1. **Call to Order**

2. **Approval of Minutes**
   - February 28, 2022

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

4. **Zoning Cases**
   - #ZBA-2022-000017, Petition of Kathleen L. Clark

5. **Miscellaneous**

6. **Adjournment**
MINUTES
LAND USE COMMITTEE
FEBRUARY 28, 2022 @ 4:00 P.M.
ROOM 403

MEMBERS PRESENT:  James Dillon - Chairman; Eden Blair, Jennifer Groves Allison, Brian Elsasser (via teleconference), William Watkins, Jr., Sharon Williams; Matt Windish

MEMBERS ABSENT:  

OTHERS PRESENT: Jennie Cordis Boswell - State's Attorney's Office; Scott Sorrel, Shauna Musselman, Gretchen Pearsall - County Administration; Andrew Braun - Planning & Zoning; Richard Laukitis – zoning case objector; Attorney John McCarthy – Attorney for zoning case petitioner; Kiersten Sheets – Trajectory Energy

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

Approval of Minutes:  
A motion to approve the Land Use Committee minutes from January 13, 2022 and January 24, 2022 was made by Ms. Groves Allison and seconded by Dr. Blair. 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 motioned to receive and file the reports.

Zoning Cases:  
ZBA-2022-000006, Petition of Briscoe Financial, LLC:  
Dr. Blair made a motion to approve the special use request and was seconded by Ms. Williams.

Mr. Braun summarized the case. A Special Use request from Section 2-5.5.5.2.2.c of the Unified Development Ordinance which allows for overnight accommodations provided that they meet the requirements as set forth in Section 7.8 and provided that no more than five (5) rooms or suites of rooms are rented and rooms are not rented for a period of more than fourteen (14) days. The petitioner proposes to provide overnight accommodations on a short-term rental basis. The petitioner proposes to offer an entire 952 sq.ft.2-bedroom, single-family dwelling with a 280 sq.ft. attached garage for rent on a short-term basis through the Airbnb and VRBO websites. The subject parcel is located on N. Front Street in Chillicothe Township. There are 2 consents and 3 objections on file. One objector testified that staff recommended restrictions related to parking issues due to a shared drive addressed her concerns. The subject parcel and all surrounding parcels are zoned “R-2”
Medium Density Residential; to the northwest and southwest of the subject parcel are single-family dwellings and to the east is the Illinois River.

The entire house will be rented and the use of the property will be similar to that of a single-family dwelling and is consistent with the mixed residential, commercial, and recreational character of the surrounding area. The Airbnb listing states that no parties or events are allowed, and guests are limited the number stated at time of booking. The home is equipped with security cameras and tech doors and locks to ensure the safety of guests and the surrounding premises.

The Ordinance does require that the operator keep a log identifying the name, address, and phone number of all guests and that overnight accommodations not begin operation until a Certificate of Occupancy has been issued by the Zoning Administrator. The Ordinance also requires that no more than 4 automobiles may be parked accessory to a single-family dwelling for a period of more than seventy-two (72) continuous hours. The Chillicothe Township Road Commissioner submitted a comment on February 9, 2022 stating that he would forbid parking in and along the right-of-way of Washington Street and Front Street for the guests of the property, due to concerns with flooding of roads and egress of the shared private drive.

The request is consistent with the Environmental Corridor and Unincorporated Center Land Use designations of the Peoria County Comprehensive Land Use Plan. The petitioner’s request is also consistent with the Peoria County Growth Strategy of generating economic opportunity and stability. Staff recommended approval with eight (8) restrictions and the Zoning Board of Appeals concurred, with the same restrictions, by a vote of 4-2.

_A motion to approve the participation of Mr. Elsasser via teleconference was made by Dr. Blair and seconded by Ms. Groves Allison. A vote was taken on the motion and carried. (5-0)_

Attorney John McCarthy addressed the committee speaking on behalf of the petitioner, and Mr. Laukitis addressed the committee with his concerns related to the subject property, including incidence of flooding, functionality of the septic system, and parking issues. Mr. Braun presented GIS, aerial views and video of the subject parcel and surrounding area.

A vote was taken on the motion and carried (5-1). Ms. Williams voted nay; Mr. Elsasser absent for vote.

_ZBA-2021-000007, Petition of Briscoe Financial, LLC:_
Dr. Blair made a motion to approve the special use request and was seconded by Ms. Williams.

Mr. Braun summarized the case. A Special Use request from Section 2-5.5.5.2.2.c of the Unified Development Ordinance which allows for overnight accommodations provided that they meet the requirements as set forth in Section 7.8 and provided that no more than five (5) rooms or suites of rooms are rented and rooms are not rented for a period of more than fourteen (14) days. The petitioner proposes to provide overnight accommodations on a short-term rental basis. The petitioner proposes to offer an entire 1,256 sq.ft. 3-bedroom, single-family dwelling with a 1,226 sq.ft. attached garage below the house for rent on a short-term basis through the Airbnb and VRBO websites. The dwelling was elevated in 2012 to mitigate flood impacts. The subject parcel is located on N. River Beach Drive in Chillicothe Township. There are 2 consents and 0 objections on file. The subject parcel and all surrounding parcels are zoned “R-2” Medium Density Residential; single family dwellings are located to the north and west of the parcel, four vacant lots owned by Peoria County and the Chillicothe Park District are located to the south, and the Illinois River is located to the east. The request is consistent with the residential character of the surrounding area.
The entire house will be rented and the use of the property will be similar to that of a single-family dwelling. The Airbnb listing states that no parties or events are allowed, and guests are limited the number stated at time of booking. The home is equipped with security cameras and tech doors and locks to ensure the safety of guests and the surrounding premises.

The Ordinance does require that the operator keep a log identifying the name, address, and phone number of all guests and that overnight accommodations not begin operation until a Certificate of Occupancy has been issued by the Zoning Administrator. The Ordinance also requires that no more than 4 automobiles may be parked accessory to a single-family dwelling for a period of more than seventy-two (72) continuous hours.

The request is consistent with the Environmental Corridor and Unincorporated Center Land Use designations of the Peoria County Comprehensive Land Use Plan. The petitioner’s request is also consistent with the Peoria County Growth Strategy for Economic Development. Staff recommended approval with seven (7) restrictions and the Zoning Board of Appeals concurred unanimously with the same restrictions.

A vote was taken on the motion and carried (6-0). Mr. Elsasser absent for vote.

ZBA-2021-000012, Petition of Cornwell Solar, LLC:
Mr. Watkins made a motion to approve the special use request and was seconded by Mr. Windish.

Mr. Braun summarized the case. A Special Use request from Section 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the “A-1” Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 “Ground Mounted Solar Energy Equipment” of these regulations are met. The petitioner proposes to construct a 40 megawatt utility-scale Solar Energy Generation Facility.

The proposal is located on three (3) parcels totaling approximately 272.5 acres on W. Laura Road and south of the unincorporated town of Monica in Princeville Township. There are 2 consents and 0 objections on file. The Peoria County Highway Department and Princeville Township Road Commissioner had no objections; however, both will require road use agreements and access permits prior to construction. The three parcels are zoned “A-1” Agricultural Preservation and have been used for agricultural production; adjacent parcels are also zoned “A-1”. There are three adjacent residential parcels. The Ameren Illinois Monica Switching Station, the proposed site of the interconnection, is also adjacent to the project area on Laura Road. Of the 272.5 acres, 250 acres will be covered with the solar panels. The facility is intended to operate for at least 25 years. Panels will utilize an anti-reflective coating to minimize glare and a 7 ft. chain-link fence with a locked gate to enclose all panels and electrical equipment will be constructed. The petitioner will use pollinator friendly landscaping where possible, and vegetation maintenance that limits run-off.

The Peoria County Future Land Use Form Map designates the area as Agricultural Preservation. Solar generation facilities are not an identified use in the Comprehensive Plan; however, the request will not disrupt adjacent agricultural operations and will be returned to a condition reasonably similar to the condition prior to development. Staff recommended approval with seven restrictions and the Zoning Board of Appeals concurred unanimously with the same restrictions.

A vote was taken on the motion and carried (7-0).
ZBA-2021-000013, Petition of Peoria County:
Mr. Windish made a motion to approve the special use request and was seconded by Ms. Williams.

Mr. Braun summarized the case. A Text Amendment to amend Chapter 20, Appendix A “Fee Schedule” of the Peoria County Code. In January 2022, the County Board voted to approve amendments to Section 3.2 and Article 11 of the Unified Development Ordinance; however, due to a misprint in the Peoria Journal Star this case was taken separately. The amendments clarify the calculation of Special Use filing fees.

A vote was taken on the motion and carried (7-0).

**Adjournment:** Mr. Dillon adjourned the meeting at 4:45 p.m.
Ways & Means Committee……………………………………………………………………8:30 a.m., February 2, 2022
Full Commission/Executive Board (in lieu of Quorum) ...9:00 a.m., February 2, 2022

Please join my meeting from your computer, tablet, or smartphone.  
https://global.gotomeeting.com/join/291023189
You can also dial in using your phone.  
United States: +1 (408) 650-3123  
Access Code: 291-023-189

AGENDA

1. Call to Order, Welcome, Recognition of Audience
   Chairman Mike Hinrichsen called the meeting to order at 9:00 a.m.
   He also asked if there were any objections to not have roll call votes on motions unless requested.

2. Roll Call

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Virtual: Eric Miller, Rebecca Eisele, Ray Lees, Gabriel Guevara, Michael Bruner, Logan Chapman, 
Debbie Ulrich, Britney West, and Reema Abi-Akar.  Virtual: Brandon Geber- IDOT, and Betsy Tracey-FHWA.

3. Public Input-none
4. **Motion to approve December 1, 2021, Commission minutes**
   
   John Kahl moved to approve December 1, 2021, Commission minutes and Gary Manier seconded. Motion carried.

5. **Chairman report nothing to report**

6. **Executive Director report**
   
   Eric Miller reported on the following:
   
   - We have been working without a full staff for 5 months. We have done a few interviews for planners and have a few candidates that are interested.
   - FY23 draft UWP is due to IDOT by February 14. It is a 20% increase in funds and 20% increase in match.
   - STBG allocation is $4M

7. **Ways and Means Report**
   
   a. **Motion to approve November and December Financial Statements and Billings (Resolution 22-27)**
      
      Chuck Nagel moved to approve November and December Financial Statements and Billings (Resolution 22-27), and Rick Powers seconded. Rebecca Eisele reported on the following:
      
      - End of month Operating cash was $663k. Net cash increased in December by $100k. Operating Activities in December resulted in a net Loss of (1.4k)
      - Accounts Receivable at the end of the month was $376.5k. Of the A/R balance, $223k was federal funds, $85 was state funds, and $68 was local funds.
      - Accounts Payable at the end of the month was $46k, there was $21k in unpaid pass-through expenses as of the end of December. The remaining $25k A/P balance included a $13k for April-August 2021 accounting services from Gorenz & Associates, as well as regular monthly bills, including health, dental, vision, and life insurances.
      - Total Billings for December were $92k, less direct pass-throughs of $31k, resulting in Operating Revenue of $61k. December included 20 regular working day, and 3 paid holidays.
      - Total Expenses for December were $94k, less direct pass-throughs of $31k, resulting in Operating Expenses of $62k.
      - December ended with a Net Loss of ($1.4k), and FY22 has a year-to-date loss of ($763). However, there is $11.7k in pass-through expenses that have not been billed to IDOT as of the end of December. 
      
      Motion carried.
   
    b. **Motion to approve Employee Health Insurance package (Resolution 22-29)**
      
      John Kahl moved to approve Employee Health Insurance package (Resolution 22-29) and Nate Parrott seconded.
      
      - Eric Miller explained the change in insurance to Blue Cross/Blue Shield and the savings of 11% in premiums.
      
      Motion carried.
   
   c. **Motion to approve Executive Director to enter agreement for General Liability, Property, Commercial Auto, Crime, Workers Comp., Professional Liability and Commercial Umbrella Insurance (Resolution 22-30)**
Gary Manier moved to approve the Executive Director enter into an agreement for General Liability, Property, Commercial Auto, Crime, Workers Comp., Professional Liability and Commercial Umbrella Insurance and John Kahl seconded.

- Eric Miller explained the process and that this rate is locked in for 3 years.
Motion carried.

d. Motion to approve Executive Director to renew the contract to the Cleaning Source for janitorial service (Resolution 22-26)
John Kahl moved to approve Executive Director renew the contract to the Cleaning Source for janitorial service (Resolution 22-26) and Nate Parrott seconded.
- Eric Miller this is for the cleaning services for our office, and it increased by $7.00.
Motion carried.

e. Motion to approve Executive Director to enter into a computer service agreement with Facet Technologies, Inc. (Resolution 22-36)
Nate Parrott moved to approve Executive Director to enter into a computer service agreement with Facet Technologies, Inc. (Resolution 22-36) and Rita Ali seconded.
- Eric Miller explained this service is for firewall for GIS.
Motion carried.

9. Planning

a. Motion to approve Transportation Improvement Program Amendments-Attachments:
- 5310-18-02 Pedestrian and Bus Stop Improvements
- 5310-22-01 Washington Paratransit Expansion
- 5310-22-03 East Peoria Sidewalk Improvement
Barry Logan moved to approve all (3) three Transportation Improvement Program Amendments and Nate Parrott seconded.
Reema Abi-Akar explained these are for HSTP:
- 5310-18-02 Pedestrian and Bus Stop Improvements are located at the intersection of Prospect and Arcadia.
- 5310-22-01 Washington Paratransit Expansion is in Washington
- 5310-22-03 East Peoria Sidewalk Improvement is located on the east side of Edmund St. and Cedar St interchange to Richland St.
Motion carried.

b. Motion to approve Peoria Passenger Rail Study (Resolution 22-31)
Patrick Urich moved to approve Peoria Passenger Rail Study (Resolution 22-31) and Chuck Nagel seconded
- Michael Bruner updated that the staff and City of Peoria staff have reviewed the statements of qualifications received for the project and selected Hanson Professional Services, Inc. as the consultant.
Motion carried.

c. Motion to approve Hanna City Trail Connection Study (Resolution 22-32)
John Kahl moved to approve Hanna City Trail Connection Study (Resolution 22-32) and Nate Parrott seconded.
- Michael Bruner updated the Commission staff, Peoria County staff, and stakeholders reviewed the statement of qualifications received for the Peoria County Hanna City Trail Connection study for an amount not to exceed $30,000.
Motion carried.

d. Motion to approve Pavement Performance Measures (Resolution 22-33)- Attachment
John Kahl moved to approve Pavement Performance Measures (Resolution 22-33) and Rick Powers seconded.
Michael Bruner updated on the following:
- This is to support IDOT’s adjusted targets for Pavement & Bridge Condition and System Performance. He explained the 6 Pavement & Bridge Condition Metrics and the new targets that IDOT recommended.
Motion carried.
e. Motion to approve Transit Safety Performance Measures (Resolution 22-34)- Attachment
   John Kahl moved to approve Transit Safety Performance Measures (Resolution 22-34) and Rick
   Powers seconded.
   o Michael Bruner explained this is to adopt the Transit Safety Program. As we are the MPO
     here are the base line data and targets we need to follow. MPO’s must resolve to
     support GPMTD PTSAP safety targets.
   Motion carried.

f. Motion to approve Executive Director to execute activities related to Spring 2022 Strategic
   Planning Session (Resolution 22-35)- Attachment
   Barry Logan moved to approve Executive Director to execute activities related to Spring 2022
   Strategic Planning Session (Resolution 22-35) and Russ Crawford seconded.
   o Eric Miller updated this is to educate and engage local policymakers, stakeholders, and
     the general public to help develop and prioritize a regional transportation vision.
   Motion carried.

10. Updates
    • Hanna City Trail
       Reema Abi-Akar said that the project is fully executed and IDNR passed it, Hanna City purchased
       the land for the Hanna City right of way.
       o Mike Hinrichsen added this is due to a great individual to be persistent to achieve
         the goal.
       o Russ Crawford said he is excited for this project.
       o Eric Miller added this is a big lift for Hanna City, twenty-five mile of rail right of way.
    • Hazard Mitigation
       o Reema Abi-Akar updated that IEMA is starting the application process. She then
         explained Hazard Mitigation and the process to apply for getting funding if needed.
    • IDOT
       Brandon Geber said to have draft to him by February. There is a form on google for State
       matching funds.
       He also added the state office is closing at 2:00 p.m. today and closed all day tomorrow.
    • FHWA
       Betsy Tracey had nothing to add
       Eric Miller added our 4-year certification review is in process.

11. Other
    Chairman Mike Hinrichsen had a request to change the day of the Executive Board meeting due to a
    conflict with Tazewell County Road meeting. He is suggesting 3rd Friday at 9:00 a.m. Russ Crawford
    said this will not work for Andrew Rand to have any Friday meetings. This is still being discussed.

12. Adjournment
    John Kahl moved to adjourn at 9:50 a.m. and Nate Parrott seconded. Motion carried.

Submitted by:
Eric Miller, Executive Director
Transcribed by:
Debbie Ulrich, Office Manager
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: March 21, 2022

LINE ITEM: Revenue: 
Expenditure: 

ISSUE: Unsafe Structure Monthly Update

BACKGROUND/DISCUSSION:
Peoria County is enforcing the unsafe structure 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 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: Adam Willard
DEPARTMENT: Planning & Zoning
DATE: 3/11/2022

ATTACHMENTS:

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<td>Unsafe Principal Structure</td>
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GSCHWIND, Bernice – 1616 E Hendryx Ln – Medina Twp – Sec. 34 – (09-34-404-020) – Complaint #2018-017 – The house roof is sagging, has holes, and rotted wood. This property has been included in the Grant Application for demolition funding, and has been referred to the SAO for demolition order.

Maldonado, Nedys, previously known as DURHAM, Ronald – 713 N Cherry Ln – Limestone – Sec. 03 – (17-03-377-026) – Complaint #2019-333 & 2020-022 – House has failing walls and roofs due to significant deterioration and tree damage, there is not any foundation, and the house is not safe. The detached garage has collapsing walls and roof. Referred to SAO. The tarp has now been blown off the roof exposing the damage showing a giant hole through the 2nd story roof.

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 is closed (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. Permits were issued for repairing the house but will remain on the list until the unsafe structure has been repaired. Permits have been renewed.

HARPER, Elbert – 2305 S Skyway Rd – Limestone – Sec. 23 – (17-23-152-012) – Complaint # 2019-305 – The house has holes and is sagging. The Hearing Officer has issued her final order. The roof condition is getting worse with more holes and sagging. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.

SASSO, Michael – N. Beall Rd. – Princeville – Sec. 02-(02-29-400-005) – Complaint #2021-027- The roof is collapsing, and the foundation has many holes in it. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.

MAHER, James – W Laura Rd. – Princeville – Sec. 02 – (02-30-100-003) – Complaint #2021-022 – The porch roof is collapsing, and the house is missing part of the foundation causing the walls to start to collapse. One main structural post supporting the 2nd story is rotten. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.

Puno, Jose – 20510 N Rt. 40 – Edelstein – Sec. 04 – (04-18-200-002) – Complaint #2021-034 – There are two separate foundations under the house. There is a portion of foundation missing on the east side of the house causing half the house to move. The main support beam and joists have rotted and broken causing the floor to collapse. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.

Henry, Wesley – 1613 E Resthaven Rd. – Medina – Sec. 34 – (09-34-405-038) – Complaint #2021-020 – House is abandoned. The house has sustained substantial damage from numerous floods and is damaged beyond repair. This property has been included in the Grant Application for demolition funding, and has been referred to the SAO for demolition order.

Schaub, Christopher – 21118 N North Hampton Rd. – Hallock – Sec. 12 – (04-12-300-005) – Complaint #2021-029 – House is abandoned. Holes on the exterior side of the house, door and windows are not secured and are broken or missing. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.
This house, 16950 West 6th St. - Limestone – Sec. 13 - (17-13-476-032) - Complaint #2020-224 – House is abandoned, holes forming in the roof, back wall of breezeway has collapsed. There has been no change in this property. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order. This case was closed and levied a fine.

Gschwind, Berniece - 1616 East Hendryx Ln.- Medina- Sec. 34 - (09-34-404-020)- Complaint #2021-00019- This house has been abandoned and left in disrepair with holes in the roof, many property maintenance issues. This property has a history of flooding issues as well causing it to be unfit for human occupancy. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.

Venzon, Richard - 3317 West Latrobe St.- Limestone- Sec. 13 - (17-13-426-015)- Complaint #2021-000201- This property has been abandoned with holes in the sides of the house allowing rodents and weather to deteriorate the interior and exterior of the house causing it to be unfit for human occupancy. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.

Henry, Wesley - 1613 East. Resthaven Rd.- Medina- Sec. 34 - (09-34-405-038)- Complaint #2021-00020 – This property has been abandoned with holes in roof, broken windows and doors allowing interior and exterior to deteriorate and become unfit for human occupancy. This property also has a history of flooding. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.

Roberts, George - 17304 North Second St. - Chillicothe- Sec. 32 - (05-32-204-004)- Complaint #2021-00028- This property has been abandoned with broken windows, large hole in roof and walls and a sagging roof causing it to be unfit for human occupancy. This property also has a history of flooding. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.

Schaub, Christopher - 21118 North Hampton Rd. - Hallock- Sec. 12 - (04-12-300-005)- Complaint #2021-00098- This house has been abandoned with property maintenance issues, doors open and windows open allowing rodents and weather to deteriorate the interior and exterior of the house causing it unfit for human occupancy. This property has been included in the Grant Application for demolition funding and has been referred to the SAO for demolition order.

Patterson, Karen - 1636 N. Norwood Blvd- Limestone- Sec. 03 - (17-03-101-070)- Complaint #2021-000134 –The house is abandoned. The block foundation on the north side of the house has collapsed. The back fall is a walkout with holes in the plywood and the studs are rotting. This case went before the hearing officer on 11/3/21 was fined and closed by the Hearing Officer. A collection letter was sent on 2-10-22.

Frederick, Jonathon – 1307 N. Dempster Ln.- Limestone- Sec. 03 – (17-03-251-005)- Complaint #2021-000531 – This was a house fire. The entire roof structure is completely burnt and could collapse at any time. All windows are missing and many holes in the exterior walls. A Permit has been issued for this project but will remain on this list until structure has been repaired.

Isaacson, Carrie – 19010 N Hakes Rd.- Hallock- Sec. 19 – (04-19-300-005) – Complaint #2022-000005 – This was a house fire. The entire house has significant fire damage with windows broken out and much of the soffit and siding are missing. A violation letter was sent on 2/15/22.

Walsh, Pamela—14229 W Farmington Rd.- Logan- Sec. 04- (16-04-400-014) Complaint #2022-000010- This was a house fire. The structure has been demolished during the fire and no part of the structure is standing. A violation letter will be sent out on 2-22-2022. A permit has been issued for the demolition of this structure.

GLB Investments- 3601 W Farmington Rd.- Limestone- Sec. 01- (17-01-401-001) Complaint #2022-000033- This is a business that caught fire. The entire roof has burnt and collapsed. The exterior block walls are black in places from the fire and cracks throughout all the walls.
**Warren, Helen** - 3315 W. Lincoln Ave. – Limestone- Sec. 12 – (17-12-480-003) – Complaint #2021-000328- This house is abandoned and has many property maintenance issues. Daylight can be seen numerous places in the roof and the ceilings inside in the front room have already collapsed. This case appeared in front of the Hearing officer on Jan. 5, 2022, and found it was in violation, issued a $900 fine and continued to March 2, 2022. The hearing officer issued another $2,500 fine on March 2nd for a total fine of $3,400 and closed this case.

**Hammel, Alex J** - 3214 W. Augustana Ave.- Limestone- Sec. 13 – (17-13-479-005) – Complaint #2022-000075- House is abandoned. The entire east exterior wall of the house is missing and the roof in collapsing. A no occupancy sign was posted.

### CASES IN THE HEARING OFFICER PROCESS

**PROPERTIES IN COMPLIANCE FOR THE PAST FIVE YEARS**

**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. Demolition has been 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 and then was damaged in flood waters. 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. 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 - Demolition has been completed 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. This property has been transferred to Peoria County and the structure has been demolished utilizing grant funding.
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 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. Demolition has been completed 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. Demolition has been completed 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. This property has been transferred to Peoria County and the structure has been demolished utilizing grant funding.

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 are 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 has been 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. 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 and the structure has been demolished utilizing grant funding.

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. This property has been transferred to Peoria County and the structure has been demolished utilizing grant funding.

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.

COOMBES, Carlos – 1423 E Resthaven Rd - Medina Twp - Sec. 34 - (09-34-405-025) - Complaint #2018-058 - Demolition has been completed.
**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 – (17-03-351-012) – Complaint #2018-061 – House interior was badly damaged by fire. Demolition has been completed by the 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 – House was badly damaged by fire. Demolition has been completed by the owner.

**BELLINGER**, Andrew - 525 S Kickapoo Creek Rd - Limestone Twp - Section 12 - (17-12-352-006) - Complaint #2016-206 - The house was burned substantially and was unsafe. This case was sent to the SAO for a demolition order, the demolition permit was issued to Jimax Demolition, and the demolition has been completed.

**COOPER**, Degarius – 3204 N Augustana Ave – Limestone Twp – Sec. 13 – (17-13-479-009) – Complaint #2017-159 – The house had a collapsing roof and holes in the foundation. This case was sent to the SAO for a demolition order. A demolition permit was issued to Schaefer & Son Excavating and the demolition was completed.

**Compliance Year – 2020**

**MEADOWS**, Cherryle – 1708 S West Ln – Limestone Twp – Sec. 13 – (17-13-456-003) – Complaint # 2019-242 – House roof had holes and was collapsing, and the foundation was failing. Demolition has been completed by the owner.

**JANSZEN**, Carol – 7014 W Lancaster Rd – Limestone Twp – Section 33 – (17-33-252-003) – Complaint #2018-004 – A detached garage was collapsing, and a shed had collapsed. Demolition has been completed by the owner.

**ADKINS**, James – 4827 W Farmington Rd – Limestone Twp - Sec. 02 - (17-02-405-001) - Complaint #2018-027 - Commercial building had a collapsing porch roof, failing foundation, and collapsing stairs. The unsafe parts have been removed or repaired.

**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. The buildings have been repaired.

**PLATTNER**, Amy – 9511 W Goetz Rd – Kickapoo Twp – Sec. 31 – (13-31-251-013) – Complaint #2020-039 – The detached garage has collapsed. A demo permit has been issued and the garage has been removed.

**JENNINGS**, Codee - 2029 W Blackberry Ln – Medina Twp – Sec. 31 - (09-31-227-012) - Complaint # 2020-023 – The house has been severely burned and the remaining structure is unsafe and now has sewage in the basement. Demolition has been completed by the owner.
RYNEARSON, Jerry - 14529 W Devils Washboard RD – Timber Twp – Section 21 - (19-21-300-006) - Complaint #2020-138 – The house caught fire. Only a portion of the roof is left, and 3 walls. The house has been demolished.

BRIGGS, David – 8115 Pfeiffer Rd- Limestone Twp- Section 29 - (17-29-400-013) - Complaint #2020-154- House fire. The garage and living room have collapsed. Demo of the house is complete.

Compliance Year- 2021

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. A demo permit has been issued and the house has been removed.

HOLLOWAY, Brant – 1203 Maxwell Rd – Limestone - Sec. 03 - (17-15-176-009) Complaint #2020-198- Garage wall is collapsing causing roof to collapse as well. A permit has been issued for the repair.

HAUSAM, Nancy - 1004 N Oakleaf Rd - Limestone Twp - Sec. 02 - (17-02-406-007) - Complaint #2018-166 - Detached garage roof is collapsing. A permit has been issued for repaired.

KING, Jesse—2105 N Willow Rd. – Kickapoo – Sec. 34 – (13-34-305-030) – Complaint # 2020-286- The house caught on fire. Half of the house has collapsed and the roof on the rest is mainly burnt through. There was an occupancy prohibited posting posted on the house. House has been demolished and permit is closed.

CHALLACOMBE, Keith – 22013 N Jefferson St – Millbrook- Sec. 01 - (01-07-176-001)- Complaint # 2021-040- House was burnt significantly. Only 2 walls are left standing. There was an occupancy prohibited posting posted on the house. Demo permit 60776 was issued and the structure has been torn down and permit closed. The property is now in compliance.

HALIBURTON, Justin – 9619 N. Route 91 – Radnor Twp – Sec. 35 – (08-35-300-039) – Complaint # 2020-21886- The house was destroyed by fire. The house foundation and an in-ground swimming pool still remain on the property. Demo has been completed.

DAVIS, Gerald – 14112 W Route 150 – Jubilee Twp – Sec. 33 – (07-33-200-011) – Complaint # 2019-053 – The house roof is collapsing. This case has been continued to the September 1, 2021 Hearing Officer meeting. Building Permit has been issued and case has been closed.

HIBBERT, Douglas—11129 W. Timber Rd.- Timber—Sec. 24 - (19-24-300-007) - Complaint #2021-000159—this was a house fire. Garage is still standing, but the rest of the house is completely burnt. The foundation is block and has cracks everywhere and will require a structural engineer to view the damage in order to reuse it for new house. A demo permit was issued and completed for this structure. This case has been closed.

JOHNSON, Barbara (New owner Jeffery Harris) – 1617 S Crest Dr – Limestone Twp – Sec. 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. A permit has been issued to the new owner for repairs. The owner states that he repaired the roof but everything was covered up when called for an inspection, so I was unable to verify that the work had been correctly completed.
AGENDA BRIEFING

COMMITTEE: Land Use Committee
MEETING DATE: March 21, 2022

LINE ITEM: Revenue:
Expenditure:

ISSUE: February 2022 Development Summary

BACKGROUND/DISCUSSION:

COUNTY BOARD GOALS:

(EFFECTIVE SERVICE DELIVERY)

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Assistant Director
DEPARTMENT: Planning & Zoning
DATE: 3/1/2022

ATTACHMENTS:

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<th>Description</th>
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<tr>
<td>Development Summary</td>
<td>Backup Material</td>
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### NON-RESIDENTIAL BUILDING

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<th>Main Address</th>
<th>Parcel Number</th>
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**TOTAL VALUE FOR NON-RESIDENTIAL CONSTRUCTION THIS PERIOD:** $691,000.00
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**TOTAL VALUE FOR NEW HOME CONSTRUCTION THIS PERIOD:** $520,000.00

### ALL PERMITS

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**TOTAL NUMBER OF ALL PERMITS THIS PERIOD:** 21
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: March 21st, 2022
LINE ITEM: N/A
AMOUNT: N/A

ISSUE: ZBA Case #ZBA-2022-000017. A Special Use request from Section 20-5.5.2.2.C which allows for Overnight Accommodations, provided that they meet the requirements set forth in Section 7.8 (Overnight Accommodations) and provided that no more than 5 rooms or suites of rooms are rented; and rooms are not rented for a period of more than 14 days. The petitioner proposes to provide overnight accommodations on a short-term rental basis.

BACKGROUND/DISCUSSION: This case is in District #1, which is County Board member Sharon K. William’s district. The petitioner, Kathleen Clark, requests a Special Use from Section 20-5.5.2.2.c of the Unified Development Ordinance, which allows for a Special Use for Overnight Accommodations. The petitioner requests to offer an entire single-family dwelling for rent on a short-term basis through the website Airbnb. The parcel is located at 5605 W. Everett M Dirksen Pkwy. in the Northeast Quarter of Section 15 in Limestone Township. There are 0 consents and 14 objections on file. The parcel is zoned “R-2” Medium Density Residential and consists of single-family dwelling, an attached garage, and an enclosed backyard with a four-foot vinyl fence. All surrounding parcels except to south are zoned “R-2”. To the south of the subject parcel is zoned “A-2”. Single-family dwellings are located to the north, east, and west of the parcel, and vacant lots owned by Metropolitan Airport Authority of Peoria are located to the south. The petitioner’s request is consistent with the residential character of the surrounding area. Development standards for all overnight accommodations are outlined in Section 20-7.8 of the UDO. No conditions were found that would cause the Peoria City/County Health Department to recommend denial of the request. The subject property is a corner lot that has road frontage along W. Dirksen Pkwy., a non-primary county highway and S. Mesa Dr., a local street. The Report also cites an average of 2.65 trips per resident on a weekday, while the assisted living land use, similar to a residential care home, a permitted use in the R-2 District, shows an average of 4.14 trips on a weekday per occupied bed. The maximum number of 6 property guests would generate about 15.9 trips. An assisted living facility with 6 residents would generate about 24.84 trips. The potential traffic generated by the proposed use is less than the projected traffic generation for a residential care home. The County Highway Department provided comments stating that W. Dirksen Parkway is a major collector county highway with no designated parking areas. Activities will be conducted within the private property and not on public right of way without County Highway Department approval (consistent with the department’s permit process). No activities will be allowed that block the sidewalk/path on the south side of the property. The Limestone Township Road Commissioner commented he has some concerns with the parking from S. Apache Lane to W. Dirksen Pkwy. on S. Mesa Dr. His concern is that residences of that area will be impacted by any on-street parking because of the short-term rental. According to the petitioner, there are two parking spots in the attached garage and four parking spots available in the driveway. The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Rural. The Rural Land Use Form is largely agricultural but distinguishes itself from agriculture and agriculture preservation by allowing more intensive residential development. The petitioner’s request is consistent with the Rural Land Use Form, as the proposed accommodations will be similar in use to a single-family dwelling while also providing small-scale lodging to visitors, especially from the Peoria International Airport. The petitioner’s request is also consistent with the Peoria County Growth Strategy for Economic Development.

COUNTY BOARD GOALS:

STAFF RECOMMENDATION: Approval with the following restrictions:

1. The Special Use is null and void in the event that the subject parcel is no longer owned by Kathleen Clark.
2. No more than six (6) overnight guests may be present at the subject parcel at any one time.
3. The operator shall keep a log identifying the name, address, and telephone number of all guests. This log must be provided to the Zoning Administrator upon request.
4. The operator shall notify all adjacent property owners that Overnight Accommodations will be offered at the subject property by sending a letter through Certified Mail. This letter shall include the contact information of the operator. The operator must provide the Zoning Administrator with a copy of the letters sent and a verification receipt showing that each letter was delivered or that a delivery attempt was made.
5. Overnight accommodations may not be offered at the subject property until a Certificate of Occupancy has been issued by the Department of Planning and Zoning, per Section 20-7.8, “Overnight Accommodations,” of the Peoria County Unified Development Ordinance.
6. The Special Use Permit may be terminated by the Zoning Administrator upon violation of the above restrictions, per Section 20-3.5.9 of the Peoria County Unified Development Ordinance.

ZBA RECOMMENDATION: Approval with restrictions (4-2)

COMMITTEE ACTION:

PREPARED BY: Jack Weindel, Planner I
DEPARTMENT: Planning & Zoning
DATE: March 2nd, 2022
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, March 10, 2022. The meeting was called to order by Linda O’Brien – Chairperson at 9:00 a.m.

PRESENT: Linda O’Brien – Chairperson, Greg Happ, Jim Bateman, Robert Asbell, J. Greg Fletcher, Chris Duncan

ABSENT: Andrew Keyt – Vice Chairperson, John Harms, Justin Brown

STAFF: Kathi Urban – Director
Jack Weindel – Planner I
Jennie Cordis Boswell – Civil Assistant State’s Attorney
Sharon Williams – Peoria County Board Member
Sarah Cox – ZBA Administrative Assistant

Case No. ZBA-2022-000017 at 9:00 a.m. Hearing to be held in Room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of KATHLEEN L. CLARK, acting on her own behalf, a SPECIAL USE request from Section 20-5.5.2.2.C which allows for Overnight Accommodations, provided that they meet the requirements set forth in Section 7.8 (Overnight Accommodations) and provided that no more than 5 rooms or suites of rooms are rented; and rooms are not rented for a period of more than 14 days. The petitioner proposes to provide overnight accommodations on a short term rental basis in the “R-2” Medium Density Residential Zoning District.

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 Special Use permit in order to provide overnight accommodations on a short-term rental basis in the "R-2" Medium Density Residential District. The request is consistent with the Rural Land Use designations of the Peoria County Future Land Use Form Map as well as the Rural Land Use Form. The proposed accommodations will be similar in use to a single-family dwelling while also providing small-scale lodging to visitors, mainly from the Peoria International Airport. The request is also consistent with the Peoria County Growth Strategy of generating economic opportunity and stability in providing visitors to the area another option for lodging.
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 subject parcel is zoned "R-2" Medium Density Residential, as are the properties to the northeast and west. Parcels to the south are zoned "A-2" Agricultural. The subject parcel consists of a single-family dwelling with an attached garage and a backyard enclosed by a 4 foot vinyl fence, that is owned by the neighbor. It is located in the subdivision of Frontier Estates. The petitioner is proposing to rent the entire house on a short-term basis, so the use of the property will be similar to that of a single-family dwelling. The Special Use will be consistent with the community character.

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;
   - The single-family dwelling consists of 3 bedrooms that can accommodate 6 guests. The petitioner has stated that the house will mainly be rented to families flying in and out of the Peoria International Airport. A maximum of 6 guests per visit will be allowed, and the average length of stay will be 2 nights with an 11-day maximum stay. The petitioner has stated the home is equipped with security cameras, combo locks and back-up keys to ensure safety of the guests and the surrounding premises. The design of the proposed use meets the overnight accommodation requirements of the Unified Development Ordinance and minimizes adverse effects on adjacent properties. A 2 stall garage with additional space in the driveway will allow for 4 vehicles if needed. No on-street parking will be allowed and no blocking of the sidewalk/path on the south side of the property will occur.

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:
   - The request does not impact known natural or historical resources.

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:
   - Should the Special Use be granted, the petitioner must comply with all requirements for overnight accommodations listed in the Unified Development Ordinance, including Length of Stay and Record of Guests. The operation of overnight accommodations cannot begin until a "Certificate of Occupancy" has been obtained from the Zoning Administrator. The petitioner must also comply with the restrictions set forth by the staff of the Department of Planning and Zoning.

A motion to approve the Findings of Fact was made by Mr. Asbell and seconded by Mr. Bateman. Six affirmative votes; (6-0) A motion to approve the special use with restrictions was made by Mr. Happ and seconded by Mr. Asbell. A vote was taken, and the motion was approved; (4-2)
Meeting adjourned at 9:57 a.m.

Respectfully submitted,

Sarah Cox
ZBA Administrative Assistant
Report to the Zoning Board of Appeals for the March 10, 2022 Public Hearing

Date: February 16, 2022

Case/Petitioner: ZBA-2022-000017 Kathleen Clark, owner / 5605 W. Everett M Dirksen Pkwy., Peoria, IL 61607

Request: A Special Use request from Section 20-5.5.2.2.C which allows for Overnight Accommodations, provided that they meet the requirements set forth in Section 7.8 (Overnight Accommodations) and provided that no more than 5 rooms or suites of rooms are rented; and rooms are not rented for a period of more than 14 days. The petitioner proposes to provide overnight accommodations on a short-term rental basis in the “R-2” Medium Density Residential Zoning District.

Location: NE 1/4 Section 15, Limestone Township / 5605 W. Dirksen Pkwy., Peoria, IL 61607 / Parcel ID 17-15-280-032

Land Use Form: Rural

Current Zoning: “R-2” Medium Density Residential

Present Use: Residential

Size of Site: 0.24 acres

Surrounding Zoning: North: “R-2” Medium Density Residential
South: “A-2” Agricultural
East: “R-2” Medium Density Residential
West: “R-2” Medium Density Residential

Surrounding Land Uses: North: Residential
South: Vacant
East: Residential
West: Residential

Public Services: Fire: Limestone FPD #256
Water: Illinois American
Schools: Limestone HSD #700
Sewer: Public

Transportation: W. Dirksen Pkwy., Non-Primary County Highway and S. Mesa Dr., Local Street

Pertinent Zoning Cases On Site: None.

Pertinent Zoning Cases In Surrounding Area: None.

Department of Planning and Zoning Recommendation: APPROVAL WITH RESTRICTIONS
Case Analysis

**Request and Location:** The petitioner, Kathleen Clark, requests a Special Use to provide Overnight Accommodations in the “R-2” Medium Density Residential Zoning District. Overnight accommodations may be established as a special use in the R-2 District provided that they meet the requirements set forth in Section 7.8 (“Overnight Accommodations”) and provided that no more than five rooms or suites are rented and that rooms are not rented for a period of more than fourteen days. The petitioner proposes to offer an entire single-family dwelling for rent on a short-term basis through the rental website, Airbnb. The subject parcel contains a single-family dwelling and an attached garage. The subject parcel is located at 5605 W. Dirksen Pkwy. in the Northeast Quarter of Section 15 in Limestone Township.

**Pertinent Zoning Cases on Site:** None.

**Pertinent Zoning Cases in Surrounding Area:** None.

**Surrounding Zoning and Land Use:** The subject parcel is zoned “R-2” Medium Density Residential. The parcels to the north, east, and west of the subject parcel are also zoned “R-2” Medium Density Residential. The parcels to the south of the subject parcel are zoned “A-2” Agricultural. The subject parcel contains a single-family dwelling, an attached garage, and an enclosed backyard with a four-foot vinyl fence. This single-family dwelling consists of 1,188 square feet of living space and 3 bedrooms, located in the Frontier Estates Subdivision. To the north, east, and west of the subject parcel are single-family dwellings. To the south of the subject parcel are a series of vacant parcels owned by Metropolitan Airport Authority of Peoria. The petitioner requests to offer the single-family dwelling at the subject property as an overnight accommodation on a short-term basis. The petitioner states that the house will be available for rent most weekends and weekdays as visitors from the airport are the most common tenants at this particular short-term rental. The entire house will be rented rather than each room being rented individually, so the use of the property will be similar to that of a single-family dwelling. The petitioner’s request is consistent with the single-family residential character of the surrounding area.

**Technical Adequacy:** The subject parcel is currently zoned “R-2” Medium Density Residential. Permitted uses in the “R-2” Medium Density Residential District include single-family detached and two-family dwellings, childcare homes, and small or medium residential care homes. A residential care home is defined as a dwelling in which staff persons provide care, education, and participation in community activities for a group of unrelated individuals who have long-term disabilities or handicaps with the primary goal of developing or exercising basic skills for daily living. Medium residential care homes may support up to eight (8) residents. Section 20-5.5.2.2.c of the Unified Development Ordinance (UDO) allows for a special use for overnight accommodations in the R-2 district, provided that: 1. no more than five (5) rooms or suites are rented and 2. rooms are not rented for a period of more than fourteen (14) days. Development standards for all overnight accommodations are outlined in Section 20-7.8 of the UDO, and Section 20-7.8.1 states that the section applies to all overnight accommodations in the County, regardless of whether they are considered a “bed and breakfast establishment,” “hotel,” “motel,” “boarding house,” “rooming house,” or any other type of commercial establishment where rooms are rented at a daily rate to the general public. Section 20-7.8.5 also requires that the operator keep a log identifying the name, address, and phone number of all guests, and Section 20-7.8.6 requires that overnight accommodations not begin operation until a Certificate of Occupancy has been issued by the Zoning Administrator. The petitioner requests to offer overnight accommodations on a short-term basis through the rental website Airbnb. According to the petitioner, the house will be rented to guests who usually consist of a single-family unit, and individual sleeping rooms will not be rented. The petitioner states that the home has a maximum of 6 people per stay allowed. The average length of stay is 2 nights with an 11-day maximum stay. The petitioner also states that the home is equipped with security cameras, combo locks, and back up keys to ensure safety of the guests and the surrounding premises. The petitioner’s proposal is consistent with the UDO’s overnight accommodation requirements.

**Environmental Impacts:** The petition states that the subject parcel is served by Illinois American water and public sewer. At the time of the Peoria City/County Health Department’s review, no conditions were found that would cause the Department to recommend denial of the request.

**Transportation Impacts:** The subject property is a corner lot that has road frontage along W. Dirksen Pkwy., a non-primary county highway and S. Mesa Dr., a local street. The subject property is accessed by a paved driveway off S. Mesa Dr., no new access points are proposed at this time. According to the petition, a maximum of 6 cars would be able to fit on the property: 2 in the attached garage and 4 in the driveway. According to 2017 IDOT Traffic Map there is a total of 4,400 vehicle trips per day along W. Dirksen Pkwy. and 1,350 vehicles trips per day along S. Mesa Dr. The 8th Edition of the Trip
Generation Report published by the Institute of Transportation Engineers cites an average rate of 2.65 vehicle trips per resident on a weekday for the single-family detached housing land use. According to the petitioner, the maximum number of guests allowed is 6, therefore the approximate trip generation would be 15.9 trips, if each guest arrived in their own vehicle. Residential care homes are a permitted use in the “R-2” District. For the Assisted Living Land Use, the land use most similar in character to the Residential Care Home definition of the UDO, the Trip Generation Report cites an average of 4.14 vehicle trips on a weekday per occupied bed. Were an assisted living facility to support 6 residents, the weekday trip generation would be approximately 24.84 trips. Accordingly, the potential traffic generated by the proposed use is consistent with the observed rates for a single-family dwelling unit and less than the projected traffic generation for a residential care home, one of the R-2 district’s permitted land uses. The petitioner’s request should not have a negative impact on local traffic patterns. The County Highway Department provided comments stating that W. Dirksen Parkway is a major collector county highway with no designated parking areas. Activities will be conducted within the private property and not on public right of way without County Highway Department approval (consistent with the department’s permit process). No activities will be allowed that block the sidewalk/path on the south side of the property. The Limestone Township Road Commissioner commented he has some concerns with the parking from S. Apache Lane to W. Dirksen Pkwy. on S. Mesa Dr. and residences of that area will be impacted by any on-street parking because of the short-term rental.

**Land Use Form:** The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Rural. The Rural Land Use Form is largely agricultural but distinguishes itself from agriculture and agriculture preservation by allowing more intensive residential development. These areas allow for housing choice in providing areas for households that seek more rural living. The petitioner’s request is consistent with the Rural Land Use Form, as the proposed accommodations will be similar in use to a single-family dwelling while also providing small-scale lodging to visitors, especially from the Peoria International Airport. The petitioner’s request is also consistent with the Peoria County Growth Strategy of generating economic opportunity and stability, as visitors to the area would have an additional option for lodging. The Limestone Planning Commission recommended approval.
Conclusions

Consistency with Adopted County Plan. The request is consistent with the Rural Land Use designation of the Peoria County Future Land Use Form Map. The Rural Land Use Form is largely agricultural but distinguishes itself from agriculture and agriculture preservation by allowing more intensive residential development. These areas allow for housing choice in providing areas for households that seek more rural living. The petitioner’s request is consistent with the Rural Land Use Form, as the proposed accommodations will be similar in use to a single-family dwelling while also providing small-scale lodging to visitors, especially from the Peoria International Airport. The petitioner’s request is also consistent with the Peoria County Growth Strategy of generating economic opportunity and stability, as visitors to the area would have an additional option for lodging.

Consistency with Community Character. The subject parcel is zoned “R-2” Medium Density Residential. The parcels to the north, east, and west of the subject parcel are also zoned “R-2” Medium Density Residential. The parcels to the south of the subject parcel is zoned “A-2” Agricultural. The subject parcel contains a single-family dwelling, an attached garage, and an enclosed backyard with a four-foot vinyl fence. Single-family dwellings are the principal use in the surrounding area, as the subject parcel is located in the Frontier Estates Subdivision. The petitioner requests to offer the single-family dwelling at the subject property as a short-term rental for overnight accommodations. The entire house will be rented on a short-term basis rather than renting each room individually, so the use of the property will be similar to that of a single-family dwelling. The petitioner’s request will be consistent with the surrounding area.

Minimizing Adverse Effects. The subject single-family dwelling includes 3 bedrooms that can accommodate 6 guests, per the petition. According to the petitioner, the house will be rented to guests who usually consist of family units flying in and out of the Peoria International Airport. The petitioner states home is anticipated to have, on average, 6 guests per visit with a maximum of 6 allowed. The average length of stay will be 2 nights with an 11-day maximum stay. The petitioner also states that the home is equipped with security cameras, combo locks, and back up keys to ensure safety of the guests and the surrounding premises. The petitioner’s proposal is consistent with the UDO’s overnight accommodation requirements. The design of the petitioner’s proposal will minimize adverse effects on adjacent properties.

Presence of Natural/Historical Resources. The request does not impact known natural or historical resources.

Compliance with Additional Standards. Should the Special Use be granted, the proposed use must comply with the requirements for Overnight Accommodations listed in Section 20-7.8 of the Unified Development Ordinance. This includes Section 20-7.8.2, “Length of Stay,” which requires that guests at overnight accommodations shall stay no more than the time limit specified by these regulations for each district; in the “R-2” district, this time limit is no more than 14 days. This also includes Section 20-7.8.5, “Record of Guests,” which requires that the operator keep a log identifying the name, address, and telephone number of all guests, and Section 20-7.8.6, “Certificate of Occupancy,” which requires that overnight accommodations shall not begin operation until a certificate of occupancy has been obtained from the Zoning Administrator in accordance with the provisions of Section 3.3 (“Certificate of Occupancy”).
Staff Recommendation

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

1. The Special Use is null and void in the event that the subject parcel is no longer owned by Kathleen Clark.
2. No more than six (6) overnight guests may be present at the subject parcel at any one time.
3. The operator shall keep a log identifying the name, address, and telephone number of all guests. This log must be provided to the Zoning Administrator upon request.
4. The operator shall notify all adjacent property owners that Overnight Accommodations will be offered at the subject property by sending a letter through Certified Mail. This letter shall include the contact information of the operator. The operator must provide the Zoning Administrator with a copy of the letters sent and a verification receipt showing that each letter was delivered or that a delivery attempt was made.
5. Overnight accommodations may not be offered at the subject property until a Certificate of Occupancy has been issued by the Department of Planning and Zoning, per Section 20-7.8, “Overnight Accommodations,” of the Peoria County Unified Development Ordinance.
6. The Special Use Permit may be terminated by the Zoning Administrator upon violation of the above restrictions, per Section 20-3.5.9 of the Peoria County Unified Development Ordinance.

Respectfully submitted,

Jack Weindel
Planner I

Andrew Braun
Assistant Director
LOT FORTY-TWO (42) IN FRONTIER ESTATES SECTION TWO, A
SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION FIFTEEN (15) TOWNSHIP EIGHT
(8) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL
MERIDIAN, AS FILED IN BOOK "Z-1" OF PLATS, PAGE 98, PEORIA
COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF
PEORIA AND STATE OF ILLINOIS.


Property Address: 5605 W. Everett M. Dirksen Parkway, Peoria, IL 61607.
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

Your Land Use Committee does hereby recommend passage of the following Resolution:
RE: Approval of Special Use with Restrictions, Kathleen Clark.

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 Overnight Accommodations, provided that they meet the requirements set forth in Section 7.8 (Overnight Accommodations) and provided that no more than 5 rooms or suites of rooms are rented, and rooms are not rented for a period of more than 14 days, in the R-2 Medium Density Residential District; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on March 10, 2022 in Case No. ZBA-2022-000017; 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 March 10, 2022, and voted to recommend approval of the Special Use with restrictions; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on March 21, 2022 to consider the ZBA’s recommendation and voted to approve the Special Use with restrictions.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County, that the Special Use in Case No. ZBA-2022-000017 is hereby approved with the following restrictions:

1. The Special Use is null and void in the event that the subject parcel is no longer owned by Briscoe Financial, LLC.
2. No more than six (6) overnight guests may be present at the subject parcels at any one time.
3. The operator shall keep a log identifying the name, address, and telephone number of all guests. This log must be provided to the Zoning Administrator upon request.
4. The operator shall notify all adjacent property owners that Overnight Accommodations will be offered at the subject property by sending a letter through Certified Mail. This letter shall include the contact information of the operator. The operator must provide the Zoning Administrator with a copy of the letters sent and a verification receipt showing that each letter was delivered or that a delivery attempt was made.
5. Overnight accommodations may not be offered at the subject property until a Certificate of Occupancy has been issued by the Department of Planning and Zoning, per Section 20-7.8, “Overnight Accommodations,” of the Peoria County Unified Development Ordinance.
6. The Special Use Permit may be terminated by the Zoning Administrator upon violation of the above restrictions, per Section 20-3.5.9 of the Peoria County Unified Development Ordinance.

NOTICE: Approval of this Special Use does not constitute approval of wells nor septic systems for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE