

**MINUTES
LAND USE COMMITTEE REGULAR
MAY 24, 2021 @ 4:00 P.M.**

MEMBERS PRESENT: James Dillon - Chairperson; Eden Blair – Vice Chairperson, William Watkins, Sharon Williams

MEMBERS ABSENT: Jennifer Groves Allison, Brian Elsasser

OTHERS PRESENT: Jennie Cordis Boswell – State’s Attorney’s Office; Scott Sorrel – County Administration, Kathi Urban, Andrew Braun, Sarah Cox – Planning & Zoning

Call to Order:

Mr. Dillon called the meeting to order at 4:01 p.m.

Approval of Minutes:

A motion to approve the Land Use Committee minutes from April 26, 2021 was made by Dr. Blair and seconded by Ms. Williams. A vote was taken, and the motion carried. (4-0).

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 moved to receive and file the reports.

Zoning Cases:

017-21-U Petition of Mark & Paula Feucht

Dr. Blair made a motion to approve the special use request and was seconded by Mr. Watkins.

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 5 acres from an existing 40.5 acre parcel in order to separate the homestead from the agricultural use. They would like to sell the 5 acre tract that includes a house and maintain ownership of the farmland. The parcel is located on Slane Road in Akron Township. There are 0 consents and 0 objections on file. The parcel consists of a single family dwelling, timber, and approximately 30 acres of productive farmland. All of the surrounding land uses are farmland, with small sections of timber. There are a couple of homesites, less than 5 acres in size, located about .16 miles from the subject parcel. This request is consistent with the surrounding area and character. The LESA score was a medium rating for protection, but no farmland will be

taken out of production. The parcel is served by an existing private well and an existing private septic system. PCCHD had no comments. Both the house and farmland will use two separate existing access points off Slane Road, and there will be no additional access points requested. There was no comment from the Akron Township Road Commissioner. The land use plan is for agricultural preservation, and the land use form is characterized by agricultural uses including farmhouses and homesteads. The request is consistent with the County Land Use Plan and also consistent with the Peoria County Rural Growth Strategy. Staff recommends approval, and the Zoning Board of Appeals recommended approval unanimously.

A vote was taken, and the motion carried. (4-0)

Resolution

Amendment to Chapter 12, Building & Property Maintenance Code

Ms. Williams made a motion to approve the resolution and was seconded by Mr. Watkins.

Ms. Urban summarized the resolution. Staff is proposing amendments to Chapter 12, of the County Code, which is the Building & Property Maintenance Code. Staff is proposing to adopt the 2018 edition of the International Code Council's I-Codes (ICC) and the 2017 National Electrical Code (NEC). Currently the County is using the 2012 ICC codes and the 2014 NEC codes. In 2019, staff began working with all the area building departments with the goal of all regional departments adopting the same code cycle for the ease of homeowners and builders. The City of Peoria has already adopted the 2018 ICC and 2017 NEC codes. Bloomington and Peoria Heights are also enforcing the 2018 codes. Washington will begin enforcing in June, and East Peoria and Tazewell County will be adopting later this year. Planning & Zoning has reviewed published studies that analyze the costs of the changes. A number of the changes have no cost increase or savings and a large number of changes were an improvement to the 2012 codes, providing clarification or alternative construction methods. The major cost increases did not apply to Peoria County as they were for homes in moderate/high seismic zones or coastal zones. There were other potential cost savings, as well as cost increases, which don't apply because the state enforces its own Illinois energy code.

Ninety percent of permits issued in Peoria County are for residential structures. The code changes require more flexibility with deck requirements and may reduce deck construction costs by up to \$500. There will also be cost savings on tall wall requirements which will no longer require engineering. Staff consulted with the Peoria Area Home Builders Association and Chief Gilmore of Limestone Fire Department, and neither had any issues with the proposal. Ms. Urban stated that she has spoken to the Peoria Area Realtors Association and their only concern was that sprinklers will still not be required in homes. The proposed effective date is July 1, and any submittals made prior to this date will fall under the current standards.

Mr. Dillon thanked the staff. He also asked that this not go on the consent agenda for the sake of the full Board and requested a similar presentation before the Board members

A vote was taken, and the motion carried. (4-0)

Miscellaneous:

APPROVED 06/21/2021

Adjournment:

Mr. Dillon adjourned the meeting at 4:10 p.m.

Recorded by: Sarah Cox, ZBA Administrative Assistant