1. **Call to Order**

2. **Approval of Minutes**
   - May 23, 2022

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

4. **Resolutions**
   - Bid Award for Demolition of Unsafe Structures
   - Amendment to Chapter 12, Building & Property Maintenance Code

5. **Committee Action**
   - Review of Executive Session Minutes

6. **Miscellaneous**

7. **Adjournment**
MINUTES
LAND USE COMMITTEE
MAY 23, 2022 @ 4:00 P.M.
ROOM 402

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

MEMBERS ABSENT:

OTHERS PRESENT: Jennie Cordis Boswell - State's Attorney's Office; Scott Sorrel, Shauna Musselman - County Administration; Andrew Braun, Sarah Cox - Planning & Zoning

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

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

Approval of Minutes:
A motion to approve the Land Use Committee minutes from April 25, 2022, was made by Mr. Windish and seconded by Ms. Allison. A vote was taken on the motion and carried. (7-0) (Mr. Elsasser and Ms. Williams 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:
WAV-2022-002, Petition of Robert Kendall / The Whitetail Group LLC
Dr. Blair made a motion to approve the subdivision waiver and was seconded by Ms. Allison.

Mr. Braun summarized the case. 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 200.33-acre parcel contains an existing single family dwelling. 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 petitioner proposes an additional 8’ ingress/egress easement for the benefit of both parcels. Staff has recommended the following restriction: "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." The petitioner had indicated that this would not be an issue. The owner of the adjacent parcel to the north, currently farms the land.
Mr. Dillon asked if there were any questions or comments, and there were none.

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

**Miscellaneous:**
Mr. Dillon asked if there was anything other business to discuss. There was none.

**Adjournment:**
Mr. Dillon adjourned the meeting at 4:03 p.m.
Full Commission/Executive Board (in lieu of Lack of Quorum) ...9:00 a.m., May 4, 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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Virtual staff: Britney West. Also present: Brandon Geber- IDOT, Betsy Tracy- FHWA, Doug Roelfs- CityLink

3. Public Input
   Chairman Mike Hinrichsen welcomed Don Knox from CityLink to the committee replacing Sharon McBride.

4. Motion to approve April 6, 2022, Commission minutes
   John Kahl moved to approve April 6, 2022, minutes and Don White seconded. Motion carried.
5. Chairman report
Chairman Mike Hinrichsen recognized TCRPC newsletter that had Reema Abi-Akar and Michael Bruner completing Leadership School. He also thanked staff for Strategic Planning session and their participation in the OLLI program.

6. Executive Director report
Eric Miller reported on the following:
- Commission Strategic Planning Session is scheduled for June 3rd from 9:00 a.m. to 2:00 p.m.
- He has visited Creve Coeur and Bartonville on issues they may have, and we can assist them with.
- Working on several scopes of work and plans proposals
- Hanna City Trail has no developments

7. Ways and Means Report
a. Motion to approve March 2022 Financial Statements and Billings (Resolution 22-47)
John Kahl moved to approve March 2022 Financial Statements and Billings (Resolution 22-47) and Leon Ricca seconded.
Rebecca Eisele reported on the following:
- End of month Operating cash was $860k. Net cash increased in March by $107k. Operating Activities in March resulted in a net surplus of approximately $8k.
- Accounts Receivable at the end of the month was $112k. Of the A/R balance, $81k was federal funds, and $15k was local funds.
- Accounts Payable at the end of the month was $14k, there was $5k in unpaid pass-through expenses as of the end of March. The remaining $9k A/P balance included regular monthly bills, including health, dental, vision, and life insurances.
- Total Current Billings for March were $80k, less uncollectible write-offs of $3k and minus direct pass-throughs of $5k, resulted in Operating Revenue of approximately $71k. March included 23 regular working days, and no paid holidays.
- Total expenses for March were $73k, minus direct pass-throughs of $5k which resulted in Operating Expenses of $67k.
- March ended with a net surplus of about $8k, and FY22 has a year-to-date surplus of $22k.
Motion carried.

b. Motion to approve engagement letter with Martin Hood LLC for FY2022 financial audit (Resolution 22-48)
John Kahl moved to approve engagement letter with Martin Hood LLC for FY2022 financial audit (Resolution 22-48) and Greg Menold seconded.
Eric Miller said this is the 3rd year of their 5-year contract.
Motion carried.
c. Presentation of draft Fiscal Year 2023 Commission budget
Eric Miller discussed the draft budget. He said SPR funds may be added by July 1, 2022, and Port District funds may be added to revenue if we assist them. The final draft will be back in June for approval.
8. Administration
   a. Discussion and recommendation of Commission policy for member participation via virtual
      meetings.
      • Chairman Hinrichsen mentioned that according to by-laws our meeting needs to be
        in person when the Governors Order expire. Virtual will not be available and the
        participation of members need to be face to face.
      • Eric Miller added that according to OMA (Open Meetings Act) you may participate
        virtual if you are sick, emergency or you are out of town because of work.
      • Greg Menold added we need to follow OMA rules.
      • Don White said we need to follow our by-laws
      • Patrick Urich said we need to get back to in person meetings.

9. Planning
   a. Discussion of Strategic Planning
      • Eric Miller thanked everyone for attending in person or virtual. He would like
        everyone’s comments. There were between 130 and 140 that attended in person
        or virtual. Staff will compile all into a booklet. The Commission Strategic Planning
        meeting is June 3, 2022, from 9:00 a.m. to 2:00 p.m. in this conference room.
      • Mike Hinrichsen said the staff did a great job and this is what is important to get
        persons involved.
      • Brandon Geber- IDOT and Patrick Urich said great job.
   b. FYs 2025-26 Surface Transportation Block Grant (STBG) Traditional Program (Handout)
      Reema Abi-Akar updated on the following:
      • Approximately there is $6.56 million available. On March 16, 2022, there was a Call
        for Projects and April 29, 2022, the applications were due to staff. We received
        seven project submissions from six jurisdictions:
          o City of East Peoria, Grange Road: Centennial Dr to Route 24
          o Cit of Pekin, Court St. Rehabilitation
          o City of Pekin, Derby St Rehabilitation
          o City of Peoria, Northmoor Rd/ University St Intersection
          o Peoria County, Sheridan Rd (Glen to Northmoor)
          o Tazewell County, Muller Rd: East Peoria to Morton
          o City of Washington, Nofsinger Road Realignment
        The review committee consists of 3 people from Technical Committee. We do
        invite anyone here who would like to join. We will grade and select the 3 projects.
        On May 18, 2022, we will have presentations to the Technical Committee.
   c. Discussion regarding Administration of HOI Port District Grant (Attachment)
      Eric Miller discussed that Illinois State House Bill Appropriations, Section 455-Port District
      Operating Funds has secured $500,000 for the Port District. They are asking TCRPC to
      possible enter into a formal contractual agreement to ensure the referenced Contract
      Management and Administrative Services for the grant.
d. Motion to approve Executive Director to enter into an agreement with chosen consultant for Special Studies Funding of $30k, to City of East Peoria (Resolution 22-49). James Dillon moved to approve Executive Director to enter into an agreement with chosen consultant for Special Studies Funding of $30k, to City of East Peoria (Resolution 22-49). Leon Ricca seconded.

- Reema Abi-Akar updated this is within Special Studies funding. There is $80,000 available in FY22 Federal Transportation Funds. Three local agencies applied:
  - City of Peoria- Passenger Rail Station Study ($50k)
  - Peoria County- Hanna City Trail Connection Study ($30k). With unforeseen circumstances with the purchase of Hanna City Trail corridor Peoria County returned their funds. The staff recommends reprogramming $30k for a consultant study to direct staff to issue a call for projects. The funds must be spent by end of calendar year. The Technical committee recommended to use $30k to fund part of East Peoria’s study for Stormwater planning management (originally $80k). We are still waiting to hear back from FHWA if the East Peoria study is eligible.

Motion carried.

e. Motion to approve Executive Director to enter into an agreement with Logan County for GIS staffing services (Resolution 22-50)

John Kahl moved to approve Executive Director to enter into an agreement with Logan County for GIS staffing services (Resolution 22-50) and Don White seconded.

- Reema Abi-Akar updated that Logan County’s GIS person has moved on. They have reached out to us to see if we could offer our GIS staffing services. We have met and discussed what they want us to do. We have submitted a proposal with a not-to-exceed amount similar to Woodford County. The Logan County Board just approved this proposal and budget on April 19, 2022, on a not to exceed amount of $45,000. The services will begin May 1, 2022 and expire April 30, 2023.

Motion carried.

10. Updates

- IDOT Highway Safety Improvement Program funding announcement
  Eric Miller updated there is $3m for HSIP

- FTA 5310 Funding Update
  Reema Abi-Akar said we now have a fully executed grant for two projects:
  - Washington paratransit expansion ($100k local; $100k federal $200k total; 50/50)
  - City of Peoria pedestrian improvements engineering ($3,457 local; $13,830 federal; $17,287 total; 80/20)

The next steps are working with both entities on logistics including NEPA
East Peoria sidewalk project Richland neighborhood still needs to work through NEPA (environmental) with them as well

- IDOT- nothing to add
- FHWA- nothing to add

11. Other

12. Adjournment
Ron Talbot moved to adjourn at 9:42 a.m. and John Kahl seconded. Motion carried.

Submitted by:
Eric Miller
Executive Director

Transcribed by:
Debbie Ulrich
Office Manager
AGENDA BRIEFING

COMMITTEE: Land Use
MEETING DATE: June 20, 2022

LINE ITEM: Revenue:
Expenditure:

ISSUE: Unsafe Structures 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: 6/7/2022

ATTACHMENTS:

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<td>Unsafe Principal Structure</td>
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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. This case was reinspected and scheduled for the hearing on July 6th.

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 leveled 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 #2021-000208 - 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 #2021-000098 - 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. Liens were filed on June 3rd.

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.

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. A lien was filed on May 16th.

Snider, Julie A - 15417 N. River Beach Dr. - Rome - Sec. 05 – (10-05-301-019) – Complaint #2022-000170 - This is a house that caught fire. Most the roof has collapsed but the exterior walls are still standing. The extent of interior damage is unknown at this time.
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. This case was continued until August 3rd.

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.

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. This property was fined and continued until July 6th hearing.

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. This case was fined and continued 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.
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

HAHNEN, 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, Deqarius – 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: June 20, 2022

LINE ITEM: Revenue:
            Expenditure:

ISSUE: May 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: 6/1/2022

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
(05/01/2022 TO 05/31/2022)

NON-RESIDENTIAL BUILDING

BLDNR-2022-000007  Type: Non-Residential Building  Main Address: 7116 N. KICKAPOO-EDWARDS RD.  Parcel: 1307300022
Issue Date: 05/24/2022  Valuation: $137,834.00
Description: ADD GAMING CAFÉ ROOM (780 SQ FT) TO AN EXISTING GAS STATION

BLDNR-2022-000008  Type: Non-Residential Building  Main Address: 11009 N. STATE ST.  Parcel: 0927200019
Issue Date: 05/23/2022  Valuation: $338,322.00
Description: NEW COLD STORAGE BUILDING FOR OBERLANDER

TELE-2022-000004  Type: Telecommunications  Main Address: 4427 E. ROME RD.  Parcel: 1006151006
Issue Date: 05/09/2022  Valuation: $56,000.00
Description: CO-LOCATE ON EXISTING TOWER

TELE-2022-000005  Type: Telecommunications  Main Address: 4328 W. SOUTH ST.  Parcel: 1723278023
Issue Date: 05/09/2022  Valuation: $56,000.00
Description: CO-LOCATE ON EXISTING TOWER

TELE-2022-000006  Type: Telecommunications  Main Address: 10216 N. GALENA RD.  Parcel: 0934227005
Issue Date: 05/09/2022  Valuation: $56,000.00
Description: CO-LOCATE ON EXISTING TOWER

TELE-2022-000007  Type: Telecommunications  Main Address: 5625 W. PARKS SCHOOL RD.  Parcel: 0803400003
Issue Date: 05/12/2022  Valuation: $15,000.00
Description: CO-LOCATE ON EXISTING TOWER
TOTAL VALUE FOR NON-RESIDENTIAL CONSTRUCTION THIS PERIOD: $659,156.00

RESIDENTIAL NEW HOME CONSTRUCTION

BLDR-2022-000003  Type: Residential New Home Construction  Main Address: 19931 W. GRAHAM CHAPEL RD.  Parcel: 1115400011
Issue Date: 05/23/2022  Valuation: $375,000.00
Description: NEW SINGLE-FAMILY RESIDENCE

TOTAL VALUE FOR NEW HOME CONSTRUCTION THIS PERIOD: $375,000.00

ALL PERMITS

TOTAL NUMBER OF ALL PERMITS THIS PERIOD: 83
TOTAL VALUE OF ALL PERMITS THIS PERIOD: $3,538,267.40
AGENDA BRIEFING

COMMITTEE: Land Use  
MEETING DATE: June 20, 2022  
LINE ITEM: ISSUE:  
AMOUNT: BACKGROUND/DISCUSSION:  

The Illinois Housing Development Authority has awarded Peoria County $80,275.00 to assist with the demolition of unsafe, abandoned residential properties. Peoria County Finance, on behalf of the Planning and Zoning Office, solicited bids for demolition services of 7 structures. On May 9, 2022, a legal notice was published in the Peoria Journal Star and posted on pjstar.com. Bid documents were uploaded to BidNet. Eighty-Four (84) vendors matched the solicitation. Ten (10) vendors downloaded the documents, and One (1) vendor response was received.

As shown in the attached bid report, the total cost of the bids exceeds the amount of grant funding available. After discussion and pre-approval from the Illinois Housing Development Authority, the property at 20510 N Route 40 will not be included in the bid award due to the significant cost associated with demolition of this property. Inclusion of the bid of $33,285.28 in the grant award would eliminate the funding available for 2 other properties.

Staff would recommend the bid be awarded to Jimax Group for the 6 remaining properties, at a bid price of $77,093.53. Such bid price does not reflect any asbestos abatement which may be required.

Properties included in the bid award have been previously identified and prioritized as Unsafe Structures and/or Unfit for Human Occupancy as defined by the County’s adopted Property Maintenance Code. The properties have also been included in the Unsafe Structures monthly report to the Land Use Committee.

COUNTY BOARD GOALS:  

HEALTHY VIBRANT COMMUNITIES  

COMMITTEE ACTION:  

PREPARED BY: Andrew Braun, Assistant Director  
DEPARTMENT: Planning & Zoning  
DATE: June 9, 2022
TO: HONORABLE MEMBERS OF THE PEORIA COUNTY BOARD
SCOTT SORREL, PEORIA COUNTY ADMINISTRATOR
FROM: JIM SMITH, CPPO, CPPB PURCHASING AGENT
SUBJECT: BID # 18-01-22: DEMOLITION OF UNSAFE STRUCTURES
DATE: JUNE 3, 2022
CC: ANDREW BRAUN, PLANNING AND ZONING

This office, on behalf of the Planning and Zoning Office, solicited bids for demolition services. Bid documents were uploaded to BidNet. Eighty-Four (84) vendors matched the solicitation. Ten (10) vendors downloaded the documents, and One (1) vendor response was received. The attached tabulation represents all bids received and may only reflect a portion of the fee section of the bid document. Additional bid document information may be required in selecting a bidder. This report does not evaluate specification compliance.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>2305 Skyway RD</td>
<td>Jimax Peoria IL $8,308.44</td>
</tr>
<tr>
<td>1725 S East LN</td>
<td>Jimax Peoria IL $12,365.64</td>
</tr>
<tr>
<td>W Laura Rd</td>
<td>Jimax Peoria IL $22,280.25</td>
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<tr>
<td>17614 Beall ST</td>
<td>Jimax Peoria IL $16,524.38</td>
</tr>
<tr>
<td>20510 N Route 40</td>
<td>Jimax Peoria IL $33,285.28</td>
</tr>
<tr>
<td>1616 E Hendryx LN</td>
<td>Jimax Peoria IL $10,616.26</td>
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<tr>
<td>3317 W Latrobe ST</td>
<td>Jimax Peoria IL $6,998.56</td>
</tr>
</tbody>
</table>
Account Number: 633050
Customer Name: County Of Peoria
Customer Address: Peoria County Department of Planning & Zoning
324 Main ST # 301
Sarah Cox
Peoria IL 61602-2332
Contact Name: Dave Ryan
Contact Phone: 3096726997
Contact Email: dryan@peoriacounty.org
PO Number: 7268071
Date: 05/05/2022
Order Number: 7268071
Prepayment Amount: $ 0.00
Column Count: 1.0000
Line Count: 26.0000
Height in Inches: 0.0000

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<th>Start - End</th>
<th>Category</th>
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<tr>
<td>PEO Journal Star</td>
<td>1</td>
<td>05/09/2022 - 05/09/2022</td>
<td>Govt Bids &amp; Proposals</td>
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<td>PEO pjstar.com</td>
<td>1</td>
<td>05/09/2022 - 05/09/2022</td>
<td>Govt Bids &amp; Proposals</td>
</tr>
</tbody>
</table>

Total Order Confirmation $26.00
LEGAL NOTICE
INVITATION TO BID
The County of Peoria is currently accepting bids for the following goods or services:
DEMOLITION OF UNSAFE STRUCTURES
Bid # 18-01-22
Pre-bid meeting:
May 25, 2022 at 10:00 am
Peoria County Courthouse
324 Main St. Room 401
Peoria, IL 61602
Bids will be received until:
June 2, 2022 at 2:00 p.m.
At the following location:
Peoria County Courthouse
Purchasing Office
324 Main Street, Room 501
Peoria, IL 61602
Bid documents and information may be obtained from the County website at https://www.bidnetdirect.com/illinois/peoriacounty
County of Peoria Signature Sheet

EXECUTION OF THIS FORM CERTIFIES UNDERSTANDING AND COMPLIANCE WITH THE TOTAL BID PACKAGE.

THIS FORM SHALL BE COMPLETED FOR THIS BID TO BE EVALUATED.

Please print or type:

THIS BID SUBMITTED BY:

Company Name: JIMAX CORP
Authorised Agent Name & Title: JAMES KOSNER, PRESIDENT
Contact Person: JAMES KOSNER
Company Address: 3545 SW JIMAX WAY
City, State Zip Code: PEORIA, IL 61605
Daytime Telephone: 309-253-0192
Daytime Fax: 309-219-1918
Daytime E-Mail (if available): JIMAX, JKOSNER@GMAIL.COM
EEO Certificate of Compliance Num.: 03104-230430

Addenda Received: 

Attach statement that firm has sexual harassment and drug-free workplace policies in place.

Attach statement of ability to meet the specified requirements of this invitation to bid.

Signature of Authorized Agent

DATE: 06/01/2022

Peoria County reserves the right to reject any and all bids, to waive technicalities and select the equipment/services best suited to the county.

DO NOT FAX OR EMAIL YOUR BIDS
<table>
<thead>
<tr>
<th>Description</th>
<th>Abnormality</th>
<th>Notes</th>
</tr>
</thead>
</table>

Please list any additional costs not included in the cost listed above.

<table>
<thead>
<tr>
<th>Property Mapping of each Property Attached Below</th>
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</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td>$1.998.56</td>
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<td>$8308.49</td>
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<tr>
<td>$1.2305 Skyway Rd</td>
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Peoria County Cost Sheet
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

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

RE: Bid Award for Demolition of Unsafe Structures; Bid #18-01-22

RESOLUTION

WHEREAS, bids were solicited and received with regard to providing demolition services to unsafe structures under the Illinois Housing Development Authority (IHDA) Strong Communities Program; and

WHEREAS, seven structures located in unincorporated Peoria County identified as unsafe structures and/or unfit for human occupancy were included in the bid solicitation; and

WHEREAS, eighty-four vendors matched the solicitation, ten vendors downloaded the documents, and 1 bid was received; and

WHEREAS, the property located at 20510 N Route 40 will not be included in the bid award due to the significant cost associated with demolition of this property, which would eliminate the funding available for 2 other properties, and

WHEREAS, your Committee met on June 20, 2022 to consider staff's recommendation for Bid #18-01-22, and voted to approve Jimax Group as the most responsible low bidder for the remaining 6 properties included in the bid report.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County, that Jimax Group is hereby approved as contractor for Bid #18-01-22.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use  LINE ITEM: N/A
MEETING DATE: June 20, 2022  AMOUNT: N/A

ISSUE: Amendment to Appendix A Building Permit Fee Schedule, Chapter 12 Building & Property Maintenance Code

BACKGROUND/DISCUSSION:
In January 2018, Peoria County adopted an Amendment to Appendix A Building Permit Fee Schedule, Chapter 12 Building & Property Maintenance Code, as it applies to solar energy equipment, ground mount or otherwise. Upon review of the fees for a potential development, it was identified that a scrivener’s error was made in the fee schedule amendment for Solar Energy Equipment building permit fees, specifically for those systems over 2000 kilowatts (kW).

The proposed amendment is consistent with the intent of Section 1.6 “Review Fees” of this ordinance, which requires that payment of fees as adopted by the County Board shall defray the costs incurred by the County in reviewing the application.

COUNTY BOARD GOALS:

- Effective Service Delivery
- Financial Stability

STAFF RECOMMENDATION: Approval

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Assistant Director
DEPARTMENT: Planning & Zoning
DATE: June 9, 2022
### SOLAR ENERGY EQUIPMENT

Kilowatts based on system maximum output on the load side of the inverter:

<table>
<thead>
<tr>
<th>Kilowatts (kW)</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-10 kW</td>
<td>$ 250.00</td>
</tr>
<tr>
<td>11-50 kW</td>
<td>$ 350.00</td>
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<tr>
<td>51-100 kW</td>
<td>$ 500.00</td>
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<tr>
<td>101-500 kW</td>
<td>$ 1,000.00</td>
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<tr>
<td>501-1000 kW</td>
<td>$ 2,500.00</td>
</tr>
<tr>
<td>1000-2000 kW</td>
<td>$ 5,000.00</td>
</tr>
<tr>
<td>Over 2000 kW</td>
<td>$ 5,000.00 + $100 per 100 kW</td>
</tr>
</tbody>
</table>
TO THE HONORABLE COUNTY BOARD  
COUNTY OF PEORIA, ILLINOIS

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

RE: Amendment to Appendix A Building Permit Fee Schedule,  
Chapter 12 Building & Property Maintenance Code

ORDINANCE

WHEREAS, the County of Peoria has adopted a fee schedule regarding the administration of the Peoria County Building & Property Maintenance Code, which fees are set forth in Appendix A of Chapter 12, Peoria County Code; and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, is based on a scrivener's error made in the January 2018 fee schedule amendment for Solar Energy Equipment building permit fees, specifically for those systems over 2000 kilowatts (kW); and

WHEREAS, the proposed amended ordinance, attached hereto and incorporated herein, is consistent with practices and fees of various nearby municipalities in Central Illinois; and

WHEREAS, your Committee met on June 20, 2022 and recommended approving the attached amendments; and

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County that this 14th day of July, 2022, that Peoria County hereby adopts the attached amendment to Appendix A of Chapter 12 of the Peoria County Code, effective immediately.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE