the Agriculture Land Use Form. The western portion of the parcel is in the Special Flood Hazard Area. Portions of the property are heavily wooded. Portions of the property are located in the Environmental Corridor Land Use Form due to the floodplain and wooded areas. According to the petitioner’s site plan, mining operations and stockpiling will not take place in the Flood Hazard Area. The wooded portions of the property will not be disrupted by mining or stockpiling. The request is consistent with the Peoria County Comprehensive Land Use Plan Environmental Stewardship Principle that mining of natural resources does not conflict with other nearby land uses. Approval of the request would bring an existing mineral extraction facility into compliance with the UDO. Properties to the north, west, and south are buffered by existing trees on the subject parcel. The adjacent parcel to the east is vacant. The Peoria County Growth Strategies support the proposed use. The proposed special use will allow a mineral extraction facility to continue to operate from the property and will continue to provide an economic opportunity for the petitioner.
CONCLUSIONS

CONSISTENCY WITH ADOPTED COUNTY PLAN:
The Future Land Use Form map designates this area as Agriculture and Environmental Corridor. Mineral extraction is an allowable use in the Agriculture Land Use Form. The request is consistent with the Peoria County Comprehensive Land Use Plan Environmental Stewardship Principle that mining of natural resources does not conflict with other nearby land uses. The Peoria County Growth Strategies support the proposed use. The proposed special use will allow a mineral extraction facility to continue to operate from the property and will continue to provide an economic opportunity for the petitioner.

CONSISTENCY WITH COMMUNITY CHARACTER:
The subject parcel is located on the corner of Southport Road and Richwoods Boulevard. Uses on adjacent parcels consist of cropland, woodland, a dwelling, and a vacant property. The proposed use is consistent with a nearby industrial zoning district, which lies approximately 1,103 feet to the southeast. This district contains a private landfill for Peoria Disposal Company. Furthermore, the subject parcel has a long history of use as a mineral extraction facility. Approval of the request would bring an existing mineral extraction facility into compliance with the UDO.

MINIMIZING ADVERSE EFFECTS:
The request will bring an existing mineral extraction facility into conformance with the UDO. According to documentation included as part of NCU #364, the first use of the property as a mineral extraction facility was in February of 1968. Properties to the north are buffered by trees on the subject property. The petitioner has indicated that an average of two trucks per day will be entering and exiting the site. It is anticipated the use will not alter the transportation system. The nearest dwelling will be over 1,000 feet from the mining site.

PRESENCE OF NATURAL/HISTORICAL RESOURCES:
There is no known presence of natural or historical resources.

COMPLIANCE WITH ADDITIONAL STANDARDS:
If granted the use must meet all standards required in Section 20-7.12 “Mineral Extraction Facilities” of the Peoria County UDO. A portion of this parcel is located in the special flood hazard area. Any development within the special flood hazard area would require a floodplain development permit and would need to meet the requirements of Section 20-7.14 “Floodplain Regulations,” of the Peoria County UDO. If extraction occurs, registration with the Illinois Department of Natural Resources Office of Mines and Minerals is required.
RECOMMENDATION

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

1. In accordance with Section 20-7.12.2.4 of the Peoria County Unified Development Ordinance, a reclamation bond in an amount specified to cover the estimate prepared by an Illinois licensed professional engineer of the probable expenditures necessary to complete the items specified in the plan shall be approved by the Peoria County Planning and Zoning Department and filed with the Peoria County Clerk. The reclamation bond shall be submitted and approved by the Peoria County Planning and Zoning Department within 30 days of approval by the Peoria County Board. The reclamation bond shall remain valid for the life of the use. An updated estimated cost prepared by an Illinois licensed professional engineer must be submitted to the Zoning Administrator every 4 years. If the cost is increased, the petitioner shall provide a bond in such higher amount.

2. If at any time the reclamation process or mining activity on the property ceases for more than 12 consecutive months, the Special Use Permit shall be null and void. Reclamation of the site shall be completed within 3 years of the use ceasing, as indicated in the petitioner’s reclamation plan.

3. If required, appropriate permits shall be obtained from the Illinois Environmental Protection Agency, the Illinois Department of Natural Resources Office of Mines and Minerals, and any other appropriate agencies.

4. In accordance with Section 20-7.14 of the Peoria County Unified Development Ordinance, materials shall not be stockpiled below the applicable base flood elevation.

5. In accordance with Section 20-7.12.4 of the Peoria County Unified Development Ordinance, no mineral extraction operation shall be carried out within 1,000 linear feet of any existing dwelling or within 300 feet of any existing structure (other than a dwelling), other than those owned by the applicant for the permit, unless written permission is first obtained from the owner of such dwelling unit or structure. A perimeter setback of 100 feet shall be maintained free of equipment, stockpiles, and overburden.

6. In accordance with Section 20-7.12.5 of the Peoria County Unified Development Ordinance, all excavations and stockpiles shall meet the setback requirements for the “A-2” Agricultural zoning district.

7. The applicant must meet all requirements set forth by the Kickapoo Township Road Commissioner. In accordance with Section 20-7.12.6.2 of the Peoria County Unified Development Ordinance, the applicant shall obtain any required permits from any other appropriate road jurisdictions.

8. In accordance with Section 20-7.12.8 of the Peoria County Unified Development Ordinance, the facility shall only operate between the hours of 7:00 a.m. to 8:00 p.m.

Respectfully submitted,

Corbin Bogle  Kathi Urban
Planner I  Director
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, May 9, 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 10:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Jim Bateman, John Harms, Leonard Unes

ABSENT: Andrew Keyt, Justin Brown, Greg Happ

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

Case No. 006-19-U at 10:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of PEORIA SAND & GRAVEL, INC. (A Corporation – Kenneth Aupperle – President, Steve Aupperle – Secretary/Treasurer, Roger Aupperle – Director, and Leroy Oaks – Director, all of 190 E. Washington St., Morton, IL 61550), acting on their own behalf, a SPECIAL USE request from 20-5.2.2.4.e of the Unified Development Ordinance. This section allows for a Special Use for Mineral Extraction Facilities in the “A-2” Agriculture Zoning District, as provided for in Section 7.12 (“Mineral Extraction Facilities”). The petitioner proposes to operate a mineral extraction facility at this location.

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;
   • To renew the special use case 034-97-U for mineral extraction facilities and stockpile of mineral materials.

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:
   • Peoria Disposal Landfill is less than half a mile from this property.

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 property is heavily lined with trees and has been a mineral extraction facility for 15 years. This road is closed and only used by local landowners.
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 IDNR has not reviewed the property for species, archaeological or historical resources as it’s been a mineral extraction facility for over 15 years.

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.
   - This site does comply with the ordinance regulations of Peoria County.

A motion to approve the Findings of Fact was made by Mr. Harms and seconded by Mr. Unes. Six affirmative votes; (6-0) A motion to approve the Special Use with restrictions was made by Ms. O’Brien and seconded by Mr. Fletcher. A vote was taken and the motion was approved; (6-0)

Meeting adjourned 12:07 p.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 restrictions, Petition of Peoria Sand and Gravel, Inc.

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 a Mineral Extraction Facility, provided that the conditions in Section 7.12 (“Mineral Extraction Facilities”) are met in the “A-2” Agricultural zoning district; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on May 9, 2019 in Case No. 006-19-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 May 9, 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 June 13, 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. 006-19-U is hereby approved with the following restrictions:

1. In accordance with Section 20-7.12.2.4 of the Peoria County Unified Development Ordinance, a reclamation bond in an amount specified to cover the estimate prepared by an Illinois licensed professional engineer of the probable expenditures necessary to complete the items specified in the plan shall be approved by the Peoria County Planning and Zoning Department and filed with the Peoria County Clerk. The reclamation bond shall be submitted and approved by the Peoria County Planning and Zoning Department within 30 days of approval by the Peoria County Board. The reclamation bond shall remain valid for the life of the use. An updated estimated cost prepared by an Illinois licensed professional engineer must be submitted to the Zoning Administrator every 4 years. If the cost is increased, the petitioner shall provide a bond in such higher amount.

2. If at any time the reclamation process or mining activity on the property ceases for more than 12 consecutive months, the Special Use Permit shall be null and void. Reclamation of the site shall be completed within 3 years of the use ceasing, as indicated in the petitioner’s reclamation plan.

3. If required, appropriate permits shall be obtained from the Illinois Environmental Protection Agency, the Illinois Department of Natural Resources Office of Mines and Minerals, and any other appropriate agencies.

4. In accordance with Section 20-7.14 of the Peoria County Unified Development Ordinance, materials shall not be stockpiled below the applicable base flood elevation.

5. In accordance with Section 20-7.12.4 of the Peoria County Unified Development Ordinance, no mineral extraction operation shall be carried out within 1,000 linear feet of any existing dwelling or within 300 feet of any existing structure (other than a dwelling), other than those owned by the applicant for the permit, unless written permission is first obtained from the owner of such dwelling unit or structure. A perimeter setback of 100 feet shall be maintained free of equipment, stockpiles, and overburden.
6. In accordance with Section 20-7.12.5 of the Peoria County Unified Development Ordinance, all excavations and stockpiles shall meet the setback requirements for the “A-2” Agricultural zoning district.

7. The applicant must meet all requirements set forth by the Kickapoo Township Road Commissioner. In accordance with Section 20-7.12.6.2 of the Peoria County Unified Development Ordinance, the applicant shall obtain any required permits from any other appropriate road jurisdictions.

8. In accordance with Section 20-7.12.8 of the Peoria County Unified Development Ordinance, the facility shall only operate between the hours of 7:00 a.m. to 8:00 p.m.

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  
LINE ITEM: N/A  
MEETING DATE: May 28, 2019  
AMOUNT: N/A

ISSUE: #022-19-S: A Text Amendment to amend Chapter 20, Article 7, Section 7.3, 7.6 and 7.7 of the Peoria County Code.

BACKGROUND/DISCUSSION:
The proposed text amendment to articles in the Unified Development Ordinance is broken down into three specific sections of the code.

The proposed amendments to Section 7.3, Major Home Occupations, address where strict application of the landscaping point values may not be appropriate. Under the proposed amendment, compatible uses or sight lines of substantial distance, such as a major home occupation located next to an agricultural field, would no longer require a transitional bufferyard (TBY). In unique circumstances, the TBY could still be imposed by a restriction on a Special Use Case.

The proposed amendments to Section 7.6, Landscaping & Bufferyards offer flexibility to the landscaping for interior parking lot island point requirements by incentivizing the use of native plantings in managed landscaping designed to reduce stormwater impact. This amendment utilizes green design through the installation of biorention areas, which use soil and plants to treat stormwater before it is infiltrated or discharged. Runoff flows into the biorention area, where some of the water is absorbed by the plants and is filtered as it passes through the soil. This helps eliminate standing water in parking lots, excess discharge into roadside ditches and adjacent properties, and will add an aesthetic value, in addition to the stormwater and environmental impacts.

The proposed amendments to Section 7.7, Parking & Loading, allow for the Peoria County Code to be consistent with the Illinois Accessibility Code amendments, effective October 23, 2018. These amendments address shared accessibility aisles, required signage language and location, as well as pavement striping color.

COUNTY BOARD GOALS: 

ZBA RECOMMENDATION: Approval

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Senior Planner  
DEPARTMENT: Planning & Zoning  
DATE: May 17, 2018
The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition;

1. The proposed amendment to Section 7.3 “Home Occupation” corrects an inconsistency for application of landscaping point values identified for compliance when compatible uses or substantial sight lines may otherwise not require strict adherence.

2. The proposed amendment to Section 7.6 “Landscaping and Bufferyards” meets the challenge of changing conditions for development. The use of native plants in managed landscaping plans designed to reduce stormwater impact can be economical, low-maintenance, effective in soil and water conservation, and may preclude the excessive use of pesticides, herbicides, and fertilizers.

3. The proposed amendments to Section 7.7 “Parking & Loading Requirements” corrects an inconsistency between the Peoria County parking regulations and the Illinois Accessibility Code amendments, effective October 23, 2018.

The proposed amendment is consistent with the purpose and intent of this ordinance;

1. The proposed amendment to Section 7.3 “Home Occupation” clarifies that landscaping shall be required to reduce visual impacts of off-street parking areas for home occupations, which is consistent with the purpose of controlling the impact that home occupations may have on neighborhood character and on the use and enjoyment of adjacent properties.

2. The proposed amendment to Section 7.6 “Landscaping and Bufferyards” identifies that any alternative compliance must meet the performance standards identified within the Unified Development Ordinance, which is consistent with providing flexibility in landscape design.

3. The proposed amendment to Section 7.7 “Parking & Loading Requirements” is consistent with meeting compliance with standards established by the State of Illinois.

The proposed amendment will not adversely affect health, safety, morals, and general welfare of the public;

1. There is no evidence to suggest that any of the proposed amendments will adversely affect health, safety, morals, and general welfare of the public.

The proposed amendment is required because of a change in state or federal law.

1. The proposed amendment is not required because of a change in state or federal law.

2. The proposed amendment is not required because of a change in state or federal law.

3. The proposed amendment is required to order to be consistent with the Illinois Accessibility Code amendments, effective October 23, 2018.
Sec. 7.3.5 - Major Home Occupations

7.3.5.5. Landscaping shall be required to reduce the visual impact of screen off-street parking areas, loading zones, outdoor storage areas, and outdoor work areas from the view of adjacent properties utilized for residential and institutional uses. Landowners, according to the provisions set forth in Section 7.6 ("Landscaping and Bufferyards") residential dwelling, religious institution, or school.
Sec. 7.6 - Landscaping and Bufferyards

7.6.6.1 Parking Lot Landscaping.

1. The number of points that must be achieved for parking lots through landscaping shall be equal to the total number of parking spaces provided. The points may be achieved through the use of any combination of trees and/or shrubs.

2. When a parking lot has less than one hundred (100) parking spaces the landscaping may be placed within interior curbed parking islands and/or within ten (10) feet of the perimeter of the parking lot.

3. When a parking lot has one hundred (100) or more parking spaces, one-half (½) of the required points shall consist of shade trees planted in curbed islands within the interior of the parking lot. The intent of this provision is to break up large expanses of pavement and to provide shading by locating shade trees away from the perimeter and within the interior of parking lots.

4. The minimum area for planting all types of trees within parking lots shall not be less than twelve and one-half feet by twelve and one-half feet (12.5' x 12.5') or one hundred fifty seven and one-quarter (157.25) square feet. Shade trees and intermediate trees shall not be planted in any area with a width of less than five (5) feet. Evergreen trees shall not be planted in an area with width of less than two (2) feet.

5. Parking lot islands shall be curbed with concrete or a functionally equivalent material. Curb breaks should be utilized to allow stormwater to enter planted areas. The following materials are not considered functionally equivalent to concrete curbs and are therefore unacceptable for use as curbs:
   a. Landscape timbers
   b. Railroad ties
   c. Wood/lumber
   d. Concrete wheel stops

7.6.6.2 Alternative Parking Lot Landscaping

1. The county encourages the use of special design features such as bioretention systems and landscaping with native species. All site development and redevelopment projects should consider the following alternative landscape options:
   a. Bioretention Systems: Bio-retention systems are shallow, landscaped depressions commonly located in parking lot islands or within areas that receive stormwater runoff. Bioretention systems generally may consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants. The bioretention system shall be aboveground and a visible part of the green or landscaped area & meet the requirements of Section 7.6.9.3.
   b. Native Species: Illinois native plantings, grasses, and perennials, as identified by the Natural Resources Conservation Service

7.6.9 Incentives.

1. Incentive for Preserving Existing Landscaping. Existing landscaping that is in a vigorous growing condition and is not specifically prohibited by this ordinance may count toward meeting the point requirements of this section. Furthermore, the following plant materials will be awarded five (5) additional points (added to base value) per tree when preserved:
   a. Shade Trees—Twelve (12) inches diameter trunk or greater.
   b. Intermediate Tree—Fifteen (15) feet height or taller.
   c. Evergreen Tree—Fifteen (15) feet height or taller.
2. **Incentive for Planting Larger Landscaping.** Planting of landscaping larger than the minimum required sizes as specified herein will be rewarded with five (5) additional points (added to base value) per tree when the proposed sizes are as follows:
   a. Shade Trees—Four (4) inches diameter (five (5) inches in Transitional Buffer Yard (TBYs)) or greater.
   b. Intermediate Tree—Ten (10) feet height or taller.
   c. Evergreen Tree—Ten (10) feet height or taller.

3. **Incentive for Bioretention with Native Landscaping within Parking Islands.** The use of native plants in managed landscaping plans designed to reduce stormwater impact can be economical, low-maintenance, effective in soil and water conservation, and may preclude the excessive use of pesticides, herbicides, and fertilizers. Planting of native landscaping in bioretention systems on interior curbed parking islands may be considered functionally equivalent to meeting the interior curbed parking island points, as required in Section 7.6.6.1, when designed by a licensed Landscape Architect and the following requirements can be met:
   a. A minimum size of 5 percent of the drainage area of the parcel for a bioretention area that includes a sand bed or a minimum size of 7 percent of the drainage area of the parcel for a bioretention area that does not include a sand bed.
   b. When an interior curbed parking island is designed with bioretention systems landscaping with native species, the number of required points consisting of shade trees planted in curbed islands within the interior of the parking, as required in Section 7.6.6.1, shall be reduced by one-half (1/2).
   c. Unless specified in subsection 7.6.9.3.d below, all native landscaping shall meet the requirements of Section 7.6.8.2 “Minimum Plant Material Size” for all trees and shrubs planted.
   d. At the end of the second full growing season, no less than ninety percent (90%) of any live native herbaceous plant material installed shall be alive and in vigorous condition. There shall be zero (0) invasive/exotic species that have become established throughout the entire project area. There shall be no area(s) greater than twelve inches by twelve inches (12” x 12”) that are devoid of vegetation. There shall be no rills or gullies present throughout the project area.
Sec 7.7 – Parking and Loading Requirements

7.7.6 Spaces for the Handicapped

7.7.6.2.c

Each parking space for the handicapped must meet the requirements of the Illinois Accessibility Code, shall be at least sixteen (16) feet wide including an eight-foot wide access aisle, and adjacent parking spaces shall not be permitted to share a common access aisle. However, diagonal parking spaces shall not share an access aisle. Access aisles serving diagonal parking spaces shall be located on the passenger side of the vehicle space. All access aisles shall blend to a common level with an accessible route and shall be diagonally striped so as to discourage parking in them. A high quality yellow paint recommended by the paint manufacturer for pavement striping shall be used.

7.7.6.2.f

Each parking space for the handicapped shall be equipped with a sign which complies with 625 ILCS 5/11-301 et seq., as amended, and shall meet the requirements of Sign R 7-8, U.S. Department of Transportation Standard and the Illinois Department of Transportation. Signs shall bear the internationally accepted wheelchair symbol and the dollar amount of the fine as required by the Illinois Vehicle Code [625 ILCS 5/1124 and 301.1]. The sign shall be vertically mounted on a post or a wall at the front center of the parking space, no more than five (5) six (6) feet horizontally from the front of the parking space, and set a minimum of four (4) five (5) feet and a maximum of 9 feet from finished grade to the bottom of the sign.
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, May 9, 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 11:00 a.m.

PRESENT: Loren Bailliez, Linda O’Brien, Greg Fletcher, Jim Bateman, John Harms, Leonard Unes

ABSENT: Andrew Keyt, Justin Brown, Greg Happ

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

Case No. 022-19-S at 11:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of PEORIA COUNTY, acting on their own behalf, a TEXT AMENDMENT to amend Chapter 20, Article 7, Section 7.3, 7.6 and 7.7 of the Peoria County Code.

FINDINGS OF FACT FOR TEXT AMENDMENTS
Section 20-3.6.4
In evaluating a proposed text amendment, the following factors shall be considered, not one of which shall be controlling:

1. The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition;
   • The proposed amendment to Section 7.3 “Home Occupation” corrects an inconsistency for application of landscaping point values identified for compliance when inconsistent use or substantial sight lines may otherwise not require strict adherence.
   • The proposed amendment to Section 7.6 “Landscaping and Bufferyards” meets the challenge of changing conditions for development. The use of native plants in managed landscaping plans designed to reduce stormwater impact can be economical, low maintenance, effective in soil and water conservation, and may preclude the excessive use of pesticides and fertilizers.
   • The proposed amendments to Section 7.7 “Parking and Loading Requirements” corrects an inconsistency between the Peoria County parking regulations and the Illinois Accessibility Code amendments, effective October 23, 2018.

2. The proposed amendment is consistent with the purpose and intent of this ordinance;
   • The proposed amendment to Section 7.3 “Home Occupations” clarifies that landscaping shall be required to reduce visual impacts of off-street parking areas for home occupations, which is consistent with the purpose of controlling the impact that home occupations may have on neighborhood character and on the use and enjoyment of adjacent properties.
• The proposed amendment to Section 7.6 “Landscape and Bufferyards” identifies that any alternative compliance must meet the performance standards identified within the Unified Development Ordinance, which is consistent with providing flexibility in landscape design.
• The proposed amendment to Section 7.7 “Parking and Loading Requirements” is consistent with meeting compliance with standards established by the State of Illinois.

3. The proposed amendment will not adversely affect health, safety, morals, and general welfare of the public;
• There is no evidence to suggest that any of the proposed amendments will adversely affect the health, safety, morals, and general welfare of the public.

4. The proposed amendment is required because of a change in State or Federal law;
• The proposed amendment is not required because of a change in State or Federal law.
• The proposed amendment is not required because of a change in State or Federal law.
• The proposed amendment is required in order to be consistent with the Illinois Accessibility Code amendments, effective October 23, 2018.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Mr. Bateman. Six affirmative votes; (6-0) A motion to approve the Text Amendment was made by Ms. O’Brien and seconded by Mr. Fletcher. A vote was taken and the motion was approved; (6-0)

Meeting adjourned 12:07 p.m.

Respectfully submitted,

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

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

RE: Amendments to Chapter 20, Unified Development Ordinance, Peoria County Code

RESOLUTION

WHEREAS, the County of Peoria has adopted certain rules regarding land development in Peoria County found at Chapter 20, Unified Development Ordinance, Peoria County Code; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, amends Section 7.3 (“Major Home Occupations”), Section 7.6 (“Landscape & Bufferyards”), and Section 7.7 (“Parking & Loading”); and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, reduces transitional bufferyard requirements for a Major Home Occupation when compatible uses or sight lines of substantial distance lie adjacent to the proposed use; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, offers flexibility for landscaping for interior parking lot island point requirements; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, allows Peoria County accessible parking regulations to be consistent with Illinois Accessibility Code amendments, effective October 23, 2018; and

WHEREAS, your Committee met on June 13, 2019 and voted to approve the attached amendments to Chapter 20.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that this 13th day of June, 2019, that Peoria County hereby adopts the attached amendment to Chapter 20 of the Peoria County Code, effective immediately.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: May 28, 2019
LINE ITEM: N/A
AMOUNT: N/A

ISSUE: Subdivision Waiver Case W02-19
Petitioner(s): Bradly & Margaret Rolando
Waiver Requests: Section 20-3.16.2.3.b.2.b (Road Frontage Waiver)
Property Location: 17301 W. McDonald Rd. Trvioli, IL 61569
NW 1/4, Sec. 19 in Logan Township (16-19-100-010)
Zoning: “A-1” Agricultural Preservation
Land Use Form: Agricultural Preservation/Environmental Corridor

BACKGROUND/DISCUSSION: This case is located in District #18, which is Paul Rosenbohm’s district. The petitioners, Bradley & Margaret Rolando, seek approval of a waiver from Section 20-3.16.2.3.b.2.b of the Unified Development Ordinance. This section requires a minimum of 60 feet of contiguous public road frontage for parcels being created by tract survey which are 10 acres or greater.

The petitioner proposes to divide 10.5 acres from an existing 85.045 acre parcel in order to separate an existing homesite from recreational land. The proposed 10.5 acre parcel will maintain ownership of the existing 20 feet of public road frontage along W. McDonald Road. According to the petitioner, there is an agreement to acquire 60 ft of road frontage from an adjacent property owner to accommodate the frontage requirements for the remainder parcel. An existing driveway with access to West McDonald Road will service both parcels. The proposed 10.5 acre parcel consists of an existing house, garage, and lake, while the remaining 75.5 acre parcel consists of a cabin, shed, and a barn. The waiver request was filed concurrently with Variance Case #2019-024-V to allow for the creation of a parcel with an accessory structure and no principal structure. Without the approval of both the variance and waiver requests, the tract survey for land split could not be approved. There was no comment on the waiver request from the County Clerk nor Highway Department. The property is located in the NW ¼ of Section 19 in Logan Township.

COUNTY BOARD GOALS:

HEALTHY VIBRANT COMMUNITY

STAFF RECOMMENDATION: Approval

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Senior Planner
DEPARTMENT: Planning & Zoning
DATE: May 15, 2019
PETITION FOR WAIVER FROM
UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION COMPLIANCE

Applicant Name: Bradley & Margaret Rolando
Address: 17301 W. McDonald Rd
City: Trivoli, State: IL
Phone: 309-357-0851
Zip: 61569

Owner's Name: Bradley & Margaret Rolando
Address: 17301 W. McDonald Rd
City: Trivoli, State: IL
Phone: 309-357-0851
Zip: 61569

Parcel Address: 17301 W. McDonald Rd, Trivoli, IL 61569
Parcel Size: 85.045 Ac.
Parcel ID #: 11-19-00010
Land Use Form Designation: Ag Preservation/Environmental Corridor

☐ Tract Survey ☑ Subdivision Number of Lots to be created: 1
Ordinance Section(s) to be Waived: 20-3.12.10.23.5.2.6

1. Explanation of Request (include specific information):
   Requesting a waiver to not
   encroach frontage from 20' to 60' as we are splitting
   from one to two parcels. See site plan.

2. What Hardship exists that prevents you from
   meeting the Ordinance's minimum requirements?
   To minimize the impact
   on agricultural use. As
   current 20' frontage is sufficient for residents. The
   current frontage can accommodate the 2nd parcel.

3. What impact will the approval of your
   request have on the immediate area?
   The approval will retain the
   agricultural use of the land.

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
affect the request that we are submitting.

Signature: Bradly & Margaret Rolando Date: 4/29/2019

FOR OFFICE USE ONLY

<table>
<thead>
<tr>
<th>ATTACHMENTS:</th>
<th>Site Plan:</th>
<th>Receipt No.</th>
<th>Fee Paid:</th>
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<td>YES</td>
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<td>Z100029876</td>
<td>4/29/2019</td>
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G:\SUBDIVISIONS\SUBDV. Forms\Waiver.2011.docx
1 sq = 80' x 80'

H → House 30x40
G → Garage 30x70
S → Shed 30x40
C → Cabin 16x24
B → Barn 20x20
L → Lake 1-Acre

Step 1: Purchase new Frontage 60'-50'-60' (Approx)

Step 2: Establish 2 parcels

Step 3: Finalize with transfer
A - Recreation 75.5 acres (Approx)
B - Home Site 10.5 acres (Approx)
Date: May 7, 2019
To: Amy McI aren, Matt Smith
From: Andrew Braun
Re: May 2019 Unified Development Ordinance Waiver Request

[INTEROFFICEMAIL]

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

W02-19:
The petitioners, Bradly & Margaret Rolando, seek approval of a waiver from the Unified Development Ordinance. Section 20-3.16.2.3.b.2.b which requires a minimum of 60 feet of contiguous road frontage for parcels being created by tract survey which are 10 acres or greater.

The petitioner proposes to divide 10.5 acres from an existing 85.045 acre parcel in order to separate an existing homsite from recreational land. According to the petitioner, there is an agreement to acquire 60 ft of road frontage from an adjacent property owner to accommodate the frontage requirements for the remainder parcel. An existing driveway with access to West McDonald Road will service both parcels. The proposed 10.5 acre parcel consists of an existing house, garage, and lake, while the remaining 75.5 acre parcel consists of a cabin, shed, and a barn. The waiver request was filed concurrently with a variance request to allow for the creation of a parcel with an accessory structure and no principal structure. The property is located in the NW ¼ of Section 19 in Logan Township.

The Land Use Committee meeting is Tuesday, May 28, 2019. I would greatly appreciate any comments regarding this waiver request no later than Wednesday, May 15, 2019, so that my report to the Land Use Committee includes your comments. If I do not receive any comments by the 15th, I will assume you have no comment, and as such will be reflected in my report.
May 16, 2019

Bradly & Margaret Rolando
17301 W. McDonald Rd.
Trivoli, IL 61559

RE: May 28, 2019 (NOW June 13, 2019)
Land Use Committee meeting

Dear Applicant,

For your information I have enclosed a copy of a report that pertains to your subdivision road 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 has been rescheduled and will now be held on Thursday, June 13 at 5:00 p.m. in Room 402 in the Peoria County Courthouse. Tentatively this case is scheduled to go to the County Board (Room 403) on June 13, 2019 at 6:00 PM 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
Senior Planner
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 Bradly & Margaret Rolando, for a tract survey of part of the NW ¼ of Section 19, Logan 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 Bradley & Margaret Rolando, will incur an extraordinary hardship if required to comply with Section 20-3.16.2.3.b.2.b; and

WHEREAS, this Committee has determined that waiving compliance with Section 20-3.16.2.3.b.2.b 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 3.16.2.3.b.2.b which requires that a minimum of 60 feet of contiguous public road frontage for all parcels created by tract survey which are 10 acres or greater.

NOW THEREFORE BE IT RESOLVED, by the Peoria County Board, that waiver of compliance with Section 3.16.2.3.b.2.b is approved.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE