AGENDA
Land Use Committee
Monday, April 25, 2022
@ 4:00 PM
Peoria County Courthouse, Room 403

1. Call to Order

2. Approval of Minutes
   • March 21, 2022

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

4. Zoning Cases
   • #ZBA-2022-023, Petition of Nate’s Awesome, LLC – JFH Nursery Series

5. Miscellaneous

6. Adjournment
MINUTES
LAND USE COMMITTEE
MARCH 21, 2022 @ 4:00 P.M.
ROOM 403

MEMBERS PRESENT: James Dillon – Chairman (via teleconference), Eden Blair, Brian Elsasser, William Watkins, Jr., Matt Windish

MEMBERS ABSENT: Jennifer Groves Allison, Sharon Williams

OTHERS PRESENT: Jennie Cordis Boswell - State's Attorney's Office (via teleconference); Scott Sorrel, Shauna Musselman, Gretchen Pearsall - County Administration; Kathi Urban, Andrew Braun - Planning & Zoning

Call to Order:
Dr. Blair called the meeting to order at 4:03 p.m.

A motion to approve the participation of Mr. Dillon via teleconference was made by Mr. Elsasser and seconded by Mr. Watkins. A vote was taken on the motion and carried. (4-0)

Approval of Minutes:
A motion to approve the Land Use Committee minutes from February 28, 2022 was made by Mr. Windish and seconded by Mr. Elsasser. A vote was taken on the motion and carried. (5-0) (Mr. Dillon 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.

Dr. Blair motioned to receive and file the reports.

Zoning Cases:
ZBA-2022-017, Petition of Kathleen L. Clark:
Mr. Watkins made a motion to approve the special use request and was seconded by Mr. Windish.

Ms. Urban summarized the case, A Special Use request to allow for Overnight Accommodations in the “R-2” Medium Density Residential Zoning District, provided that the requirements are met as set forth in Section 7.8 (Overnight Accommodations) 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 offer an entire 1,188 sq ft. 3-bedroom, single-family dwelling with a 2 car attached garage and an enclosed backyard. The house is located at the intersection of Dirksen Parkway and Mesa, directly across from airport property on Dirksen Parkway and a block west of the CEFCU building. The petitioner has owned the home since 2013. When the petitioner moved, she started offering the home as a short-term rental in November 2021. The property came to the
department’s attention as a complaint from a neighbor. There are 0 consents and 14 objections on file. The objections came as a petition that was circulated by an adjacent neighbor, Angela Lane. Ms. Lane was the only objector that appeared at the ZBA hearing. The petition listed concerns of safety and crime in the neighborhood, safety of children, and the value of property. Parcels to the north, east, and west are single family dwellings, and are zoned “R-2”. The parcel to the south is owned by the Airport Authority of Peoria. The petitioner’s request is consistent with the residential character of the neighborhood. The listing has been removed from Airbnb since Ms. Clark filed for the special use. She would like to continue offer the home as a short-term rental with a limit of 6 overnight guests and would advertise no parties allowed. The home is equipped with security cameras, lockboxes, and CO2 and smoke alarms.

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. There is a 2 car garage and a driveway that will accommodate up to 4 additional vehicles on property. The listing will state that no off street parking is allowed. The trip generation report states that 6 people living in a single family dwelling would generate approximately 15.9 trips. A medium density residential care home, which is a permitted use in the “R-2” District, would allow up to 8 guests. If it did have 6 similar residents, the trip generation would be approximately 24.84 trips. This use would generate fewer vehicle trips than other permitted uses in this zoning district.

The County Highway Engineer commented that West Dirksen Parkway is a major County highway with no designated parking areas. Activities should be conducted within the private property and not on public right-of-way. The Limestone Township Road Commissioner commented that he had concerns with possible on street parking for area residents, however the petitioner is offering 6 on site parking spaces to guests. The health department had no objections.

The request is consistent with the Rural 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. The Limestone Township Planning Committee recommended approval. Staff recommended approval with six (6) restrictions and the Zoning Board of Appeals concurred, with the same restrictions, by a vote of 4-2.

Mr. Elsasser stated that he would be asking Ms. Williams what her opinion was on the matter, at County Board, as this is in her district.

Dr. Blair asked if there were any questions, and there were none.

A vote was taken on the motion and carried (5-0) (Mr. Dillon voted via teleconference).

**Adjournment:** Dr. Blair adjourned the meeting at 4:07 p.m.
Ways & Means Committee.......................... 8:30 a.m., March 2, 2022
Full Commission/Executive Board (in lieu of Lack of Quorum) ...9:00 a.m., March 2, 2022

MINUTES

1. Call to Order, Welcome, Recognition of Audience

2. Roll Call

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3. Public Input- none

4. Motion to approve February 2, 2022, Commission minutes

Greg Menold moved to approve February 2, 2022, Commission minutes and John Kahl seconded. Motion carried.
5. Chairman report - nothing to report

6. Executive Director report
   Eric Miller reported we are still having issues in hiring planners. We do have 1 person that will be an intern but will be hired full-time when she graduates in the Spring with her degree. We still have 1 position open and are contacting ISU and U of I.

7. Ways and Means Report
   a. Motion to approve January 2022 Financial Statements and Billings (Resolution 22-37)
      John Kahl moved to approve January 2022 Financial Statements and Billings (resolution 22-37) and Greg Menold seconded.
      Rebecca Eisele reported on the following:
      • End of month Operating cash was $635k. Net cash decreased in January by ($28k). Operating Activities in January resulted in a net surplus of approximately $21k.
      • Accounts Receivable at the end of the month was $378k. Of the A/R balance, $250k was federal funds, $97k was state funds, and $31k was local funds.
      • Accounts Payable at the end of the month was $33k, there was $23k in unpaid pass-through expenses as of the end of January. The remaining $10k A/P balance included regular monthly bills, including health, dental, vision, and life insurances.
      • Total Billings for January were $86k, minus direct pass-throughs of $19k, which resulted in Operating Revenue of $67k. January included 20 regular working days, and 1 paid holiday.
      • Total Expenses for January were $65k, minus direct pass-throughs of $19k which resulted in Operating Expenses of $46k.
      • January ended with a net surplus of about $21k, and FY22 has a year-to-date surplus of $9k.
      Motion carried.

8. Administration
   a. Motion to approve (1) Out of State Travel Request for staff member to attend American Planning Association Conference (Resolution 22-38)
      John Kahl moved to approve (1) Out of State Travel Request for staff member to attend American Planning Association Conference (Resolution 22-38) and Rita Ali seconded.
      • Ray Lees explained that one of many opportunities is to enhance the capabilities and performance of staff to have them attend and participate in Local, Regional and /or National Conferences focusing on planning issues with program content impacting and benefiting the Commission’s Planning mission.
      Motion carried.

9. Planning
   a. FHWA/FTA Certification Review (Presentation)
      • Betsy Tracy of FHWA presented the Certification Review of the Transportation Planning Process in Peoria/Pekin Transportation Management Area which is conducted by Federal Highway Administration- IL Division and Federal Transit Administration - FTA Region V
      • Cecelia Crenshaw explained that this assists MPO in prioritizing regional needs and determining the best and most economical transportation solutions. It helps the foundation for the Peoria region’s future transportation system.
b. Discussion of FY2023 Draft Unified Planning Work Program (UPWP) (Attachment)
   - Michael Bruner updated that every year, MPO staff is required to develop and submit a Unified Planning Work Program (UPWP) to Illinois Department of Transportation (IDOT) that includes the transportation planning work program and budget for the upcoming fiscal year.

c. Discussion of FY 2025-26 STBG Programming (Attachment)
   - Michael Bruner said he is working with IDOT Local Roads that has released the STBG allotments for FY23: $4,184,028.33. For FY 2023-2024, the MPO programmed a total of $6,286,526 of STBG funding for traditional projects. In addition, the MPO programmed a total of $1,679,000 of STBG funding for maintenance projects. The criteria are enclosed.
   - Barry Logan does not think all monies should go to fulfill underfunded projects. He will not be in favor of this amendment. There is no opportunity for other projects.

d. Motion to approve STBG Policy Amendment (Resolution 22-39)
   - Greg Menold moved to approve STBG Policy Amendment (Resolution 22-39), and John Kahl seconded.
     - Barry Logan moved to change resolution to consider making funds available to underfunded projects from previous year does not make it mandatory. We need to retain flexibility.
     - Russ Crawford said we need to go along with Technical recommendation. We should not leave money on the table if not used we could lose it.
     - Don White said Technical was in favor of this change to appropriate leftover STBG funds for underfunded projects.

e. Motion to authorize the Executive Director to enter a contract with the Village of Minonk for the purpose of developing a Comprehensive Plan (Resolution 22-40)
   - Barry Logan moved to authorize the Executive Director to enter a contract with the Village of Minonk for the purpose of developing a Comprehensive Plan (Resolution 22-40) and Don White seconded. Motion carried.

f. Motion to authorize the Executive Director to enter a contract with the City of Eureka to provide GIS support to Park Planning project (Resolution 22-42)
   - Barry Logan moved to authorize the Executive Director to enter a contract with the City of Eureka to provide GIS support to Park Planning project (Resolution 22-42) and Don White seconded.
     - Michael Bruner reported this is for Tri County to develop a scope of services and for the Commission to submit a proposal and budget to the City of Eureka for the scope of services. Motion carried.

g. Motion to approve sponsorship of the 2022 American Public Works Association Illinois Chapter Conference for an amount not to exceed $7,500 (Resolution 22-41)
   - Greg Menold moved to approve sponsorship of the 2022 American Public Works Association Illinois Chapter Conference for an amount not to exceed $7,500 (Resolution 22-41) and John Kahl seconded.
Eric Miller reported this is to sponsor the event of the APWA Illinois Chapter Conference, which allows MPO Members to attend at a reduced cost when they register before the deadline.
Motion carried.

10. Updates

- Strategic Planning
  Eric Miller meeting will be April 28, 2022, from 5:00 p.m. to 7:30 p.m. at Scottish Rite Temple in Peoria, IL
- Passenger Rail
  Patrick Urich reported they had 2 meetings with Federal R.A. Comments are due March 9, and that over 31,000 persons have responded. Local study is down to 3 sights.
  Mayor Rita Ali said she is excited, and that the feasibility will be completed by the end of April.
- HSIP Guardrail Grant
  Mike Bruner reported that Tazewell County has submitted an Intergovernmental Agreement for all jurisdictions.
- Hanna City Trail
  - Mike Hinrichsen mentioned that Fred Winteroth is a true servant leader to his community.
  - Mike Winteroth explained the process and goals of the Hanna City Trail for hiking and biking.
  - Russ Crawford thanks Fred for his endeavors.
- Hazard Mitigation
  Reema Abi-Akar explained the grant we had in the 2019 Plan and that there were 17 applicants. This is done every 5 years with annual checkups. This is for natural disasters assistance and there is no cost to local communities or any unit of government.
- IDOT-nothing added.
- FHWA
  Betsy Tracy said that all Commission members are invited to Commission Certification Review meeting after this meeting.

11. Other-none

12. Adjournment

John Kahl moved to adjourn at 10:21 a.m. and Greg Menold seconded. Motion carried.
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: April 25, 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: 4/11/2022

ATTACHMENTS:

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<td>Unsafe Principal Structure</td>
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**UNSAFE PRINCIPAL STRUCTURES AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY**

**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.
**FORD**, Margaret - 1725 E. Lane- 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 many property maintenance issues, 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 and left in disrepair with holes in the roof, many property maintenance issues, doors open and windows open 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.

**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. Demo has not been completed and will be going to the June 1st hearing.
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. No permits have been issued for this demo and will be going to the June 1st hearing.

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 Powdernill 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 – (17-03-426-005) – 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: April 25, 2022

LINE ITEM: Revenue:
           Expenditure:

ISSUE: March 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: 4/1/2022

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Summary</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>
LAND USE COMMITTEE DEVELOPMENT SUMMARY
PERMITS ISSUED
(03/01/2022 TO 03/31/2022)

NON-RESIDENTIAL BUILDING

BLDNR-2022-000005  Type: Non-Residential Building  Main Address: 714 W TRUITT RD  Parcel: 040220001
Issue Date: 03/03/2022  Valuation: $15,000.00
Description: NEW BUILDING FOR ARROWHEAD COUNTY CLUB POOL

FENCE-2022-000003  Type: Non-Residential Fence  Main Address: 714 W TRUITT RD  Parcel: 040220001
Issue Date: 03/03/2022  Valuation: $5,000.00
Description: NEW FENCE FOR ARROWHEAD COUNTY CLUB POOL

TELE-2022-000003  Type: Telecommunications  Main Address: 10324 W CIVIL DEFENSE RD  Parcel: 121240007
Issue Date: 03/11/2022  Valuation: $35,000.00
Description: CO-LOCATE ON EXISTING CELL TOWER

BLDNR-2022-000006  Type: Non-Residential Building  Main Address: 10013 W LANCASTER RD  Parcel: 1731351005
Issue Date: 03/30/2022  Valuation: $16,000.00
Description: ALTERATION OF EXISTING BUILDING FOR GAMING CAFE

TOTAL VALUE FOR NON-RESIDENTIAL CONSTRUCTION THIS PERIOD: $71,000.00

RESIDENTIAL NEW HOME CONSTRUCTION

TOTAL VALUE FOR NEW HOME CONSTRUCTION THIS PERIOD: $0.00
ALL PERMITS

TOTAL NUMBER OF ALL PERMITS THIS PERIOD: 42

TOTAL VALUE OF ALL PERMITS THIS PERIOD: $971,403.59
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: April 25th, 2022
LINE ITEM: N/A
AMOUNT: N/A

ISSUE: ZBA Case #ZBA-2022-023. A Special Use as required in Section 20-5.2.2.2.b of the Unified Development Ordinance. This section allows for a special use for private airports, landing fields and heliports, provided that the location and layout plan have been approved by the Department of Aeronautics of Illinois or the Federal Aviation Administration (FAA), and if within its jurisdiction, the Metropolitan Airport Authority of Peoria. The petitioner proposes to construct a Restricted Landing Area in the “A-2” Agricultural Zoning District.

BACKGROUND/DISCUSSION: This case is in District #15, which is County Board member Steven Rieker’s district. The petitioner, Nate’s Awesome, LLC, requests a Special Use to construct a Restricted Landing Area (RLA) in the “A-2” Agricultural Zoning District. The restricted land area will be 1,000 feet in length and 100 feet in width with an east-west orientation spanning four different parcels. The subject parcels consist of a 29-acre tree farm, operated by JFH Nursery Series. The subject parcels are located on N. Route 91 in the Southeast Quarter of Section 02 in Kickapoo Township. There are 0 consents and 1 objection on file. All four subject parcels are zoned “A-2”. The parcels to the south and east of the subject parcels are also zoned “A-2” Agricultural. The parcels to the north and west of the subject parcels are within the limits of the City of Peoria. To the south, east, and west of the subject parcels is land used for agricultural purposes. Directly north of the subject parcel is an OSF Healthcare Campus. Within a half-mile radius of the RLA are various urban land uses that include a church, assisted living facility, additional healthcare buildings, and industrial uses. The petitioner’s request is compatible with surrounding urban land uses. Section 20-5.2.2.2.b of the Unified Development Ordinance (UDO) allows for a special use for airports, private land fields, and heliports provided that: the location and layout plan have been approved by the Department of Aeronautics of Illinois or the Federal Aviation Administration (FAA), and if within its jurisdiction, the Metropolitan Airport Authority of Peoria. The petitioner submitted documentation showing the correspondence of these aforementioned organizations. Troy Reiser, of the Illinois Department of Transportation, Division of Aeronautics, commented although it appears the proposed location of the RLA meets the minimum safety standards required by the State and FAA, the FAA will issue a separate determination. Jeffery Hurst, of the Federal Aviation Administration issued a letter of no objection but did recommend the following conditions: avoiding flights over the Louisville Slugger Sports Complex to the west of the proposed location, the power lines to the west of the runway should be marked with orange aviation spheres and recommends that on an annual basis the petitioner reexamine the area around the runway for obstacles (trees, new constructions, etc.) to mitigate safety hazards. Finally, Gene Olson of the Metropolitan Airport Authority, stated no objections provided the petitioner comply with all the recommendations set forth by the Illinois Department of Transportation, Division of Aeronautics and FAA. The petition states that the noise level of the proposed use is less than 80 decibels, similar to a passenger car going 65 mph at 25 feet or diesel truck going 40 mph at 50 feet. The proposed location of the RLA is approximately 300 feet to the west of Route 6, therefore the proposed use would create similar noise levels as the highway making the noise impacts of the proposed use minimal to the surrounding area. Also, according to the petitioner, there will be no lights present at the airstrip as the petitioner’s aircraft is not permitted to fly at night. No conditions were found that would cause the Health Department to recommend denial of the request. The subject parcel has road frontage along N. Route 91, a state route. The proposed use will be accessed from a gravel drive off N. Route 91. No new access points are proposed at this time. According to 2017 IDOT Traffic Map there are a total of 8,500 vehicle trips per day along N. Route 91. As the petitioner’s residence is adjacent to the subject parcel and he will be the sole user of the RLA, there should be minimal transportation impacts to the surrounding area. The County Highway Department will defer to the Illinois Department of Transportation as Illinois State Route 91 and Route 6 are maintained by the State of Illinois. IDOT commented that due to the change in use at the property the existing entrance on the southwest corner of the parcel along N. Route 91 must be upgraded to current commercial-use standards. The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Urban. The Urban Land Use Form offers a broad range of land uses and generally display a mix of developments. Urban areas also have more intense uses such as light industrial and commercial areas, which an RLA would be compatible within these types of uses. The request is consistent with the Peoria County Comprehensive Land Use Plan. The boundary of the subject parcels to the north and west are adjacent to the City of Peoria, the coordination of land uses with municipalities within 1.5 miles of Peoria County is essential in urban land use designations. The City of Peoria stated they have no objections regarding the petition.

COUNTY BOARD GOALS:

Healthy Vibrant Communities

STAFF RECOMMENDATION: Approval with the follow restriction:

1. The petitioner shall apply for a new Highway Permit and construct a proper commercial entrance along N. Route 91 per IDOT requirements, on the southwest corner of Parcel ID: 13-02-400-029.

ZBA RECOMMENDATION: Approval with restriction(6-0)

COMMITTEE ACTION:

PREPARED BY: Jack Weindel, Planner I
DEPARTMENT: Planning & Zoning
DATE: April 14th, 2022
## Amended Report to the Zoning Board of Appeals for the April 14, 2022 - Public Hearing

<table>
<thead>
<tr>
<th>Date:</th>
<th>April 6, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case/Petitioner:</td>
<td>ZBA-2022-023 Nate’s Awesome LLC, 8408 N. Route 91, Peoria, IL 61615</td>
</tr>
<tr>
<td>Request:</td>
<td>A Special Use as required in Section 20-5.2.2.2.b of the Unified Development Ordinance. This section allows for a special use for private airports, landing fields and heliports, provided that the location and layout plan have been approved by the Department of Aeronautics of Illinois or the Federal Aviation Administration (FAA), and if within its jurisdiction, the Metropolitan Airport Authority of Peoria. The petitioner proposes to construct a Restricted Landing Area in the “A-2” Agriculture Zoning District.</td>
</tr>
<tr>
<td>Location:</td>
<td>SE 1/4 Section 02, Kickapoo Township / 8408 N. Route 91, Peoria, IL 61615 / Parcel ID 13-02-400-029 / 13-02-400-030 / 13-02-400-042 / 13-02-400-043</td>
</tr>
<tr>
<td>Land Use Form:</td>
<td>Urban</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>“A-2” Agricultural District</td>
</tr>
<tr>
<td>Present Use:</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Size of Site:</td>
<td>29.138</td>
</tr>
<tr>
<td>Surrounding Land Uses:</td>
<td>North: Institutional South: Agricultural East: Agricultural West: Agricultural</td>
</tr>
<tr>
<td>Transportation:</td>
<td>N. Route 91, State Route</td>
</tr>
<tr>
<td>Pertinent Zoning Cases On Site:</td>
<td>None.</td>
</tr>
<tr>
<td>Pertinent Zoning Cases In Surrounding Area:</td>
<td>None.</td>
</tr>
<tr>
<td>Department of Planning and Zoning Recommendation:</td>
<td>APPROVAL WITH RESTRICTIONS</td>
</tr>
</tbody>
</table>
Case Analysis

**Request and Location:** The petitioner, Nate’s Awesome, LLC, requests a Special Use for private airports, landing fields and heliports, provided that the location and layout plan have been approved by the Department of Aeronautics of Illinois or the Federal Aviation Administration (FAA), and if within its jurisdiction, the Metropolitan Airport Authority of Peoria. The petitioner proposes to construct a Restricted Landing Area (RLA) in the “A-2” Agriculture Zoning District. The restricted land area will be 1,000 feet in length and 100 feet in width with an east-west orientation spanning four different parcels. The subject parcels consist of a 29-acre tree farm, operated by JFH Nursery Series. The subject parcels are located on N. Route 91 in the Southeast Quarter of Section 02 in Kickapoo Township.

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

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

**Surrounding Zoning and Land Use:** The four parcels contained within the petition are zoned “A-2” Agricultural. The parcels to the south and east of the subject parcels are also zoned “A-2” Agricultural. The parcels to the north and west of the subject parcels are within the limits of the City of Peoria. To the south, east, and west of the subject parcels is land used for agricultural purposes. Directly north of the subject parcel is an OSF Healthcare Campus. Within a half-mile radius of the RLA are various urban land uses that include a church, assisted living facility, additional healthcare buildings, and industrial uses. The petitioner’s request is compatible with surrounding urban land uses. According to the petitioner, approximately 2.25 acres of the 29.138 acres will be utilized for a 1000’ x 100’ turf RLA. The remaining acreage will continue to be utilized as a tree nursery. According to the petitioner, he intends on being the sole user of the RLA as any other pilots that would want to use the RLA would need a personal invitation from the petitioner. The petition states that the hours of operation will be 6 a.m. to 10 p.m. with one or two operation days per week. Also, according to the petition, the intended size of the aircraft that will be using the airstrip are small, light, sport style aircraft; the size of the airstrip will limit the size of the aircraft that will be able to utilize the airstrip. According to the petitioner, an aircraft hangar will not be necessary as a detached garage structure would be sufficient enough to store the aircraft.

**Technical Adequacy:** The subject parcels are currently zoned “A-2” Agricultural. Section 20-5.2.2.2.b of the Unified Development Ordinance (UDO) allows for a special use for airports, private land fields, and heliports provided that: the location and layout plan have been approved by the Department of Aeronautics of Illinois or the Federal Aviation Administration (FAA), and if within its jurisdiction, the Metropolitan Airport Authority of Peoria.

The petitioner submitted documentation showing the correspondence of these aforementioned organizations. Troy Reiser, of the Illinois Department of Transportation, Division of Aeronautics, commented although it appears the proposed location of the RLA meets the minimum safety standards required by the State and FAA, the FAA will issue a separate determination. Jeffery Hurst, of the Federal Aviation Administration issued a letter of no objection but did recommend the following conditions: avoiding flights over the Louisville Slugger Sports Complex to the west of the proposed location, the power lines to the west of the runway should be marked with orange aviation spheres and recommends that on an annual basis the petitioner reexamine the area around the runway for obstacles (trees, new constructions, etc..) to mitigate safety hazards. Finally, Gene Olson of the Metropolitan Airport Authority, stated no objections provided the petitioner comply with all the recommendations set forth by the Illinois Department of Transportation, Division of Aeronautics and FAA.

The petition states that the noise level of the proposed use is less than 80 decibels, similar to a passenger car going 65 mph at 25 feet or diesel truck going 40 mph at 50 feet. The petitioner also submitted documents showing the noise range for small aircraft engines, similar to what will be used at the proposed RLA, to be at 70.2 decibels. The proposed location of the RLA is approximately 300 feet to the west of Route 6, therefore the proposed use would create similar noise levels as the highway. The closest residence to the proposed airstrip is owned by the petitioner, located approximately 400 feet to the west. The next closest residence is to the proposed airstrip is approximately 800 feet to the south. The noise impacts of the proposed use should be minimal to the surrounding area. Also, according to the petitioner, there will be no lights present at the airstrip as the petitioner’s aircraft is not permitted to fly at night.

**Environmental Impacts:** The petition states that the subject parcel is served by Illinois American water and its own private septic system. At the time of the review from the Peoria City/County Health Department found no conditions that would cause the denial of this request. However, the Health Department determined that if any plumbing is ever installed on the property, a private onsite wastewater permit will be required.
**Transportation Impacts:** The subject parcel has road frontage along N. Route 91, a state route. The proposed use will be accessed from a gravel drive off N. Route 91. No new access points are proposed at this time. According to 2017 IDOT Traffic Map there are a total of 8,500 vehicle trips per day along N. Route 91. The 8th Edition of the Trip Generation Report published by the Institute of Transportation Engineers does not have a similar use listed. The petitioner will be the sole user of the RLA. As the petitioner’s residence is adjacent to the subject parcel, there should be minimal transportation impacts to the surrounding area. The County Highway Department will defer to the Illinois Department of Transportation as Illinois State Route 91 and Route 6 are maintained by the State of Illinois. IDOT commented that due to the change in use at the property the existing entrance on the southwest corner of the parcel along N. Route 91 must be upgraded to current commercial-use standards.

**Land Use Form:** The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Urban. The Urban Land Use Form offers a broad range of land uses and generally display a mix of developments. Urban areas also have more intense uses such as light industrial and commercial areas, which an RLA would be compatible within these types of uses. The request is consistent with the Peoria County Comprehensive Land Use Plan. The boundary of the subject parcels to the north and west are adjacent to the City of Peoria, the coordination of land uses with municipalities within 1.5 miles of Peoria County is essential in urban land use designations. The City of Peoria stated they have no objections regarding the petition.
Conclusions

Consistency with Adopted County Plan. The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Urban. The Urban Land Use Form offers a broad range of land uses. Urban areas typically have more intense uses such as light industrial and commercial areas. The RLA is compatible with these types of uses. The request is consistent with the Peoria County Comprehensive Land Use Plan. The boundary of the subject parcels to the north and west are adjacent to the City of Peoria, the coordination of land uses with municipalities within 1.5 miles of Peoria County is essential in urban land use designations. The City of Peoria stated they have no objections regarding the petition.

Consistency with Community Character. The four parcels contained within the petition are zoned “A-2” Agricultural. The parcels to the south and east of the subject parcels are also zoned “A-2” Agricultural. The parcels to the north and west of the subject parcels are within the limits of the City of Peoria. To the south, east, and west of the subject parcels is land used for agricultural purposes. Directly north of the subject parcel is an OSF Healthcare Campus. Within a half-mile radius of the RLA are various urban land uses that include a church, assisted living facility, additional healthcare buildings, and industrial uses. The petitioner’s request is compatible with surrounding urban land uses.

Minimizing Adverse Effects. The noise impacts of the proposed use should be minimal to the surrounding area. The petition states that the noise level of the proposed use is less than 80 decibels, similar to a passenger car going 65 mph at 25 feet or diesel truck going 40 mph at 50 feet. The petitioner also submitted documents showing the noise range for small aircraft engines, similar to what will be used at the proposed RLA, to be at 70.2 decibels. The proposed location of the RLA is approximately 300 feet to the west of Route 6, therefore the proposed use would create the similar noise levels as the highway. The noise impacts of the proposed use should be minimal to the surrounding area. Also, according to the petitioner, there will be no lights present at the airstrip as the petitioner’s aircraft is not permitted to fly at night.

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 will comply with additional standards set forth in the UDO. Any future buildings located on the subject parcels must meet zoning and building code requirements.
Staff Recommendation

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

1. The petitioner shall apply for a new Highway Permit and construct a proper commercial entrance along N. Route 91 per IDOT requirements, on the southwest corner of Parcel ID: 13-02-400-029.

Respectfully submitted,

Jack Weindel
Planner I

Kathi Urban
Director

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A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, April 14, 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
Taylor Armbruster – Planner I
Jack Weindel – Planner I
Jennie Cordis Boswell – Civil Assistant State’s Attorney
Sarah Cox – ZBA Administrative Assistant

Case No. ZBA-2022-000023 at 9:00 a.m. Hearing to be held in Room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of NATE’S AWESOME, LLC – JFH NURSERY SERIES (a limited liability company, Nathan R. Hoerr – manager, of 8408 State Route 91, Peoria, IL 61615), acting on its own behalf, a SPECIAL USE as required in Section 20-5.2.2.2.b of the Unified Development Ordinance. This section allows for a special use for private airports, landing fields and heliports, provided that the location and layout plan have been approved by the Department of Aeronautics of Illinois or the Federal Aviation Administration (FAA), and if within its jurisdiction, the Metropolitan Airport Authority of Peoria. The petitioner proposes to construct a Restricted Landing Area in the “A-2” Agriculture 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 in order to construct a Restricted Landing Area (RLA) in the "A-2" Agricultural Zoning District. The Unified Development Ordinance allows for a special use for private airports, landing fields and heliports as long as the location and layout plan have been approved by the Department of Aeronautics of Illinois and the Federal Aviation Administration (FAA). If within the jurisdiction of the Metropolitan Airport Authority of Peoria, that approval must also be obtained. The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Urban, which offers a broad range of land uses, including light industrial and commercial. The RLA is compatible with these types of uses. The City of Peoria has stated they have no objection to the petitioner's request.
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 four parcels contained within the petition are zoned A-2" Agricultural. Parcels to the north and west are within the city limits of Peoria, while parcels to the south, east, and west are used for agricultural purposes. Directly north of the subject parcel is the OSF Healthcare Campus. Within a half mile radius of the proposed RLA is a church, assisted living facility, and additional healthcare buildings. The proposed Special Use would be consistent with the community character of the area.

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 petitioner has stated the RLA will be composed of turf which will fit in well with the nearby properties. There will be no lights present at the airstrip as the petitioner's aircraft is not allowed to fly at night. Noise impact to the surrounding area should be minimal. The petitioner has stated the noise range for small light-sport aircraft engines is 70.2 decibels, similar to that of a passenger car or diesel truck. In addition, the proposed RLA will be located 300 feet to the west of Route 6. The design of the proposed use will have minimal adverse effects on the surrounding area.

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 additional standards set forth in the Unified Development Ordinance. Any future buildings located on the subject parcels must meet zoning and building code requirements. The petitioner must also comply with the restrictions set forth by the staff of the Department of Planning and Zoning, including IDOT requirements.

A motion to approve the Findings of Fact was made by Mr. Asbell and seconded by Mr. Fletcher. Six affirmative votes; (6-0) A motion to approve the special use with restrictions was made by Mr. Fletcher and seconded by Mr. Happ. A vote was taken, and the motion was approved; (6-0)

Meeting adjourned at 10:49 a.m.

Respectfully submitted,

Sarah Cox
ZBA Administrative Assistant
Legal Description(s)

A part of the Southeast Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Center of said Section 2; thence East 1048.69 feet; thence South 667.82 feet; thence West 1048.78 to the West line of the Southeast Quarter of Section 2; thence North 220 feet; thence East 235.61 feet; thence North 215 feet; thence West 235.61; thence North 215 feet to the point of beginning, situate, lying and being in the County of Peoria and State of Illinois.

AND ALSO, an easement tract for ingress and egress over, across and through a part of the Southeast Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, said easement tract being more particularly described as follows: Commencing at the Center of said Section 2; thence North 89 degrees 48 minutes East along the North line of the Southeast Quarter of said Section 2, a distance of 1247.90 feet to the Point of Beginning of the easement tract to be described; thence continuing North 89 degrees 48 minutes East along the North line of the Southeast Quarter of said Section 2, a distance of 60 feet; thence South 0 degrees 00 minutes, a distance of 1392.23 feet; thence North 89 degrees 13 minutes 35 seconds West, a distance of 1308.01 feet to a point on the West line of the Southeast Quarter of said Section 2; thence North 0 degrees 00 minutes 00 seconds along the West line of the Southeast Quarter of said Section 2, a distance of 60.01 feet; thence South 89 degrees 13 minutes 35 seconds 35 seconds East; a distance of 1248 feet; thence North 0 degrees 00 minutes, a distance of 1331.21 feet to the Point of Beginning.

EXCEPTING THEREFROM a tract of land being part of Tract 1 as described in Document No. 05-42883 at the Peoria County Recorder’s Office, being part of the Southeast Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois and being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of Section 2, said point being 0.18 feet normal distant West of the centerline of pavement in place of State Bond Issue Route 30 (Illinois Route 91); thence South 00 degrees 25 minutes 46 seconds West, (bearings are assumed for the purpose of description only) along the West line of the Southeast Quarter of said Section 2, a distance of 429.56 feet (430.00 feet recorded) to the Point of Beginning, said point being 0.89 feet normal distant East of said centerline of pavement in place. From the point of beginning, thence South 88 degrees 40 minutes 09 seconds East, a distance of 59.11 feet to a point being 60.00 feet normal distant East of said centerline of pavement in place; thence South 00 degrees 34 minutes 22 seconds West, parallel with said centerline of pavement in place, a distance of 220.00 feet; thence North 88 degrees 40 minutes 09 seconds 09 seconds West, a distance of 58.56 feet to a point being 1.44 feet normal distant East of said centerline of pavement in place and being on the West line of the Southeast Quarter of said Section 2; thence North 00 degrees 25 minutes 46 seconds East, along said West line, a distance of 220 feet to the Point of Beginning. The said tract of land contains 12,942 square feet, more or less, or 0.297 acres, more or less, of which 7,002 square feet, more or less, or 0.161 acres, more or less, is in existing public road right-of-way.

ALSO EXCEPTING THEREFROM a tract of land being part of Tract 2 as described in Document No. 05-42883 at the Peoria County Recorder’s Office, being part of the Southeast Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois and being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of Section 2, said point being 0.18 feet normal distant West of the centerline
of pavement in place of State Bond Issue Route 30 (Illinois Route 91); thence South 89 degrees 45 minutes 33 seconds East, (bearings are assumed for the purpose of description only) along the North line of the Southeast Quarter of said Section 2, a distance of 60.18 feet to a point being 60.00 feet normal distant East of said centerline of pavement in place; thence South 00 degrees 34 minutes 22 seconds West, parallel with said centerline of pavement in place, a distance of 215.60 feet; thence North 88 degrees 40 minutes 09 seconds West, a distance of 59.65 feet to a point being 0.35 feet normal distant East of said centerline of pavement in place and being on the West line of the Southeast Quarter of said Section 2; thence North 00 degrees 25 minutes 46 seconds East, along said West line, a distance of 214.46 feet (215.00 feet recorded) to the Point of Beginning. The said tract of land contains 12,883 square feet, more or less, or 0.296 acres, more or less, of which 7,069 square feet, more or less, or 0.162 acres, more or less, is in existing public road right-
of- way. (Kickapoo Township 13-02-400-029)

A part of the Southeast Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Center of said Section 2; thence North 89 degrees 48 minutes East along the North line of the Southeast Quarter of said Section 2, a distance of 1048.69 feet to the Point of Beginning of the tract to be described; thence continuing North 89 degrees 48 minutes East along the North line of the Southeast Quarter of said Section 2, a distance of 199.21 feet; thence South 0 degrees 00 minutes, a distance of 671.21 feet; thence North 89 degrees 13 minutes 35 seconds West, a distance of 199.22 feet; thence North 0 degrees 00 minutes, a distance of 667.82 feet to the Point of Beginning, containing 3.062 Acres, situate, lying and being in the County of Peoria and State of Illinois. (Kickapoo Township 13-02-400-030)

A part of the Northwest Quarter of the Southeast Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter; thence North 00 degrees 10 minutes 08 seconds East along the East line of said Northwest Quarter of the Southeast Quarter. 673.97 feet; thence North 00 degrees 10 minutes 08 seconds East along the East line of said Northwest Quarter of the Southeast Quarter. 673.97 feet to the North line of the Southwest Quarter of the Southeast Quarter; thence North 89 degrees 51 minutes 33 seconds West along the North line of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter, 84.59 feet; thence South 00 degrees 03 minutes 29 seconds West to the South line of the Northwest Quarter of the Southeast Quarter; thence South 89 degrees 34 minutes 21 seconds East, 82.01 feet to the Point of Beginning; situated in the County of Peoria, and State of Illinois. (Kickapoo Township 13-02-400-042)

Tract 1: A part of the North Half of the Northeast Quarter of the Southeast Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 2; thence South 89 degrees 51 minutes 33 seconds West, (bearing based on the Illinois State Plane Coordinate System, West Zone 1202), along the North line of the Southeast Quarter of said Section 2, 731.68 feet to the Northwesterly right of way line of F.A.P. Route 405 and the Point of Beginning of the tract to be described: From the Point of Beginning; thence South 22 degrees 13 minutes 57 seconds West, along said Northwesterly right of way line, 730.57 feet
to the South line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 2; thence North 89 degrees 51 minutes 24 seconds West, along said South line, 326.37 feet to the Southwest corner of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 2; thence North 00 degrees 10 minutes 08 seconds East, along the West line of the Northeast Quarter of the Southeast Quarter of said Section 2, 673.97 feet to the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 2; thence North 89 degrees 51 minutes 33 seconds East, along the North line of the Southeast Quarter of said Section 2, 600.80 feet to the Point of Beginning, said tract containing 7.184 acres, more or less, as shown on the Plat of Survey prepared by Austin Engineering Co., Inc. on May 6, 2016, and recorded May 12, 2016, in Tract Survey Book 49 at page 9.

Tract II: A part of the South Half of the Northeast Quarter of the Southeast Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian Peoria County, Illinois, being more particularly described as follows: Commencing at the Northwest corner of the South Half of the Northeast Quarter of the Southeast Quarter, thence South 89 degrees 51 minutes 24 seconds East, 326.37 feet; thence South 22 degrees 13 minutes 57 seconds West along the Northwesterly right of way line of F.A.P. Route 405 (IL Rte. 6), 727.64 feet; thence North 89 degrees 34 minutes 21 seconds West, 53.04 feet; thence North 00 degrees 10 minutes 08 seconds East along the West line of the South Half of the Northeast Quarter of the Southeast Quarter, 673.97 feet to the Point of Beginning, containing 2.936 acres, more or less, as shown on the Plat of Survey prepared by Austin Engineering Co., Inc. on May 6, 2016, and recorded May 12, 2016, in Tract Survey Book 49 at page 9.

Tract III: A part of the Southeast Quarter of the Southeast Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 2; thence South 89 degrees 34 minutes 21 seconds East, (bearing based on the Illinois State Plane Coordinate System, West Zone 1202), along the North line of the Southeast Quarter of the Southeast Quarter of said Section 2, 53.04 feet to the Northwesterly right of way line of F.A.P. Route 405; thence South 22 degrees 13 minutes 57 seconds West, along said Northwesterly right of way line, 141.19 feet to the West line of the Southeast Quarter of the Southeast Quarter of said Section 2; thence North 00 degrees 10 minutes 08 seconds East, along said West line, 131.09 feet to the Point of Beginning, said tract containing 0.080 acre, more or less, as shown on the Plat of Survey prepared by Austin Engineering Co., Inc. on May 6, 2016, and recorded May 12, 2016, in Tract Survey Book 49 at page 9. (Kickapoo Township 13-02-400-043)
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, Petition of Nate’s Awesome, LLC.

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 airports, private landing fields, and heliports, provided that the location and layout plan have been approved by the Department of Aeronautics of Illinois or the Federal Aviation Administration (FAA), and if within its jurisdiction, the Metropolitan Airport Authority of Peoria; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on April 14, 2022, in Case No. ZBA-2022-023; 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 April 14, 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 April 25, 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-2022-023 is hereby approved with the following restriction:

1. The petitioner shall apply for a new Highway Permit and construct a proper commercial entrance along N. Route 91 per IDOT requirements, on the southwest corner of Parcel ID: 13-02-400-029.

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