AGENDA
Land Use Committee
Tuesday, August 27, 2019
4:00 P.M.
Peoria County Courthouse, Room 402

1. Call to Order

2. Approval of Minutes
   - July 23, 2019

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

4. Zoning Cases
   - 035-19-S, Petition of Peoria County

5. Subdivision Waivers
   - W05-19, Petition of Jeff Franklin

6. Miscellaneous

7. Adjournment
MINUTES
LAND USE COMMITTEE
July 23, 2019
4:00 P.M.
ROOM 402

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

MEMBERS ABSENT:    Barry Robinson, Brian Elsasser

OTHERS PRESENT:     Larry Evans - State's Attorney's Office; Scott Sorrel, Angela Loftus, Gretchen Pearsall - County Administration; Kathi Urban, Andrew Braun - Planning & Zoning; Doug Gaa – Peoria County Sheriff’s Office; Allison Hahn – zoning case petitioner

Call to Order:
Mr. Dillon called the meeting to order at 4:03 p.m.

Approval of Minutes:
A motion to approve the Executive Session Land Use Committee minutes from April 23, 2019 and the regular session minutes from June 13, 2019 was made by Ms. Pastucha and seconded by Ms. Williams. A vote was taken on the motion and carried. (4-0) (Mr. Elsasser and Mr. Robinson absent.)

Reports/ Other Minutes/Updates:
Tri-County Regional Planning Commission Minutes: No questions or comments.

Unsafe Structures:  No questions or comments.

Development Summary: No questions or comments.

Mr. Dillon made a motion to receive and file the reports.

Zoning Cases:
026-19-U, Petition of Allison Hahn:
Ms. Williams made a motion to approve the special use request and was seconded by Ms. Pastucha.

Ms. Urban summarized the case. A Special Use request from Section 20-6.2.1.1.b of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 40 acre minimum lot size in the A-1 Agricultural Preservation Zoning District. The petitioner proposes to divide 1 acre from an existing 5.002 acre parcel in order to construct a single family dwelling. There are 0 consents and 0 objections on file. The parcel is located on Whittaker Road in Brimfield Township. There is a single-family dwelling and accessory structures located on the existing parcel that will be transferred to another family member after the split along with approximately 4 acres. The LESA score was 180.2 out of 300, which is a low rating for protection. The Brimfield Township Road Commissioner had no comment. The parcel is located within 1.5 miles of the Village of Brimfield; however, the request is consistent
with the Village of Brimfield Comprehensive Planning Map. The request is consistent with the Peoria County Growth Strategy to preserve the character of the “A-1” district by permitting low density residential living. Staff has recommended approval and the Zoning Board of Appeals also recommended approval unanimously.

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

**032-19-U, Petition of Justin & Anita Davis:**

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

Ms. Urban summarized the case. A Special Use request from Section 20-6.2.1.1.b of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 40 acre minimum lot size in the A-1 Agricultural Preservation Zoning District. The petitioner proposes to divide 6.82 acres from an existing 60.0 acre parcel in order to divide an existing single family dwelling from the farmland. The parcel is located at 1126 S. Eden Rd. in Logan Township. The petitioners intend to sell the house, pole barn, and 6.82 acres while retaining ownership of the remaining acreage for farming. There are approximately 35 parcels within a mile or less of the subject case that are less than 6 acres in size and the unincorporated Town of Eden is a half mile to the north. The LESA score is 195.0 out of 300, which is a low rating for protection. There was no objection from the Health Department or the Highway Department. The two parcels created will use the same access point. The request is consistent with the Peoria County Growth Strategy to preserve the character of the “A-1” district. Staff has recommended approval and the Zoning Board of Appeals concurred unanimously.

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

**Subdivision Waivers:**

**W03-19, Petition of Allison Hahn:**

Ms. Williams made a motion to approve the subdivision waiver and was seconded by Ms. Pastucha.

Ms. Urban summarized the request. This waiver was filed in conjunction with Zoning Case 026-19-U. The petitioner seeks approval of a waiver from Section 20-8.3.4.1.b.2.a of the Unified Development Ordinance. This section requires a new minor subdivision to have public water supply. The closest public water supply is approximately 2/3 of a mile to the east (Village of Brimfield). The petitioner has submitted a well construction report for a new well serving the 1-acre parcel, which confirms that it would be capable of producing a yield of 4 gpm. The Health Department had no objection and staff is recommending approval.

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

**W04-19, Petition of Brenda Matthews:**

Ms. Pastucha made a motion to approve the subdivision waiver and was seconded by Mr. Windish.

Ms. Urban summarized the request. The parcel is located on Brimfield-Jubilee Road in Radnor Township. The petitioner seeks approval of a waiver from Section 20-8.3.4.1.b.2.a of the Unified Development Ordinance. This section requires a new minor subdivision to have public water supply. The land split is allowed through the zoning ordinance; however, the waiver is still needed. The petitioner proposes to divide a 1.52 acre tract to allow for the sale of the house
without taking farm ground out of production. The petitioner has submitted a well construction report from the existing well indicating an estimated well yield of 8.4 gpm. The closest public water supply is approximately 2 miles to the east (Village of Dunlap). The Health Department had no objection and staff is recommending approval.

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

**Resolutions:**

**Bid #18-01-19:**
Ms. Williams made a motion to approve the resolution and was seconded by Mr. Windish.

Ms. Urban stated that Planning and Zoning had received grant funds from Illinois Housing Development Authority for the demolition of abandoned and unsafe structures in the West Laramie Neighborhood. This property meets the requirements of the grants and the State’s Attorney’s Office has obtained a court order to demolish the house on this property. Two bids were obtained, with the lowest bid coming from Schaefer & Son in the amount of $3,100.00.

Ms. Pastucha asked if a property owner had to request assistance from this program, and Ms. Urban explained that they do not. Ms. Urban further stated that the court order allows for structures that are deemed unsafe to be demolished. Ms. Pastucha asked if the current owner still retains ownership of the property, and Ms. Urban responded that they would; however, a lien would be placed on the property for the cost of the demolition. Mr. Dillon explained that the property was not worth the cost of the unpaid taxes and the lien, so the chances of it being sold were unlikely. Ms. Urban explained that the township does have the ability to also order a demolition within their township. Ms. Urban added that she and Ms. Williams would be meeting with township officials soon to discuss the possibility of the township contributing to the cost of the demolition for these types of properties. Ms. Pastucha asked if there was any forgiveness of the lien, and Mr. Sorrel explained that it would stay with the property until it was sold. Mr. Sorrel explained that the estimated market value of the property was around $7,500.00.

Ms. Williams stated that the neighborhood would be happy to see this house be demolished because it was in such bad shape. Ms. Williams added that she had hosted a meeting recently to hear about neighbors’ concerns. Ms. Williams stated that she wished the process for demolition did not take as long as it did, but she understood that there was a process that must be followed. Ms. Urban stated that a structure would have to be deemed structurally unsafe in order for a court ordered demolition to be obtained. Ms. Urban stated that the State’s Attorney’s Office had been working hard to track down owners of some houses to see if they would agree to having the county demolish the structure.

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

**Bid #18-02-19:**
Ms. Williams made a motion to approve the resolution and was seconded by Ms. Pastucha.

Ms. Urban explained that this demolition was outside of the Illinois Housing Development Authority grant and was not located within the West Laramie Neighborhood. Ms. Urban explained that this house had burnt down, but the property owner would not agree to demolish the remains due to issues he had with the insurance company not paying. Ms. Urban stated that the owner had abandoned the property. In this case, the owner had agreed with the State’s Attorney’s Office that the county could carry out the demolition of the property and place a lien on the property. The lowest bid came from Jimax Group in the amount of $7,495.90. Ms.
Williams asked why the bid was so much considering there was not much left to demolish, and Ms. Urban responded that the location on a bluff made it difficult to access.

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

**West Peoria Intergovernmental Agreement:**
Mr. Windish made a motion to approve the resolution and was seconded by Ms. Williams.

Mr. Braun explained that Peoria County had entered into an Intergovernmental Agreement with West Peoria in 1994 and that it had not been updated since 2015. The Intergovernmental Agreement concerns the administration of West Peoria’s floodplain ordinance. Due to recent developments, both parties mutually decided that updates were needed. Mr. Braun pointed out that one major change was that Peoria County would no longer be conducting flood response. Additionally, the revision eliminates Peoria County’s legal responsibility. Fees for the service will remain the same and the agreement will rollover every year until one party requests to discontinue to agreement.

Mr. Dillon stated that he would like to thank Planning and Zoning for their help with West Peoria’s floodplain ordinance, especially since he is the board member who represents that area.

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

**Committee Action:**
**Review of Executive Session Minutes:**
Mr. Evans recommended that all previously held minutes continue to be held as the need for confidentiality still exists, and to destroy all audio recordings of executive session minutes more than 2 years old except for those that are related to pending litigation. A motion was made by Ms. Williams and seconded by Ms. Pastucha to accept the recommendation of the State's Attorney's Office. A vote was taken, and the motion carried; (4-0) (Mr. Elsasser and Mr. Robinson absent.)

**Miscellaneous:**
Ms. Williams stated that she wanted to thank the City of Peoria Police Department for the use of their Armadillo in her neighborhood because its presence made a big difference.

No further questions or comments were made.

**Adjournment:** Mr. Dillon adjourned the meeting at 4:24 p.m.

*Recorded by: Ellen Hanks, ZBA Administrative Assistant*
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: August 27, 2019

LINE ITEM: Revenue:
Expenditure:

ISSUE: Unsafe Structures Monthly Update

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

COUNTY BOARD GOALS:

HEALTHY VIBRANT COMMUNITIES

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Keith Miller
DEPARTMENT: Planning & Zoning
DATE: 8/14/2019

ATTACHMENTS:

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

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

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

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

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

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

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

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

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

CLAYTON, Sandra - 9912 W Layne St - Kickapoo Twp - Section 13 - (13-19-326-004) - Complaint #2017-123 - Two accessory buildings have collapsing roofs and other property maintenance violations. Permits were issued for repairing each building but will remain on the list until the unsafe structures have been repaired.

JANSZEN, Carol – 7014 W Lancaster Rd – Limestone Twp – Section 33 – (17-33-252-003) – Complaint #2018-004 – The house porch has a failing foundation and steps, a detached garage is collapsing, a shed has collapsed. This case has been continued to the October 2, 2019 Hearing Officer meeting.

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

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

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

DAVIS, Gerald – 13724 W Route 150 – Jubilee Twp – Sec. 34 – (07-34-100-003) – Complaint # 2019-054 – House has a collapsing roof and accessory structures have collapsing roofs and walls. This case will be scheduled for a Hearing Officer meeting if still in violation after the compliance date.

BEAL, Jeffrey & LOCKWOOD, Tiffany (Previous owners CR 2018 LLC, Robert Williams) - 3708 W Lincoln Ave - Limestone Twp - Sec. 12 - (17-12-383-001) - Complaint # 2019-100 (prior #2014-195) – The house roof is sagging significantly, the foundation is failing, and the deck is unsafe. A 15-day notice was posted and mailed on March 6, 2019. This case has been sent to the SAO for a demolition order but has changed ownership and this case has been continued to the September 4, 2019 Hearing Officer meeting.

FOGLIANO, Antonio – 12133 N Riverview Rd – Medina Twp – Sec. 23 – (09-23-252-005) – Complaint # 2019-164 – Detached garage roof has holes and is collapsing. This case will be scheduled for a Hearing Officer meeting if still in violation after the compliance date.

MEADOWS, Cherryle – 1708 S West Ln – Limestone Twp – Sec. 13 – (17-13-456-003) – Complaint # 2019-242 – House roof has holes and is collapsing, and the foundation is beginning to fail. This case will be scheduled for a Hearing Officer meeting if still in violation after the compliance date.
PROPERTIES IN COMPLIANCE FOR THE PAST FIVE YEARS

Compliance Year - 2014

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

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

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

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

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

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

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

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

Compliance Year - 2015

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

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

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

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

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

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

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

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

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

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

Compliance Year - 2016

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Compliance Year - 2017

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Compliance Year – 2018

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

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

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

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

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

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

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

COOMBES, Carlos – 1423 E Resthaven Rd - Medina Twp - Sec. 34 - (09-34-405-025) - Complaint #2018-058 - The owner has demolished the unsafe shed.
**Compliance Year – 2019**

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

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

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

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

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

COMMITTEE: Land Use Committee
MEETING DATE: August 27, 2019

LINE ITEM:
Revenue:
Expenditure:

ISSUE: July 2019 Development Summary

BACKGROUND/DISCUSSION:

COUNTY BOARD GOALS:

EFFECTIVE SERVICE DELIVERY

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Senior Planner
DEPARTMENT: Planning & Zoning
DATE: 8/1/2019

ATTACHMENTS:

<table>
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<tr>
<th>Description</th>
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<tr>
<td>July 2019 Development Summary</td>
<td>Backup Material</td>
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### Non-Residential Construction

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<tr>
<th>BLDG PERMIT #</th>
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<tr>
<td>59750</td>
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<td>09-20-152-022 District 14 SIGNS</td>
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**Total Value Non-Residential Construction This Period:** $398,031.00

### Residential New Construction

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<td>59767</td>
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<td>8827 N THOUSAND DOLLAR RD</td>
<td>ONE FAMILY DWELLING</td>
<td>NEW SINGLE FAMILY DWELLING W BASEMENT</td>
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**Total Value Residential New Construction This Period:** $685,000.00

### All Other Permits

**Total Number of All Other Permits This Period:** 26

**Total Value All Other Permits This Period:** $373,900.00
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<td>HOUSE DEMOLITION</td>
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<td>DEMOLITION</td>
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## Issue:

#035-19-S: A Text Amendment to amend Chapter 20, Article 3, Section 3.2 of the Peoria County Code.

### Background/Discussion:

The proposed text amendment to Chapter 20, Article 3, Section 3.2 of the Unified Development Ordinance relates to when building permits are required. Under the proposed amendment, no building permit shall be required for one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.

The proposed amendment comes at the request of the Land Use Committee and is based on feedback from customers. The permit exemption is consistent with practices of various nearby municipalities in Peoria County. The Matrix 2010 consultant study has indicated that the cost to provide services for these types of building permits can outweigh the revenues generated. Section R105.2.1 of the International Residential Code, the County’s adopted building code, allows for these structures to be exempt from permit requirements. Exemption from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of any codes of Peoria County.

### County Board Goals:

Effective Service Delivery

### ZBA Recommendation:

Approval (4-0)

### Committee Action:

PREPARED BY: Andrew Braun, Senior Planner

DEPARTMENT: Planning & Zoning

DATE: August 8, 2019
20-3.2.4 Exemptions
No building permit shall be required for the following:

10. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
Case No. 035-19-S at 9:00 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 3, Section 3.2 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 allows for the Peoria County Code to be consistent with the County’s adopted building code, the International Residential Code.

2. The proposed amendment is consistent with the purpose and intent of this ordinance;
   • The proposed amendment is consistent with the intent of Article 3 “Development Review Procedures” of this ordinance, which is to ensure that the county is diligent in processing applications for development approval.

3. The proposed amendment will not adversely affect health, safety, morals, and general welfare of the public;
   • The proposed amendment will not adversely affect health, safety, morals, and the 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.
A motion to approve the Findings of Fact was made by Mr. Bateman and seconded by Mr. Happ. Four affirmative votes; (4-0) A motion to approve the Text Amendment was made by Mr. Unes and seconded by Mr. Bateman. A vote was taken and the motion was approved; (4-0)

Meeting adjourned 10:07 a.m.

Respectfully submitted,

Ellen Hanks
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

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

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

RESOLUTION

WHEREAS, the County of Peoria has adopted certain rules relating to when building permits are required in Peoria County within Chapter 20, Unified Development Ordinance, of the Peoria County Code; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, amends Article 3, Section 3.2 (“Building Permit”); and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, allows for no building permit to be required for one-story detached accessory structures used as tool and storage sheds, playhouse and similar uses, provided the floor area does not exceed 200 square feet; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, is based on feedback from customers and is consistent with practices of various nearby municipalities in Peoria County; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, is allowed within the County’s adopted building code, the International Residential Code, under Section R105.2.1; and

WHEREAS, your Committee met on August 27, 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 12th day of September, 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: August 27, 2019
LINE ITEM: N/A
AMOUNT: N/A

ISSUE: Subdivision Waiver Case W05-19

Petitioner(s): Jeff Franklin (Mohr & Kerr) (Anna Bontz, owner)

Waiver Requests: Section 20-3.16.2.3.b.2.b (Road Frontage Waiver)

Property Location: NE 1/4, Sec. 18 in Limestone Township (17-18-200-012)

Zoning: “A-2” Agriculture

Land Use Form: Rural/Environmental Corridor

BACKGROUND/DISCUSSION: This case is located in District #18, which is Paul Rosenbohm’s district. The petitioner, Jeff Franklin (Mohr & Kerr) (Anna Bontz, owner), seeks 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 an existing 80-acre parcel into 3 tracts of approximately 26 acres in order to divide tracts amongst family members. Each of the proposed tracts would have 0 feet of public road frontage, resulting in a waiver request of 60 feet for each tract. The applicant’s petition originally identified a 30 ft ingress/egress easement to provide access through the adjacent parcel to S. Cameron Lane. After discussion with the petitioner, the proposed ingress/egress easement will be expanded to 40 ft in order to allow for pull-off and passage of emergency vehicles. The Peoria County Highway Department commented that access to the proposed parcels must be secured with a permanent easement or other permanently dedicated access to Cameron Lane that will be attached to each of the new parcels in perpetuity.

The proposed 3 parcel split consists of 2 tracts which will be utilized as cropland and 1 tract that will be utilized as cropland and timber. According to the petitioner, there are no immediate plans to build on any of the proposed tracts. The Peoria County Clerk’s Office commented that any future need for addressing on the proposed parcels would be out of line with the addressing grid. To remedy a potential issue with addressing, the County Clerk’s Offices requests that a restriction for the proposed parcels be placed. The request is that no building may be erected on any of the parcels prior to the creation of a named, private road with clear signage that extends directly from South Cameron Lane to the proposed parcels. Creation of an east/west running road allows for individual driveways extending from the private road to a building and leaves room for address numbers that in line with the grid.

The Peoria County Emergency Telephone System Board (ETSB) commented that each address for each structure should be identified at the point on the road where responders can quickly and effectively respond to the emergency.

COUNTY BOARD GOALS:

STAFF RECOMMENDATION: Approval w/ restrictions:
1. A 40’ wide perpetual easement for ingress/egress to the proposed parcels from S. Cameron Lane must be created at the time of creation of the proposed parcels.

2. No building may be erected on any of the parcels prior to the creation of a named, private road with clear signage that extends directly from S. Cameron Lane to the proposed parcels.

3. Address identification shall be legible and placed in a position that is visible from the street and at the point on the private road where each structure should be accessed.

COMMITTEE ACTION:

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

Applicant Name: JEFF FRANKLIN MCRH & KERR
Address: 5901 N PROSPECT RD. SUITE 6B
City: PEORIA State: IL
Phone: (309) 692-8500
Zip: 61614

Owner’s Name: ANNA RONTZ
Address: 1129 S. CAMERON LN
City: PEORIA State: IL
Phone: 
Zip: 61614

Parcel Address: E1/2 N1/4 SECTION 18 LIMESTONE TOWNSHIP
Parcel ID #: 17-18-200-012
Parcel Size: 80 ACRES
Zoning: A2

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<th>Tract Survey</th>
<th>Subdivision</th>
<th>Number of Lots to be created</th>
<th>Ordinance Section(s) to be Waived</th>
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<td>2</td>
<td>20-3.16.2.3.B.2.B</td>
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1. Explanation of Request (include specific information): CONVEY APPROXIMATELY 26 AC. TRACTS TO FAMILY MEMBERS, THE CURRENT PLAN IS TO KEEP FARMING THE PROPERTY

2. What Hardship exists that prevents you from meeting the Ordinance’s minimum requirements? NO EXISTING FRONTAGE - ACCESS EASEMENT THROUGH DATE 17-17-100-011

3. What impact will the approval of your request have on the immediate area? NONE - PROPERTY WILL CONTINUE TO BE FARMED AND USED FOR PERSONAL ENJOYMENT. NO IMMEDIATE PLANS TO BUILD, CONSISTENT WITH SURROUNDING LAND USES.

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

Signature: Jeff Franklin
Date: 7-31-19

FOR OFFICE USE ONLY

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G:\SUBDIVISIONS\SUBDV. FORMS\WAIVER2011.docx
Disclaimer: Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 667 feet
7/31/2019
OWNER’S CONSENT FORM

I (print property owner’s name) Anna Bontz understand that (print applicant name) Jeff Franklin (Moarx Kerr) is petitioning for a(n) (explain request) waiver from Section 20-3.10. 23 b.2.b, which requires a minimum of 60 ft of public road frontage for parcels created by tract survey that are 10 acres or greater at (list address) E 1/2 NE1/4 SECTION 18 LIMESTONE TOWNSHIP City Peoria State IL Zip 61607

Parcel ID# 17-18-200-012

with the Peoria County Department of Planning and Zoning.

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

Anna Louise Bontz
Owner’s Signature

July 29, 2019
Date

Subscribed and sworn to before me this 29th day of July, 2019

[Signature]
Notary Public

[Stamp]
Date: July 31, 2019
To: Amy McLaren, Matt Smith
From: Andrew Braun
Re: August 2019 Unified Development Ordinance Waiver Request

INTEROFFICE MAIL

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

W05-19:
The petitioner, Jeff Franklin (Mohr & Kerr), (Anna Bontz, owner), seeks approval of a waiver from Section 20-3.16.2.3.b.2.b of the Unified Development Ordinance, 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 an existing 80 acre parcel into 3 tracts of approximately 26 acres in order to divide tracts amongst family members. According to the petitioner, a 30 ft ingress/egress easement will be created to provide access through the adjacent parcel to S. Cameron Lane. The proposed 3 parcel split consists of 2 tracts which will be utilized as cropland and 1 tract that will be utilized as cropland and timber. There are no immediate plans to build on any of the proposed tracts. The property is located in the NE ¼ of Section 18 in Limestone Township.

The Land Use Committee meeting is Tuesday, August 27, 2019. I would greatly appreciate any comments regarding this waiver request no later than Wednesday, August 14, 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.
August 14, 2019

To: Kathi Urban, Director
    Peoria County Planning and Zoning

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

Regarding: Bontz Unified Development Ordinance Waiver W05-19 - County Highway Department Review

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

Access to the proposed parcels must be secured with a permanent easement or other permanently dedicated access to Cameron Lane that will be attached to each of the new parcels in perpetuity.
August 15, 2019

RE: August 2019 Unified Development Ordinance Waiver Request – W05-19

Mr. Braun:

In response to the request for comments dated July 31, 2019, regarding case number W05-19, I am submitting the following comment for the record.

An addition of three parcels without dedicated access to a public road is a detriment to the integrity of the adopted addressing grid. The submitted petition to the Planning and Zoning Department proposes three new parcels with public road access to each by a single lane and easements through another parcel with road frontage. If the waiver is granted without a private road added, buildings may be constructed in accordance with the typical permitting process at any time and therefore contribute to an addressing issue.

The adopted addressing grid creates a new address number when a driveway advances from a baseline along the roadway. Any future need for addressing on the proposed parcels would not be an advancement from the baseline and would be out of line with the addressing grid. To remedy a potential issue with addressing, the County Clerk’s Office requests that a restriction for the proposed parcels be placed on the parcels. The request is that no building may be erected on any of the parcels prior to a creation of a named, private road with clear signage that extends directly from South Cameron Lane to the proposed parcels. Creation of an east/west running road allows for individual driveways extending from the private road to a building and leaves room for address numbers that are in line with the grid. An agreement is recommended on the parcels that maintains a constructed private lane for the purpose of this use.

Granting a waiver with restrictions for creation of a private road as defined above would alleviate the addressing concern regarding the proposed parcels. Furthermore, the County Clerk’s Office will defer to the Peoria County Emergency Telephone System Board for addressing and the creation of a private road, if it is deemed to be a public safety concern.

Respectfully,

Matthew Smith
Peoria County Deputy Clerk/Addressing
Andrew Braun

To: Andrew Braun
Cc: Matthew Smith; Amy Marion; Dave Tuttle
Subject: [EXTERNAL] Development Ordinance Waiver Comment
Attachments: W05-19.pdf

Andrew,

Please allow me to comment on this proposed waiver request. It is my opinion that having three parcels with one long lane to access them is a concern to first responders. As the Fire Chief at Logan-Trivoli Fire and Chairperson of the Peoria County ETSB I am very aware of several situations where this already exists. The issues is that while property owners may post signs for each address that can be accessed at the main road, they many times are not maintained. When they are not maintained first responders have a very difficult time locating the correct address. When we, the first responders, ask for signs to be placed back up, there is no requirement that they do so. This also requires the dispatch center “flag” the addresses, when known, so that first responders are aware of the means needed to access the address.

It is my opinion that each address for each structure should be accessed at the point on the road where responders can quickly and effectively respond to the emergency. Having those addresses accessed via an easement or lane is confusing in an emergency.

Thank you for allowing input

David

David Tuttle
Chairperson
Peoria County Emergency Telephone System Board
County of Peoria
DEPARTMENT OF PLANNING & ZONING
Peoria County Courthouse • Room 301
324 Main Street • Peoria Illinois 61602-1313
Telephone (309) 672-6915 • Fax (309) 672-6075 • TDD: (800) 526-0844
Website: http://www.peoriacounty.org

Kathi Urban, Director

August 15, 2019

Jeff Franklin
5901 N. Prospect Rd., Suite 6B
Peoria, IL 61614

RE: August 27, 2019
Land Use Committee meeting

Dear Applicant,

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

Please be aware that the Land Use Committee meeting will be held on Tuesday, August 27 at 4:00 p.m. in Room 402 in the Peoria County Courthouse. Tentatively this case is scheduled to go to the County Board (Room 403) on September 12, 2019 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 Jeff Franklin (Mohr & Kerr) (Anna Bontz, owner), for a tract survey of part of the NE ¼ of Section 18, Limestone 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 Jeff Franklin (Mohr & Kerr) (Anna Bontz, owner), 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 with the following restrictions:

1. A 40’ wide perpetual easement for ingress/egress to the proposed parcels from S. Cameron Lane must be created at the time of creation of the proposed parcels.

2. No building may be erected on any of the parcels prior to the creation of a named, private road with clear signage that extends directly from S. Cameron Lane to the proposed parcels.

3. Address identification shall be legible and placed in a position that is visible from the street and at the point on the private road where each structure should be accessed.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE