AGENDA
Land Use Committee
Tuesday, September 24, 2019
4:00 P.M.
Peoria County Courthouse, Room 402

1. Call to Order

2. Approval of Minutes
   • August 27, 2019

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

4. Zoning Cases
   • 034-19-U, Petition of Hugh & Timothy Pierson

5. Miscellaneous

6. Adjournment
Call to Order:
Mr. Dillon called the meeting to order at 4:15 p.m.

Approval of Minutes:
A motion to approve the Land Use Committee minutes from July 23, 2019 was made by Mr. Elsasser and seconded by Ms. Williams. A vote was taken on the motion and carried. (6-0)

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:
035-19-S, Petition of Peoria County:
Mr. Robinson made a motion to approve the text amendment and was seconded by Ms. Pastucha.

Ms. Urban summarized the case. A Text Amendment to amend Chapter 20, Article 3, Section 3.2 of the Peoria County Code. The amendment was brought forward by staff at the request of the committee to investigate exemption for permits of sheds 200 square feet and under. Staff reached out to nearby municipalities and found that the City of Peoria, Bellevue, and Bartonville all did not require permits for sheds under 200 square feet. Additionally, a fee study done by Matrix in 2010 concluded that the cost to provide services for these small structures was more than the fees generated by them. Furthermore, the International Residential Code allows for a permit exemption for smaller structures.
Mr. Dillon thanked staff for their research on the topic. Mr. Dillon stated that many citizens had approached board members asking why permits were required for these small projects. Mr. Dillon added that he and Mr. Elsasser had attended a meeting at the Farm Bureau the previous week and had received a lot of support for the amendment. Ms. Williams asked if this information would be shared with the public once adopted, and Ms. Urban responded that it would be.

A vote was taken on the motion and carried. (6-0)

**Subdivision Waivers:**

W05-19, Petition of Jeff Franklin:
Ms. Williams made a motion to approve the subdivision waiver and was seconded by Ms. Pastucha.

Ms. Urban summarized the request. 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 parcels are used for agriculture with some timber, and the family intends to continue using them as such in the future. The children of the owner are attempting to settle the estate in advance. Staff has recommended approval; however, several comments were received from other agencies. The County Highway Department stated that they were concerned with access to the landlocked parcels and would require a perpetual easement. The County Clerk’s office commented that prior to any of the parcels being developed, a private road with clear signage must be established from Cameron Lane. The ETSB board also commented that their concern was that address identification must be placed at the end of the private lane where it would be visible from the street for emergency responders to find easily. Additionally, the ETSB wanted address identification at the point on the private lane that intersects with the drives to individual homes that may be built. Ms. Urban stated that the three restrictions placed on the waiver addressed these concerns.

A vote was taken on the motion and carried. (6-0)

**Miscellaneous:**

No further questions or comments were made.

**Adjournment:** Mr. Dillon adjourned the meeting at 4:21 p.m.

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

COMMITTEE: Land Use
MEETING DATE: September 24, 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: 9/6/2019

ATTACHMENTS:

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

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

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, contract has been signed.

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, contract has been signed.

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

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

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

JOHNSON, Barbara – 1617 S Crest Dr – Limestone Twp – Section 13 – (17-13-377-012) – Complaint #2017-175 – The house and attached garage roof is deteriorated and sagging. The garage door header supporting the roof is failing. The Hearing Officer has made her final ruling.
CASES IN THE HEARING OFFICER PROCESS

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

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 October 2, 2019 Hearing Officer meeting. Permits were issued for repairing the house but will remain on the list until the unsafe structures have been repaired.

FOGLIANO, Antonio – 12133 N Riverview Rd – Medina Twp – Sec. 23 – (09-23-252-005) – Complaint # 2019-164 – Detached garage roof has holes and is collapsing. This case 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 re-inspected 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.

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

Compliance Year - 2016

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

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

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

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

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

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

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

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

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

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

STEVENS, Lisa - 21514 N Main St - Millbrook Twp - Sec. 07 - (01-07-334-003) - Complaint #2015-415 - House and accessory buildings were unsafe. House and accessory buildings were demolished by the owner.
CLIFTON, Steven - 6652 W Wheeler Road - Mapleton - Hollis Twp - Section 22 - (20-22-152-006) - Complaint #13-464 - Unsafe house (fire damage). Demolition was completed by Peoria County on June 21, 2016.

HUGHES, Kenneth - 21139 N Main St - Millbrook Twp - Sec. 07 - (01-07-381-001) - Complaint #2015-236 - House and accessory building were unsafe. The house and accessory building were demolished by the owner.

HEINZ, James - 7724 S Stranz Rd - Hollis Twp - Sec. 08 - (20-08-300-022) - Complaint #2014-202 - Unsafe house. The owners have made repairs and the house is no longer unsafe.

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

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

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

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

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

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

Compliance Year - 2017

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

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

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

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

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

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

HANSEN, Sherry - 3214 W Malone St - Section 13 - (17-13-280-001) - Complaint #2017-057 - The house was badly burned and unsafe. Demolition permit 58594 has been completed by the owner.
PEORIA COUNTY - (Formerly ZALCMAN, Maurice) - 15016 N River Beach Dr - Rome Twp - Sec. 07 - (10-07-227-007) - Complaint #2013-379 - Substantial damage from 2013 and 2015 floods. House and garage are unsafe. The buy-out offer was accepted and the property was transferred to Peoria County on August 8, 2017.

SZENTES, Austin - 7009 W Lancaster Rd - Limestone Twp - Sec. 33 - (17-33-251-013) - Complaint #2015-168 - House was unsafe due to major foundation failure. On August 9, 2017, the owner has removed the attached garage which was the unsafe portion of the house.

SOMOGYI, Justin - 1718 S Happ Ave - Limestone Twp - Section 13 - (17-13-378-003) - Complaint #2017-073 - The house was badly burned and was unsafe. The house has been demolished by the owner.

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

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

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

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

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

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

**Compliance Year – 2018**

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

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

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

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

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

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

COOMBES, Carlos – 1423 E Resthaven Rd - Medina Twp - Sec. 34 - (09-34-405-025) - Complaint #2018-058 - The owner has demolished the unsafe shed.
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: September 24, 2019

LINE ITEM:  Revenue:
            Expenditure:

ISSUE: August 2019 Development Summary

BACKGROUND/DISCUSSION:

COUNTY BOARD GOALS:

EFFECTIVE SERVICE DELIVERY

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Assistant Director
DEPARTMENT: Planning & Zoning
DATE: 9/2/2019

ATTACHMENTS:

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

**PERMITS ISSUED**

**PERIOD START DATE:** 8/1/2019  
**PERIOD END DATE:** 8/31/2019

### NON-RESIDENTIAL CONSTRUCTION

<table>
<thead>
<tr>
<th>BLDG PERMIT #</th>
<th>DATE ISSUED</th>
<th>ADDRESS</th>
<th>JOB TYPE</th>
<th>PROJECT DESCRIPTION</th>
<th>VALUATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>59419</td>
<td>08/15/2019</td>
<td>13-29-100-008 District 7</td>
<td>OTHER COMMERCIAL</td>
<td>WILDLIFE PRAIRIE PARK CABIN #1 (DUPLEX)</td>
<td>$394,976.00</td>
</tr>
<tr>
<td>59728</td>
<td>08/22/2019</td>
<td>N KICKAPOO-EDWARDS RD</td>
<td>LIGHT INDUSTRIAL</td>
<td>STORAGE OF BUILDING MATERIALS</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>59811</td>
<td>08/15/2019</td>
<td>13-29-100-008 District 7</td>
<td>OTHER COMMERCIAL</td>
<td>WILDLIFE PRAIRIE PARK CABINS PHASE 1 (4 BEDROOM ADA)</td>
<td>$319,034.00</td>
</tr>
<tr>
<td>59812</td>
<td>08/15/2019</td>
<td>13-29-100-008 District 7</td>
<td>OTHER COMMERCIAL</td>
<td>WILDLIFE PRAIRIE PARK CABINS PHASE 1 (DUPLEX #2)</td>
<td>$394,976.00</td>
</tr>
<tr>
<td>59813</td>
<td>08/15/2019</td>
<td>13-29-100-008 District 7</td>
<td>OTHER COMMERCIAL</td>
<td>WILDLIFE PRAIRIE PARK CABINS PHASE 1 (4 BEDROOM)</td>
<td>$304,755.00</td>
</tr>
<tr>
<td>59862</td>
<td>08/30/2019</td>
<td>1514 S CAMERON LN</td>
<td>TELECOMMUNICATIONS</td>
<td>NEW TELECOMMUNICATIONS FACILITY TOWER</td>
<td>$175,000.00</td>
</tr>
<tr>
<td>59872</td>
<td>08/29/2019</td>
<td>11109 S GLASFORD RD</td>
<td>TELECOMMUNICATIONS</td>
<td>CO-LOCATE - NEW UNITI FIBER ODU RADIO ON EXISTING TOWER</td>
<td>$3,250.00</td>
</tr>
<tr>
<td>59874</td>
<td>08/29/2019</td>
<td>W LANCANCER RD</td>
<td>TELECOMMUNICATIONS</td>
<td>CO-LOCATE - NEW UNITI FIBER RADIO ON EXISTING TOWER</td>
<td>$3,250.00</td>
</tr>
<tr>
<td>59881</td>
<td>08/23/2019</td>
<td>09-23-351-008 District 13</td>
<td>OTHER COMMERCIAL</td>
<td>AUTO SALES</td>
<td>ENTERPRISE ZONE</td>
</tr>
</tbody>
</table>

**TOTAL VALUE NON-RESIDENTIAL CONSTRUCTION THIS PERIOD**  
$2,019,241.00

### RESIDENTIAL NEW CONSTRUCTION

<table>
<thead>
<tr>
<th>BLDG PERMIT #</th>
<th>DATE ISSUED</th>
<th>ADDRESS</th>
<th>JOB TYPE</th>
<th>PROJECT DESCRIPTION</th>
<th>VALUATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>5976</td>
<td>08/05/2019</td>
<td>5205 S GEBER RD</td>
<td>ONE FAMILY DWELLING</td>
<td>NEW HOME</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>5978</td>
<td>08/09/2019</td>
<td>12515 N SHANE RD</td>
<td>ONE FAMILY DWELLING</td>
<td>NEW HOUSE</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>5979</td>
<td>08/07/2019</td>
<td>723 N SUNSET DR</td>
<td>ONE FAMILY DWELLING</td>
<td>NEW SINGLE FAMILY HOME</td>
<td>$90,000.00</td>
</tr>
<tr>
<td>59819</td>
<td>08/06/2019</td>
<td>6320 N MCCLELLAN RD</td>
<td>ONE FAMILY DWELLING</td>
<td>NEW HOUSE</td>
<td>$168,000.00</td>
</tr>
<tr>
<td>59863</td>
<td>08/16/2019</td>
<td>9225 W PARKS SCHOOL RD</td>
<td>ONE FAMILY DWELLING</td>
<td>NEW RESIDENCE</td>
<td>$400,000.00</td>
</tr>
</tbody>
</table>

**TOTAL VALUE RESIDENTIAL NEW CONSTRUCTION THIS PERIOD**  
$1,158,000.00

### ALL OTHER PERMITS

**TOTAL NUMBER OF ALL OTHER PERMITS THIS PERIOD**  
23

**TOTAL VALUE ALL OTHER PERMITS THIS PERIOD**  
$308,000.00
LAND USE COMMITTEE DEVELOPMENT SUMMARY

PERMITS ISSUED

PERIOD START DATE: 8/1/2019
PERIOD END DATE: 8/31/2019
<table>
<thead>
<tr>
<th>BLDG PERMIT #</th>
<th>DATE ISSUED</th>
<th>ADDRESS</th>
<th>JOB TYPE</th>
<th>PROJECT DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>59885</td>
<td>08/26/2019</td>
<td>5310 N EDEN RD</td>
<td>ONE FAMILY DWELLING</td>
<td>DEMOLITION OF HOUSE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>District 16</td>
<td></td>
</tr>
<tr>
<td>59893</td>
<td>08/29/2019</td>
<td>15223 W BRIMFIELD-JUBILEE RD</td>
<td>ONE FAMILY DWELLING</td>
<td>DEMOLITION OF HOUSE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>District 16</td>
<td></td>
</tr>
</tbody>
</table>
AGENDA BRIEFING

COMMITTEE:             Land Use               LINE ITEM:     N/A
MEETING DATE:          September 24, 2019    AMOUNT:       N/A

ISSUE: Zoning Case #034-19-U. A Special Use as allowed in Section 20-5.2.2.1.b of the Unified Development Ordinance. This section allows for a special use for a Major Home Occupation in the “A-2” Agriculture Zoning District, when the lot is less than 5 acres in size and/or is located within a platted subdivision. The petitioners propose to operate a screen printing business from their home, which is located in the Siesta Hills Subdivision.

BACKGROUND/DISCUSSION: This case is located in District #14, which is County Board member Brian Elsasser’s district. The petitioners, Hugh & Timothy Pierson, request a Special Use to operate a screen printing business as a Major Home Occupation from their home. The parcel is located at 317 W Hallock Hollow Rd. in the southwest quarter of Section 28 in Hallock Township. There are 13 consents and 0 objections on file. The 18.01-acre subject parcel contains a dwelling and detached garage. The parcel is zoned “A-2” Agriculture. The adjacent parcel to the north is zoned “R-R” Rural Residential while the parcels adjacent to the south, east and west are “A-2” Agriculture. Adjacent uses to the south, east, and west are residential, while the adjacent use to the north is timber. The dwelling and garage are on a hill, surrounded by timber, and are not visible from Hallock Hollow Rd. The closest neighboring residence is approximately 153 ft. to the west of the subject residence. That neighbor provided one of the 13 consents. According to the petition, operation of the proposed business requires equipment which is not typical to a household including a screen press, conveyor dryer, exposure unit, flash unit, screens, and inks. The petition’s site plan indicates that the use will occupy 210 ft. in the basement of the residence, which is less than the maximum 25% of habitable floor area allowed for use in a Major Home Occupation. There will be no outdoor storage, work or loading areas for the business. As a result, no additional landscaping will be required to buffer the property. The request is consistent with the residential character of the adjacent parcels and the surrounding area. Major home occupations are permitted uses in the “A-2” district provided that the lot is greater than 5 acres and is not located in a platted subdivision. The parcel is 18.01 acres but is in the Siesta Hills Subdivision. The petition indicates that the business will employ the two petitioners, one of which is a not a resident and will travel to the subject parcel to work during business hours. According to the petitioners, the business will receive orders through a third-party business rather than receiving direct orders. Business operations will not be regular, but as needed when new orders come in. Because of this, the petition indicates that few additional deliveries will be made to the residence. Proposed business hours are 9am to 5pm Monday through Friday. At the time of this request, the Health Department has approved the petitioners’ application for disposal of the screen printing operation’s wastewater and a permit has been issued for the use of a holding tank to receive the waste from this operation via a dedicated fixture and drain. The subject parcel is located off Hallock Hollow Rd., a county non-primary highway. According to the IDOT traffic map there are approximately 300 vehicle trips in a 24-hour period along this portion of Hallock Hollow Road. The County Highway Department has found no reason to recommend denial of this request. The Peoria County Future Land Use Form Map designates this area as Rural and Environmental Corridor. The Special Use petition states that the current residential use of the parcel does not need to change to accommodate the Major Home Occupation. The request is consistent with the rural residential character of the surrounding area.

COUNTY BOARD GOALS:

STAFF RECOMMENDATION: Approval

ZBA RECOMMENDATION: Approval (7-0)

COMMITTEE ACTION:

PREPARED BY: Celia Burke, Planner I
DEPARTMENT: Planning & Zoning
DATE: September 13, 2019
REPORT TO THE ZONING BOARD OF APPEALS FOR THE SEPTEMBER 12, 2019 PUBLIC HEARING

DATE: September 3, 2019

CASE/PETITIONER: 034-19-U Hugh & Timothy Pierson / 317 W Hallock Hallow Rd., Edelstein, IL 61526 (The Pierson Family Irrevocable Trust dated May 10, 2018, owner / 317 W Hallock Hallow Rd, Edelstein, IL 61526)

REQUEST: 034-19-U A Special Use request as required in Section 20-5.2.2.1.b of the Unified Development Ordinance. This section allows for a special use for a Major Home Occupation in the “A-2” Agriculture Zoning District, when the lot is less than 5 acres in size and/or is located within a platted subdivision. The petitioners propose to operate a screen printing business from their home, which is located in the Siesta Hills Subdivision.

LOCATION: SW 1/4, Section 28, Hallock Township
317 W Hallock Hallow Rd., Edelstein, IL 61526 / Parcel ID# 04-28-326-001

LAND USE FORM: Rural/Environmental Corridor
CURRENT ZONING: “A-2” Agriculture
PRESENT USE: Residential

SIZE OF SITE: 18.01 acres

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

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

PUBLIC SERVICES: Fire: Chillicothe
Schools: Princeville USD #326
Water: Private Well
Sewer: Private Septic

TRANSPORTATION: Hallock Hallow Rd., county non-primary highway

PERTINENT ZONING CASES ON SITE: None
PERTINENT ZONING CASES IN SURROUNDING AREA: None

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

REQUEST AND LOCATION: The petitioners, Hugh & Timothy Pierson, request a special use to allow for a major home occupation for a screen printing business in an existing dwelling on an 18.01-acre lot in the “A-2” Agriculture District. The proposed equipment, which includes a screen press, conveyor dryer, exposure unit, flash unit, screens and inks, is not equipment typical to a household, which classifies this use as a major home occupation. The petitioners propose to operate the business in a 210 sq. ft. section of the basement of the existing house. The parcel is located at 317 W Hallock Hallow Rd. in the southwest quarter of Section 28 in Hallock Township.

PERTINENT ZONING CASES ONSITE: None.

PERTINENT ZONING CASES IN SURROUNDING AREA: None.

SURROUNDING ZONING AND LAND USE: The subject parcel consists of a single-family dwelling and detached garage. The property is zoned “A-2” Agriculture along with the adjacent parcels to the south, east and west. The parcel adjacent to the north is “R-R” Rural Residential. The land uses are timber to the north, residential and agriculture to the west, and residential to the south and east. The dwelling and garage are on a hill, surrounded by timber, and are not visible from Hallock Hallow Rd. The closest neighboring residence is approximately 153 ft. to the west of the subject residence. That nearest neighbor has signed a consent petition for the screen printing operation.

TECHNICAL ADEQUACY: Section 20-5.2.2.1.b of the Peoria County Unified Development Ordinance allows for a Special Use for a Major Home Occupation in the “A-2” Agriculture Zoning District if the lot is less than 5 acres and/or is located in a platted subdivision. While the lot is 18.01 acres, it is located in Siesta Hills Subdivision. Section 20-7.3.2.3 requires that the use must be conducted entirely within the dwelling or the accessory structure by members of the family residing on the premises. A home occupation that is classified as “major” may additionally employ no more than one person who is not a resident of the dwelling unit. One petitioner lives in the dwelling while the other petitioner intends to travel to the dwelling to run the proposed business. According to the petition, business operations will be conducted in the basement of the dwelling between the hours of 9:00am and 5:00pm. According to the petitioners, the business will be conducted entirely within the dwelling and no additional vehicles will be needed for the operation. There will be no outdoor storage, work or loading areas for the business. Therefore, per the UDO, no additional landscaping will be required to buffer the property. Section 20-7.3.5.1 states that the use shall occupy no more than twenty-five (25%) of the habitable floor area of one floor of the dwelling unit. In this case, 25% of the habitable floor area is 259 ft. The petitioners have indicated that the proposed equipment will be placed in a 210 ft. area of the basement.

Section 20-7.3.5.2 allows for mechanical equipment to be used in the home occupation which is common to the type of business and which is beyond that which is normally used in household, domestic, or general office use, or for hobby purposes. According to the petition, proposed equipment includes a screen press, conveyor dryer, exposure unit, flash unit, screens, and inks.

Section 20-7.3.5.7 indicates that visitors, customers or deliveries shall be permitted. Business visitors shall be permitted on a scheduled and unscheduled basis. However, in no event may automobile trips exceed 30 per day for the home occupation. According to the petitioners, the business will receive orders through a third-party business rather than receiving direct orders. Business operations will not be regular, but as needed when new orders come in. Because of this, the petition indicates that few, if any additional deliveries will be made to the residence. The business owners plan to pick up materials from suppliers and, when able, deliver finished products.
directly to third-party business representatives to limit disturbance to neighbors. According to the petitioners, production will not occur without custom orders and there will be no retail operations from the property.

**ENVIRONMENTAL IMPACTS:** According to the petition, the single-family home on the parcel is served by an existing private septic system and an existing private well. Section 905.20(b)(4) of the Illinois Department of Health Private Sewage Disposal code states: “Drains or fixtures receiving any product other than domestic sewage or wastewater specified in subsection (b)(2) shall be discharged to an approved treatment or disposal system that is regulated and approved by the State or to a holding tank and not to a private sewage disposal system.” At the time of this report, the Health Department has approved the petitioners’ application for disposal of the screen print operation wastewater and a permit has been issued for the use of a holding tank to receive the waste from this operation via a dedicated fixture and drain.

**TRANSPORTATION IMPACTS:** The subject parcel is located on Hallock Hallow Rd., a county non-primary highway. According to the IDOT traffic map there are approximately 300 vehicle trips in a 24-hour period along this section of Hallock Hallow Rd. One petitioner lives in the dwelling while the other petitioner will travel to the dwelling as needed to conduct the business between the hours of 9:00am and 5:00pm, Monday through Friday. The petition states that no additional vehicles will be needed for business operations. The petition also indicates that few, if any additional deliveries will be made to the residence. The business owners plan to pick up materials from suppliers and deliver products to customers to limit disturbance to neighbors. No new access points off of Hallock Hallow Rd. are proposed at this time. At the time of this report, the County Highway Department has found no reason to recommend denial of this request.

**LAND USE FORM:** The Peoria County Future Land Use Form Map designates this area as Rural and Environmental Corridor. The land uses allowed in the Rural land use form according to the Peoria County Comprehensive Land Use Plan are Agriculture, Open Space, Rural Residential and Conservation Design Residential. The Peoria County Comprehensive Land Use Plan indicates that the Rural land use form allows more intensive residential development than the Agriculture Preservation and Agriculture land use forms. The proposed major home occupation will be conducted entirely within the existing dwelling. The proposed use is consistent with the Peoria County Growth Strategy of continuing to strive for a strong, stable, and diverse economy in Peoria County including the solicitation of minor commercial businesses. The proposed major home occupation will not disrupt adjacent residences.

**CONCLUSIONS**

**CONSISTENCY WITH ADOPTED COUNTY PLAN:** The Peoria County Future Land Use Form map designates this area as Rural and Environmental Corridor. The proposed use is consistent with the Rural Land Use Form which allows for Agriculture, Open Space, Rural Residential and Conservation Design Residential. According to the petitioners, all business operations will take place in the basement of the existing house. Approval of the request will allow the petitioners to operate the small screen printing business in their residence.

**CONSISTENCY WITH COMMUNITY CHARACTER:** The area surrounding the subject parcel consists of agricultural and residential uses. The subject parcel contains a dwelling and detached garage. The dwelling and garage are on a hill and surrounded by trees, and are not visible from Hallock Hallow Rd. The subject residence is visible to the closest neighboring dwelling to the west. The resident of that neighboring dwelling has signed a consent petition. The Special Use petition states that the current residential use of the parcel does not need to change to accommodate the major home occupation. The request is consistent with the rural residential character of the surrounding area.

**MINIMIZING ADVERSE EFFECTS:** The proposed use should not create excess noise or negative visual effects. Any change to the transportation system should be minimal. The petitioners do not indicate any increase in traffic during business hours. The Health Department has approved an application for disposal of waste water from the
screen printing operation and has issued a permit for the use of a holding tank to receive the waste through a dedicated fixture and drain.

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

**COMPLIANCE WITH ADDITIONAL STANDARDS:** The proposed use will comply with additional standards for a major home occupation in the “A-2” Agriculture zoning district as specified in the Unified Development Ordinance. If this special use request is granted, the proposed use will be compliant with the use standards of the Unified Development Ordinance. The applicant will be responsible to attain all required permits from the Peoria City/County Health Department and Peoria County Planning & Zoning Department.
RECOMMENDATION

Based on the above information, the Department recommends approval.

Respectfully submitted,

Celia Burke
Planner I

Kathi Urban
Director
MINUTES OF THE DELIBERATION OF THE
PEORIA COUNTY ZONING BOARD OF APPEALS

A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, September 12, 2019, in Room 403 of the Peoria County Courthouse, 324 Main Street, Peoria, Illinois. The meeting was called to order by Chairperson Loren Bailliez at 9:00 a.m.

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

ABSENT: Greg Happ, Justin Brown

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

Case No. 034-19-U at 9:00 a.m. Hearing to be held in room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of HUGH PIERSON & TIMOTHY PIERSON, acting on behalf of THE PIERSON FAMILY IRREVOCABLE TRUST DATED MAY 10, 2018 (owners), a SPECIAL USE request as required in Section 20-5.2.2.1.b of the Unified Development Ordinance. This section allows for a special use for a Major Home Occupation in the "A-2" Agriculture Zoning District, when the lot is less than 5 acres in size and/or is located within a platted subdivision. The petitioner proposed to operate a screen printing business from their home, which is located in the Siesta Hills Subdivision.

FINDINGS OF FACT FOR SPECIAL USES
Section 20-3.5.4

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

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   • The petitioner is requesting a screen-printing business consisting of two people located in the basement of the house. They will pick up the material needed and deliver the finished product to their customers to eliminate any intrusion on their neighbors. The business will be unnoticeable by neighbors as the equipment is manual or low-amp electrical (less than 30 amps). The basic list of equipment to be utilized includes a manual screen press, conveyor dryer, flash unit, exposure unit, screens and ink. The basement is a walkout with a door and window access for ventilation and evacuation, if needed.

2. That the special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development, or if not consistent, the factors which justify the inconsistency:
The appearance and character of the residence will not change as the home occupation will be completely conducted within the designated portion of the basement, inconspicuous and unobtrusive to the neighbors. The business will not cause any nuisance within the community as the equipment is either manual or electric (less than 30 amps) thereby producing minimal noise, if any. No additional traffic is expected to result from the operation of the business, as only production will take place within the residence. The business will not be open to the public.

3. That the design 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;
   - This house is located on 18.01 acres. See Step #1 for more details.

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 owners are unaware of any endangered species, archaeological and/or historical resources located on the premises.

5. That the proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the County.
   - The home business will take the necessary measures to ensure it is in compliance with all the standards and regulations imposed upon it.

A motion to approve the Findings of Fact was made by Mr. Harms and seconded by Mr. Fletcher. Seven affirmative votes; (7-0). A motion to approve the Special Use was made by Mr. Harms and seconded by Mr. Keyt. A vote was taken, and the motion was approved; (7-0)

Meeting adjourned 9:41 a.m.

Respectfully submitted,

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

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

RE: Approval of Special Use, Petition of Hugh & Timothy Pierson

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 Major Home Occupation in the "A-2" Agriculture Zoning District when the lot is less than 5 acres in size and/or is located within a platted subdivision; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on September 12, 2019 in Case No. 034-19-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 September 12, 2019, and voted to recommend approval of the Special Use; a copy of the ZBA's findings of fact is attached; and

WHEREAS, your Committee met on September 24, 2019 to consider the ZBA's recommendation, and voted to approve the Special Use.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that the Special Use in Case No. 034-19-U is hereby approved.

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

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE