AGENDA
Land Use Committee
Monday, May 23, 2022
@ 4:00 PM
Peoria County Courthouse, Room 402

1. Call to Order

2. Approval of Minutes
   • April 25, 2022

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

4. Subdivision Waiver
   • WAV-2022-0002, Petition of Robert Kendall/The Whitetail Group, LLC

5. Miscellaneous

6. Adjournment
MINUTES
LAND USE COMMITTEE
APRIL 25, 2022 @ 4:00 P.M.
ROOM 402

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

MEMBERS ABSENT:

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

Call to Order:
Mr. Dillon called the meeting to order at 4:00 p.m.

A motion to approve the participation of Mr. Elsasser via teleconference was made by Ms. Williams and seconded by Mr. Watkins. A vote was taken on the motion and carried. (6-0)

Approval of Minutes:
A motion to approve the Land Use Committee minutes from March 21, 2022, was made by Mr. Watkins and seconded by Mr. Windish. A vote was taken on the motion and carried. (7-0) (Mr. Elsasser voted via teleconference).

Reports/ Other Minutes/Updates:
Tri-County Regional Planning Commission Minutes: No questions or comments.
Unsafe Structures: No questions or comments.
Development Summary: No questions or comments.

Mr. Dillon motioned to receive and file the reports.

Zoning Cases:
ZBA-2022-023, Petition of Nate’s Awesome, LLC – JFH Nursery Series
Dr. Blair made a motion to approve the special use request and was seconded by Ms. Williams.

Ms. Urban summarized the case. A Special Use to allow for a Restricted Landing Area (RLA) in the “A-2” Agriculture Zoning District. The subject parcels are located on N. Route 91 in Kickapoo Township. The restricted landing area will be a 1,000 feet by 100 feet turf landing strip, with east-west orientation, spanning four different parcels totaling 29 acres. The landing strip would take up about 2.25 acres with the remainder of the acreage remaining a tree farm operated by JFH Nursery Series. All 4 parcels are zoned “A-2”, parcels to the immediate south and east are zoned “A-2”, roughly 550 feet to the south there is some industrial zoning. Land to the north and west are in the City of Peoria, and the City has no objection to the request. Land uses to the south, east, and west are agriculture, and directly north is the OSF Healthcare campus. In a half mile radius, there are various Urban land uses and the petitioners request is compatible with those uses.
The ordinance does allow for a special use for private landing fields, providing that a location and layout plan has been approved by the FAA, IDOT Division of Aeronautics, and the Peoria Metropolitan Airport Authority. All of these organizations gave documentation of approval. The petitioner does plan on flying a small light sport aircraft that would fit in a 2 stall garage. Hours of operation would be from 6 am to 10 pm with up to 3 operations per week. According to the petitioner, an operation consists of one take off or one landing.

The petitioner states that the noise level of proposed use is approximately 70.2 decibels. This is similar to a passenger car driving at 65 miles per hour at 25 feet, which is 80 decibels. Route 6 is 300 feet west, so it is equivalent to similar traffic in the area. There will be no lights present on the landing strip, and the aircraft has no lights. The Health Department had no objections. The petitioner’s residence is adjacent to the subject parcel, approximately 400 feet to the west. The next closest residence is approximately 800 feet to the west. There will be no additional transportation impacts, as the petitioner will be the sole user of the RLA. IDOT did comment that they would require the existing entrance on Route 91 to be upgraded to commercial standards.

The Land Use Plan is designated Urban. There is one objection and no consents on file. OSF Healthcare submitted a letter on April 8, following completion of the staff report on April 6. The letter identifies 8 reasons for objection, however at the ZBA hearing, there were two individuals from OSF that testified and spoke about two of the reasons listed in the letter. They mentioned concerns about safety and that flying over the facility would add risk, and also the value of property for future development opportunities. The petitioner responded after the objection and stated that the flight pattern was to the south, and he wouldn’t be flying over the facilities.

Staff recommended approval with the IDOT restriction. The Zoning Board also recommended approval unanimously with the same restriction.

Ms. Allison asked who was responsible for the upgrade to Route 91. Ms. Urban stated that the petitioner would be responsible.

Mr. Dillon asked if there were any questions or comments and there were none. Mr. Dillon asked if Mr. Hoerr had anything to add.

Mr. Hoerr stated that most of the issues were addressed at the ZBA. He stated that he was unhappy about the IDOT upgrade requirement, since he is operating an airplane that doesn’t use an entrance. Mr. Hoerr spoke to the engineer from IDOT and he explained his point of view. He stated he was happy to take questions if the Committee had any.

Mr. Dillon asked if there were any questions and there were none.

A vote was taken on the motion and carried (7-0) (Mr. Elsasser voted via teleconference).

**Adjournment:** Mr. Dillon adjourned the meeting at 4:07 p.m.
Ways & Means Committee .................................................................8:30 a.m., April 6, 2022
Full Commission/Executive Board (in lieu of Lack of Quorum) ...9:00 a.m., April 6, 2022

MINUTES

1. Call to Order, Welcome, Recognition of Audience

Chairman Mike Hinrichsen called the meeting to order at 9:00 a.m.

2. Roll Call

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<td>Nate Parrott, Morton</td>
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<td>Barry Logan, Woodford Co.</td>
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<td>John Kahl, East Peoria.</td>
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<td>Sharon McBride, CityLink</td>
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<td>Gary Manier, Washington</td>
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<td>Karen Dvorsky, IDOT</td>
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Present: Eric Miller, Rebecca Eisele, Ray Lees, Debbie Ulrich, Gabriel Guevara, Michael Bruner, Logan Chapman, and Reema Abi-Akar. Virtual staff: Britney West Also present: Brandon Geber- IDOT, Betsy Tracy- FHWA, and Tim Shelly- WCBU. Also present: Allison Montgomery

3. Public Input

Allison Montgomery, 1322 N. Main St., Washington, IL 61571 explained her concerns of her farm field being severely degraded due to poor design of the Cruger Rd. shared use path (West Cruger Recreational Trail)

- Don White suggested that Tri County Staff create a letter of concern of there issues to City of Washington and IDOT.

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4. **Motion to approve March 2, 2022, Commission minutes**
   John Kahl moved to approve March 2, 2022, Commission minutes and Patrick Urich seconded. Motion carried.

5. **Chairman report- nothing to report**

6. **Executive Director report**
   - Eric Miller reported on the following:
     - A draft of FY23 budget will be brought for review at the next Commission meeting in May.
     - Working with Logan County on GIS services
   - Ray Lees reported on the Bradley Ollie program.

7. **Ways and Means Report**
   a. **Motion to approve February 2022 Financial Statements and Billings (Resolution 22-43)**
      Greg Menold moved to approve February 2022 Financial Statements and Billings (Resolution 22-43) and Ron Talbot seconded.
      Rebecca Eisele reported on the following:
      - End of month Operating cash was $753k. Net cash increased in February by $118k. Operating activities in February resulted in a net surplus of approximately $5k.
      - Accounts Receivable at the end of the month was $208k. Of the A/R balance, $135k was federal funds, $41k was state funds, and $33k was local funds.
      - Accounts Payable at the end of the month was $15k, there was $4k in unpaid pass-through expenses as of the end of February. The remaining $11k A/P balance included regular monthly bills, including health, dental, vision, and life insurances.
      - Total Billings for February were $77k, minus direct pass-throughs of $10k which resulted in Operating Revenue of $67k. February included 19 regular working days, and 1 paid holiday,
      - Total Expenses for February were $72k, minus direct pass-throughs of $10k which resulted in Operating Expenses of $62k.
      - February ended with a net surplus of about $5k, and FY22 has a year - to - date surplus of $14k.
      Motion carried.

8. **Administration**
   a. **Motion to approve Planning Server Upgrades (Resolution 22-45)**
      Barry Logan moved to approve the Planning Server Upgrades (Resolution 22-45) and John Kahl seconded.
Michael Bruner explained this is funded from IDOT FY20 State Metropolitan Planning Funds. There is $20,000 budgeted and must be used by June 30, 2022. The reason for planner upgrade is we are approaching its lifetime expectancy and it utilizes operating system Microsoft will stop working. An RFP is expected to be released on Friday, April 8, 2022.

9. Planning
   a. Motion to approve the FY 2023 Unified Planning Work Program (Resolution 22-44)
      John Kahl moved to approve the FY 2023 Unified Planning Work Program (Resolution 22-44) and Don White seconded.
      • Michael Bruner explained this is a federally required document for MPO. It specifies the MPO work program and budget for FY23.
        The timeline is you have to submit a draft FY23 Uniform Budget Template to IDOT by February 14, 2022. It was presented to Technical Committee in February 2022 and presented to Commission in March 2022. The Technical Committee recommended the adoption on March 16, 2022.
      • Eric Miller explained the new Infrastructure Bill which includes housing issues and complete streets.
      • Barry Logan asked if this is still invoiced to communities and Eric Miller said yes.
      • Mike Hinrichsen said this is the Transportation Bill.
      Motion carried.
   b. Motion to approve Bicycle Counting Equipment Purchase (Resolution 22-46)
      Patrick Urich moved to approve Bicycle Counting Equipment Purchase (Resolution 22-46) and Ron Talbot seconded.
      • Michael Bruner explained this is funded form IDOT Y20 State Metropolitan Planning Funds in the amount of $5,000 and must be used by June 30, 2022. The reason for purchase is to accurately evaluate usage of existing walking and biking infrastructure. It evaluates warrants for additional pedestrian improvements. It is available for member agencies to out and to use. Staff is in the process of reviewing products and gathering quotes.
      • Barry Logan pointed out on the resolution it states $5,000 but in the last paragraph it is $20,000. Patrick Urich agreed to change on Resolution to to $5,000.
      Motion carried.
      • Don White asked what this and Michael Bruner is said cameras and sensors.
   c. FYs 2025-26 Surface Transportation Block Grant (STBG) Traditional Program
      • Michael Bruner explained the timeline for the FYs 2025-26 Surface Transportation Block Grant. He said this is for reconstruction and new roadway projects. There is approximately $6.56 million available. He then gave the timeline which begins on March 16, 2022, with Call for projects, April 2022 Application to staff, May 2022 Match resolution due to staff and presentations to Technical, June 2022 Subcommittee assigns Regional Significance scores, and staff assigns project Tiers, July 2022 Subcommittee makes recommendations to Technical and Technical develops recommendation to Commission. In August 2022 Commission makes final decision.
August 17, 2022, Preservation Set-Aside Call for Project, this funding is estimated at $1.64 million for Preservation Program.

d. Discussion and Recommendation on the Hanna City Trail
   - Eric Miller announced that Hanna City has lost the battle of this trail. He said they have pulled out.
   - Mike Hinrichsen said we should continue to put our shoulder behind this trail, it is important for people in this region. Need to find solutions for this to happen.
   - Andrew Rand explained there were too many what ifs.
   - Russ Crawford said that the Executive and Commission have supported this for several years.
   - Barry Logan added TCRPC is the business of planning not maintaining trails
   - Andrew Rand said they need to look for resources.
   - Greg Menold added this is disappointing.
   - Mike Hinrichsen said to bring to Executive Board this month.

10. Updates
   - Federal MPO Certification Review
     Michael Bruner said this is MPO required to be certified by FHWA and FTA every 4 years.
     - Betsy Tracey- FHWA said review went well. Mike Hinrichsen added he was impressed of all subject matter discussed.
     - Michael Bruner said the Certification Report outlining recommendations is pending next month.
   - Transportation Improvement Program FYs 2023-26
     Michael Bruner reported this is a federally required document for MPO. It is a short-range plan with a four-year horizon. It specifies the transportation projects with federal funding within MPA. It typically is updated annually at the beginning of the Fiscal Year. The Technical Committee was notified, and the staff will update on current federal funded projects. The list of projects is expected to receive federal funds in FY 2023-26. The staff is exploring migrating the TIP to an online GIS web map.

Barry Logan left at 9:44 a.m.

- Statewide Planning and Research (SPR) program
  Michael Bruner explained the Statewide Planning & Research (SPR) grant submission. There were four submitted Heart of Illinois Regional Port Master Plan- $465,500; Aerial Photography for Logan, Peoria, Tazewell, and Woodford Counties - $321,088; Comprehensive Plans for 6 communities $240,083; and Regional Pavement Management $168,400. A decision should be made in the July timeframe.

- Strategic Planning
  Eric Miller invited everyone to attend. This will be the first of 2 sessions. The first is April 28 from 5 to 7 p.m. at the Scottish Temple in Peoria. Public is invited. The second will be later with Commissioners only.

- Passenger Rail
  Eric Miller said there will be a press conference later this month. Patrick Urich added they appreciated TCRPC help in this.
Brandon Geber- IDOT there is Open Meeting Act updates and suggests everyone take the test. He will send link to TCRPC, and they can forward onto you.

- FHWA
  Betsy Tracy had nothing more to add.

11. Other
   Patrick Urich encouraged everyone to get Statement of Interests completed.

12. Adjournment
   John Kahl moved to adjourn, and Don White seconded. Motion carried.

Submitted by:
   Eric Miller
   Executive Director

Transcribed by:
   Debbie Ulrich, Office Manager
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: May 23, 2022

LINE ITEM: Revenue:
Expenditure:

ISSUE: Unsafe Structures Monthly Report

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: 5/11/2022

ATTACHMENTS:

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UNSAFE PRINCIPAL STRUCTURES AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY

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. These permits have expired and a new violation has been started. Viol-2022-000144

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. A demolition order has been granted for this property.

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. A demolition order has been granted for this property.

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. A demolition order has been granted for this property.

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. A demolition order has been granted for this property.

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. A demolition order has been granted for this property.

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. A demolition order has been granted for this property.
**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. A demolition order has been granted for this property.

**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. The owner has obtained a demo permit to take down this structure.

**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.

**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.

**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 fine and continued to March 2, 2022. The Hearing officer issued another fine and closed the 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. This property has been scheduled to go to the Hearing officer on June 1st.

**CASES IN THE HEARING OFFICER PROCESS**
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. The hearing officer continued this case until June 1st.

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. Hearing officer continued this case until July 6th.

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 Powdermill Rd - Kickapoo Twp - Sec. 19 - (13-19-306-003) - Complaint #2016-237 - Unsafe house due to the foundation collapsing into the basement from flood damage. 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.

**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. Demo has been completed.
AGENDA BRIEFING

COMMITTEE: Land Use Committee
MEETING DATE: May 23, 2022

LINE ITEM: Revenue:
Expenditure:

ISSUE: April 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: 5/1/2022

ATTACHMENTS:

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

## PERMITS ISSUED
(03/01/2022 TO 03/31/2022)

## NON-RESIDENTIAL BUILDING

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<tr>
<th>Permit Number</th>
<th>Type</th>
<th>Main Address</th>
<th>Parcel</th>
<th>Issue Date</th>
<th>Valuation</th>
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<td>714 W TRUITT RD</td>
<td>0402200001</td>
<td>03/03/2022</td>
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<td>NEW BUILDING FOR ARROWHEAD COUNTY CLUB POOL</td>
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**TOTAL VALUE FOR NON-RESIDENTIAL CONSTRUCTION THIS PERIOD:** $71,000.00

## RESIDENTIAL NEW HOME CONSTRUCTION

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<td>24419 W SHISSLER RD</td>
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**TOTAL VALUE FOR NEW HOME CONSTRUCTION THIS PERIOD:** $500,000.00

## ALL PERMITS

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<tr>
<th>Description</th>
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<td>TOTAL NUMBER OF ALL PERMITS THIS PERIOD:</td>
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<tr>
<td>TOTAL VALUE OF ALL PERMITS THIS PERIOD:</td>
<td>$2,681,423.63</td>
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AGENDA BRIEFING

COMMITTEE: Land Use
LINE ITEM: N/A
MEETING DATE: May 23, 2022
AMOUNT: N/A

ISSUE: Subdivision Waiver Case WAV-2022-0002
Petitioner(s): Robert Kendall / The Whitetail Group LLC
Waiver Requests: Section 20-3.16.2.3.b.2.b (Road Frontage Waiver)
Property Location: 13901 W Route 150 Brimfield, IL 61517
NE ¼, Sec. 34 in Jubilee Township (07-34-200-003)
Zoning: “A-2” Agriculture
Land Use Form: Rural / Environmental Corridor

BACKGROUND/DISCUSSION: This case is located in District #16, which is member Matt Windish’s district. The petitioner, Robert Kendall / The Whitetail Group, LLC, seeks approval of a waiver from Section 20-3.16.2.3.b.2.b of the Unified Development Ordinance. This section requires a minimum of 60 feet of public road frontage for parcels being created which are ten (10) or more acres in size.

The petitioner proposes to split an existing 200.33 acre parcel into tracts of 70.0 acres (Tract 1 – North) and 130.13 acres (Tract 2 – South). The 200.33-acre parcel contains an existing single family dwelling (13901 W Route 150).

According to the petitioner, an existing driveway allows for access to the proposed tracts from W. Route 150. The driveway is comprised of 11.04’ of public road frontage along W. Route 150, as well as a 12’ ingress/egress easement, for a total width of 23’.

The existing public road frontage will be retained by the proposed 130.13 acre parcel (Tract 2 – South). The petitioner proposes to record an additional easement which will allow both tracts to utilize the full width of the driveway for ingress/egress.

There was no objection from the GIS Department regarding addressing. The property is located in the NE ¼ of Section 34 in Jubilee Township (07-34-200-003).

COUNTY BOARD GOALS:

HEALTHY VIBRANT COMMUNITY

STAFF RECOMMENDATION: Approval w/ restriction:

1. As identified by the petitioner’s site plan, 20’ of perpetual easement(s) for ingress/egress to the proposed parcels from W. Route 150 must be created at the time of creation of the proposed parcels.

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Assistant Director
DEPARTMENT: Planning & Zoning
DATE: May 12, 2022
PETITION FOR WAIVER FROM
UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION COMPLIANCE

Applicant Name: Robert Kendal (the Units Group LLC) Phone: 518.528.3234
Address: 1769 W 245th St
City: Munster State: IN Zip: 46323
Owner's Name: Same as above Phone: ________
Address: __________________________ State: __________ Zip: __________
City: __________________________ State: __________ Zip: __________
Parcel Address: 13901 W Rt 150 Brimfield IL 61517 Parcel Size: 200 acres
Parcel ID #: 07-34-200-003 Land Use Form Designation: Rural + Environmental
Zoning: A-2

☐ Tract Survey ☑ Subdivision Number of Lots to be created: 2

Ordinance Section(s) to be Waived: Road frontage 20-3.1(a).2.3(b) 2.6

1. Explanation of Request (include specific information):
The existing parcel does not currently meet the road frontage requirements and therefore we are asking for a waiver of this requirement.

2. What Hardship exists that prevents you from meeting the Ordinance's minimum requirements? The existing parcel already does not meet the road frontage requirement and therefore it could not meet said requirement ever.

3. What impact will the approval of your request have on the immediate area? Since the parcel has always had the small road frontage that exists today, there will be zero impact on the immediate area, it will be used as it always has been.

I certify that statements made in this petition are true to the best of my knowledge, and that there are no restrictions, covenants or limitations which are filed of record in Peoria County, Illinois, which limit or effect the request that we are submitting.

Signature: [Signature] Date: 4-26-22

FOR OFFICE USE ONLY
ATTACHMENTS: Site Plan: Receipt No. Fee Paid:
YES ☑ NO

G:\SUBDIVISION\SUBDV. Forms\Waiver.2011.docx
Date: May 9, 2022  
To: Amy McLaren, Josh Thompson  
From: Taylor Armbruster, Planner 1  
Re: May Unified Development Ordinance Waiver Request

Enclosed please find the waiver request for the May 2022 Land Use Committee meeting.

**WAV-2022-0002:**
The petitioner, Robert Kendall / The Whitetail Group, LLC, seeks approval of a waiver from Section 20-3.16.2.3.b.2.b of the Unified Development Ordinance. This section requires a minimum of 60 feet of public road frontage for parcels being created which are ten (10) or more acres in size.

The petitioner proposes to split an existing 200.33 acre parcel into tracts of 70.0 acres and 130.13 acres. The existing 200.33 acre parcel contains an existing single family dwelling (13901 W Route 150) and 11.04 ft of public road frontage along W Route 150. The road frontage will be retained by the proposed southern 130.13 acre parcel.

According to the petitioner’s site plan, a recorded 12’ ingress/egress easement for the benefit of the existing 200.33 acre parcel exists on the parcel immediately adjacent to the north (PIN 0716400002). The petitioner proposes to create an additional 8’ ingress/egress easement for the benefit of the southern 130.13 acre parcel. The property is located in the NE ¼ of Section 34 in Jubilee Township (07-34-200-003).

The Land Use Committee meeting is scheduled for Monday, May 23, 2022. I would greatly appreciate any comments regarding this waiver request no later than **Friday, May 13, 2022**, so that my report to the Land Use Committee includes your comments. If I do not receive any comments by the 13th, I will assume you have no comment, and as such will be reflected in my report.
May 12, 2022

Robert Kendall / The Whitetail Group LLC
1769 745e St
Mount Sterling, IL 62353

RE: May 23, 2022
Land Use Committee meeting

Dear Applicant,

For your information I have enclosed a copy of a report that pertains to your subdivision public road frontage waiver request. This office prepared the report and recommendation for the Land Use Committee. The Land Use Committee of the Peoria County Board will entertain your request for a waiver from strict compliance with the Peoria County Unified Development ordinance.

Please be aware that the Land Use Committee meeting will be held on Monday, May 23, 2022 at 4:00 p.m. in Room 402 in the Peoria County Courthouse. This case is scheduled to go to the County Board (Room 403) on June 9, 2020 at 6:00 p.m. for final approval.

If you find that you have any questions, do not hesitate to contact me.

Sincerely,

Andrew Braun
Assistant Director
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

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

RE: Modification of subdivision regulations for Robert Kendall / The Whitetail Group LLC, for a part of the NE ¼ of Section 34, Jubilee Township, Peoria County, Illinois

RESOLUTION

WHEREAS, the County of Peoria has adopted a Unified Development Ordinance which regulates the subdivision of land and which is found in Chapter 20 of the Peoria County Code; and

WHEREAS, Section 20-3.15 of the Unified Development Ordinance allows for modification of the regulations within the Ordinance; and

WHEREAS, this Committee has determined that Robert Kendall / The Whitetail Group LLC, will incur an extraordinary hardship if required to comply with Section 20-3.16.2.3.b.2.b; and

WHEREAS, this Committee has determined that waiving compliance with Section 20-3.16.2.3.b.2.b will not nullify the purpose of the comprehensive plan or the Unified Development Ordinance; and

WHEREAS, your Land Use Committee would recommend waiving compliance with Section 20-3.16.2.3.b.2.b requires a minimum of 60 feet of public road frontage for parcels being created which are ten (10) or more acres in size.

NOW THEREFORE BE IT RESOLVED, by the Peoria County Board, that waiver of compliance with Section 20-3.16.2.3.b.2.b is approved with the following restriction:

1. As identified by the petitioner’s site plan, 20’ of perpetual easement(s) for ingress/egress to the proposed parcels from W. Route 150 must be created at the time of creation of the proposed parcels.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE