

**MINUTES
LAND USE COMMITTEE
April 23, 2019
4:00 P.M.
ROOM 402**

MEMBERS PRESENT: James Dillon – Chairman; Kate Pastucha, Matt Windish, Sharon Williams, Barry Robinson, Brian Elsasser (via teleconference)

MEMBERS ABSENT:

OTHERS PRESENT: Larry Evans, Alex Kurth - State's Attorney's Office; Scott Sorrel, Shauna Musselman - County Administration; Kathi Urban, Andrew Braun - Planning & Zoning; Doug Gaa – Peoria County Sheriff's Office; Ed & Debra Lindsay – zoning case petitioners

Call to Order:

Mr. Dillon called the meeting to order at 4:04 p.m. Ms. Pastucha made a motion to allow Mr. Elsasser to attend via teleconference and was seconded by Mr. Robinson. The motion carried (5-0).

Approval of Minutes:

A motion to approve the Land Use Committee minutes from January 29, 2019 was made by Ms. Pastucha and seconded by Mr. Windish. A vote was taken on the motion and carried. (6-0) (Mr. Elsasser voted via teleconference.)

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:

018-19-U, Petition of Edward Lindsay:

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

Ms. Urban summarized the case. A Special Use request from Section 20-5.1.3.1.d of the Unified Development Ordinance. This Section allows for a special use for Mobile homes, when all towing apparatus, wheels, tongue and hitch are permanently removed and the structure is attached to a permanent foundation and assessed as real property. The petitioner proposes to occupy a mobile home in "A-1" Agricultural Preservation Zoning District. The parcel is located on N. Quarry Rd. in Elmwood Township. There are 0 consents and 0 objections on file. Adjacent land uses are agriculture in all directions and timber to the south. The proposed request is consistent with the low-density residential land use and character of the surrounding area. The parcel is served by an existing septic system and well, and the Peoria County Health Department

has no objection. The impact to traffic should be the same as a single-family home, which is a permitted use on the property. Access will be from a shared driveway with 2 existing neighbors and there was no comment from the Elmwood Township Road Commissioner. The proposal is consistent with the Peoria County Rural Areas Growth Strategy of preserving the character of the "A-1" district by permitting low density residential living and the Peoria County Growth Strategy to provide a variety of choices in housing types. Staff recommended approval with two restrictions and the Zoning Board of Appeals concurred unanimously with these same restrictions.

Ms. Pastucha asked about the well on the site, and Ms. Urban responded that the Health Department had recommended that the petitioner have it evaluated, but it was not required.

A vote was taken on the motion and carried. (6-0) (Mr. Elsasser voted via teleconference.)

Miscellaneous:

No further questions or comments were made.

Executive Session:

Executive Session for Pending Litigation:

Mr. Elsasser ended his teleconference. A motion to go into executive session was made by Ms. Williams and seconded by Mr. Robinson. A vote was taken and the motion carried (5-0). Executive session began at 4:09 p.m. Open session resumed at 4:31 p.m.

A motion was made by Ms. Pastucha to accept the plaintiff's settlement offer and was seconded by Mr. Robinson. A vote was taken and the motion was denied unanimously; (0-5) (Mr. Elsasser absent for vote.)

Adjournment: Mr. Dillon adjourned the meeting at 4:33 p.m.

Recorded by: Ellen Hanks, ZBA Administrative Assistant