1. Call to Order

2. Approval of Minutes
   • June 20, 2022

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

4. Zoning Cases
   • #ZBA-2022-0029, Petition of Jason W. Talley

5. Miscellaneous

6. Adjournment
MINUTES
LAND USE COMMITTEE REGULAR
JUNE 20, 2022 @ 4:00 P.M.

MEMBERS PRESENT: James Dillon - Chairperson; Eden Blair – Vice Chairperson (via teleconference), William Watkins, Sharon Williams, Jennifer Groves Allison, Matt Windish

MEMBERS ABSENT: Brian Elsasser

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

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

Approval of Minutes:
A motion to approve the Land Use Committee minutes from May 23, 2022 was made by Ms. Allison and seconded by Ms. Williams. A vote was taken, and the motion carried. (5-0).

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

Unsafe Structures: No questions or comments.

Development Summary: No questions or comments.

Mr. Dillon moved to receive and file the reports.

A motion to allow Dr. Blair to participate via teleconference was made by Mr. Watkins and seconded by Ms. Allison. A vote was taken, and the motion carried (5-0)

Dr. Blair joined the meeting via teleconference.

Resolutions:
Bid Award for Demolition of Unsafe Structures
Mr. Watkins made a motion to approve the resolution and was seconded by Mr. Windish.

Mr. Braun summarized the resolution. This is bid award #18-01-22 for demolition of unsafe structures under the Illinois Housing Development Authority (IHDA) Strong Communities Program. Mr. Braun stated that the unsafe structure report has been utilized to apply for grant money for demolition. Seven properties that received court orders for demolition were sent out for bid on BidNet. It reached 84 vendors, ten of which downloaded and expressed interest in a bid
award. Planning and Zoning also reached out to two local contractors, and one bid was submitted. The department is comfortable with the one bid received from JIMAX. The County has previously worked with JIMAX, and they have been utilized before by the City of Peoria for the same grant.

Mr. Braun stated that originally there were seven homes on the list, but due to the cost of bids, they are proposing to move forward with six. This was approved by the grant agency. There are three properties in Limestone Township, two in Princeville Township, and one in Medina Township. All of the properties have been determined to be unsafe structures and the Department has looked at the properties from a priority level of whether they are unsafe structures, how long they have been on this list, and how long the County has been aware of them as a whole. Planning and Zoning is proposing the bid from JIMAX of Peoria, for the demolition of six unsafe abandoned structures.

Mr. Dillon asked which properties were being demolished. Mr. Braun stated that 20510 N Route 40 had been removed due to cost. The cost was extremely high because the trucking and disposal fees were higher due to the proximity of the dump. Planning and Zoning determined that rather than demolish this house at the expense of two others, it was better to demolish as many as possible.

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

A vote was taken, and the motion carried. (6-0) (Dr. Blair voted via teleconference)

**Amendment to Chapter 12, Building & Property Maintenance Code**
Ms. Williams made a motion to approve the resolution and was seconded by Ms. Allison.

Mr. Braun summarized the resolution. This amendment is being brought before the Committee and the Board due to a scrivener’s error in the original amendment. Upon review of the fees for a potential solar development project, it was identified that an error had been made in the fee schedule amendment for Solar Energy Equipment building permit fees, specifically for systems over 2000 kilowatts (kW).

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

A vote was taken, and the motion carried. (6-0) (Dr. Blair voted via teleconference)

**Committee Action**
**Review of Executive Session Minutes**
Ms. Cordis Boswell recommended that all previously held minutes continue to be held as the need for confidentiality still exists, and to destroy all audio recordings of executive session minutes more than two years old, except for those that are related to pending litigation.

Ms. Allison made a motion to follow the State’s Attorney’s recommendation and was seconded by Mr. Watkins.

Mr. Dillon asked if there were any questions or comments, and there were none.
A vote was taken, and the motion carried. (6-0) (*Dr. Blair voted via teleconference*)

**Miscellaneous:**

**Adjournment:**
Mr. Dillon adjourned the meeting at 4:07 p.m.

*Recorded by: Sarah Cox, ZBA Administrative Assistant*
Ways & Means Committee..........................................................8:30 a.m., June 1, 2022
Full Commission/Executive Board (in lieu of Lack of Quorum) ...9:00 a.m., June 1, 2022

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

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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Present: Eric Miller, Ray Lees, Debbie Ulrich, Logan Chapman, Gabriel Guevara, Michael Bruner, and Reema Abi-Akar. Virtual staff: Rebecca Eisele, and Britney West. Also present: Brandon Geber- IDOT, and Kinga Krider

3. Public Input-none

4. Motion to approve May 4, 2022, Commission minutes
Rick Powers moved to approve the May 4, 2022, Commission minutes and John Kahl seconded. Motion carried.

5. **Public Meeting – FY 2023-2026 Transportation Improvement Program (TIP)**

Russ Crawford moved to open Public Meeting- FY 2023-2026 Transportation Improvement Program (TIP) and Greg Menold seconded.

- Michael Bruner explained this is for a 30-day review period June 1 -June 30. The draft is available on TCRPC website: [https://tricountyrpc.org/documents/draft-tip/](https://tricountyrpc.org/documents/draft-tip/) It has been placed at 20 public review sites (area libraries). There will be 3 public hearings: June 1 @ 9:00a.m.- Commission, June 7 at 12:00 p.m., HSTP, and June 15 at 9:00 a.m. Technical Committee. The expected adoption date is July 6, 2022.
- The TIP is a Federally required planning document. It is a listing of federally funded transportation projects, in the MPO Planning Boundary. It is for the next 4 years (FY 2023-2026). It includes roadways, transit, and non-motorized improvements. It is updated annually by TCRPC
- The document shows individual project listings which consist of Project Title, location, lead agency, funding source, budget breakdown which consists of federal funds to be obligated and total project cost, and project description.
- It is fiscally restrained. The projects cannot be included in the TIP without funding.
- The added items in the TIP are Illustrative Project on page 15 with a description and page 16 & 17 with the Illustrative Project listing.
- An online GIS database of TIP projects will be available on TCRPC website once the document has been adopted.

6. **Chairman report**

Chairman Mike Hinrichsen mentioned this is his last Commission meeting and wants to thank all staff and Commissioners for a pleasant and knowledgeable term.

Russ Crawford added Mike has hit a home run on his duties and asked for a round of applause for him.

7. **Executive Director report**

Eric Miller thanked Chairman Hinrichsen, updated on the Port District administrative services TCRPC will be giving and wanted to give a shout out to staff for putting together the grant for City of Chillicothe. He added that staff can help anyone with federal grants.

- Don White said it is one thing to get the grant then monitoring is another. He asked if TCRPC can do this? Eric Miller said we have not done before, but we can try and help.

8. **Ways and Means Report**

a. Motion to approve April 2022 Financial Statements and Billings (Resolution 22-52)

John Kahl moved to approve April 2022 Financial Statements and Billings (Resolution 22-52) and Nate Parrott seconded.

Rebecca Eisele reported on the following:

- Operating Activities in April resulted in a net loss of ($1k)
- End of month Operating cash was $862k, and net cash increased in April by about $3k.
- Accounts Receivable at the end of the month was $118k. Of the A/R balance $72k was federal funds, $34k was state funds, and $12k was local funds. Accounts Payable at the end of the month was $38k, there was $27k in unpaid pass-through expenses as of the end of April. The remaining $11k A/P balance included regular monthly bills, including health, dental, vision, and life insurances.
- Accounts Payable at the end of the month was $118k. Of the A/R balance, $72k was federal funds, and $12k was local funds.
- Accounts Payable at the end of the month was $38k, there was $27k in unpaid pass-through expenses as of the end of April. The remaining $11k A/P balance included regular monthly bills, including health, dental, vision, and life insurances.
- Total Current Billings for April were $97k, minus direct pass-throughs of $33k, resulting in Operating Revenue of approximately $64k. April included 20 regular working days, and 1 paid holiday.
- Total Expenses for April were $98k, minus direct pass-throughs of $33k resulting in Operating Expenses of $65k
- April ended with a net loss of about ($1k), and FY22 has a year-to-date surplus of $18k.
  Motion carried.

b. Motion to approve Fiscal Year 2023 Commission Budget (Resolution 22-54)
   Russ Crawford moved to approve Fiscal Year 2023 Commission Budget (Resolution 22-54) and Pat Urich seconded.
   Eric Miller talked of the amended change for salary increase from 5% to 8% raises. This is for staff retention and economic purposes.
   Russ Crawford asked if we could compete to retain our staff and to get new hires?

9. Administration
   a. Motion to approve Slate of Officers and Committee members for a period of July 1, 2022, to June 30, 2023 (Resolution 22-51)
      Pat Urich moved to approve Slate of Officers and Committee members for a period of July 1, 2022, to June 30, 2023 (Resolution 22-51) and Ron Talbot seconded.
      Russ Crawford said this is consistent to our by-laws and has proper rotation. It also has balance between counties and cities. Everyone agreed to time and to attend meetings. He then explained the terms of committees.

10. GIS
   a. Motion to approve Executive Director to purchase maintenance for GIS software from ESRI Environmental Systems Research Institute and renew (2) Trimble Virtual Reference Station (VRS) network subscriptions (Resolution 22-53)
      John Kahl moved to approve Executive Director to purchase maintenance for GIS software from ESRI Environmental Systems Research Institute and renew (2) Trimble Virtual Reference Station (VRS) network subscriptions (Resolution 22-53) and Don White seconded.
• Michael Bruner explained this is an annual maintenance contract with ESRI for our GIS software, annual subscription for GPS Virtual Reference Station (VRS) Network subscription to provide sub-meter accuracy and annual credits for hosting data on ArcGIS Online and running reports such as for business analysis.

Motion carried.

11. Planning

a. Motion to approve Joint Funding Agreement FY 2023 (Resolution 22-55)

Barry Logan moved to approve Joint Funding Agreement FY 2023 (Resolution 22-55) and Ron Talbot seconded.

Michael Bruner explained these are the match funds that Tri-County asks for on an annual basis.

• Tri County is using State Metropolitan Planning Funds for the MPO match.
  • These dollars have not been programmed and this body will have a say of how these dollars are used.
  • They will be used for local projects or refunded to the member agencies per Commission approval.
  • If you plan to use MFT funds to match, please let us know so we understand if there are any conditional requirements on these dollars.

Motion carried.

b. Motion to approve FYs 2021-2024 TIP amendments

Ron Talbot moved to approve both FYs 2021-2024 TIP amendments and Greg Menold seconded.

i. Project S-23-06 Intersection Improvements

Michael Bruner explained this is for installation of traffic signals at IL Route 9 (Veterans) and 14th Street in Pekin. This amendment is to add this project to the FY23 program.

ii. Project S-23-07 Bridge Replacements

Michael Bruner explained this is for I-474 bridge replacement over IL Route 116 (Plank Road) in Bellevue. This amendment is to add this project to the FY23 program.

Motion Carried.

Motion to approve the East Peoria Stormwater Planning Project (Resolution 22-56)

Ron Talbot to approve the East Peoria Stormwater Planning Project (Resolution 22-56) and Russ Crawford seconded.

Michael Bruner explained this is within Special Studies funding and has $80,000 available in FY22 Federal Transportation Funds

• Three local agencies applied for these funds
  o City of Peoria- Passenger Rail Station Study ($50k)
  o Peoria County- Hanna City Trail Corridor ($30k)
  o Due to unforeseen circumstances with the purchase of Hanna City corridor, Peoria County returned their funds. The staff recommends either to reprogram
the $30k for a consultant or direct staff to issue a call for projects (funds must be used by the end of calendar year)

- Technical Committee recommended to use $30k to fund part of East Peoria’s study- Stormwater planning management (originally $80k)
- May Commission meeting agreed with Technical Committee pending final approval by IDOT & FHWA. We received approval from both
- We are working with the City of East Peoria to release RFP.

Motion carried.

12. Updates

- Strategic Planning
  Eric Miller mentioned it is this Friday from 9:00 a.m. to 2:00 p.m.
- Hanna City Trail
  Eric Miller said that STB granted a 1-year extension to March 2023. There is still regional interest in the project
- IDOT
  Brandon Geber updated on grants interest to get in.
- FHWA-nothing to report

13. Other

14. Adjournment

Ron Talbot moved to adjourn at 9:34 a.m. and John Kahl seconded. Motion carried.
AGENDA BRIEFING

COMMITTEE: Land use
MEETING DATE: July 25, 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: 7/13/2022

ATTACHMENTS:

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UNSAFE PRINCIPAL STRUCTURES AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY

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 #2021-000098- 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.

Medina, Teresa- 511 S. Kickapoo Creek Rd. – Limestone-Sec. 12 – (17-12-352-004) – Complaint #2022-000204 – This house has a large hole in the foundation and the center of the roof has suffered damage and is sagging. There are also many property maintenance issues with this property. This is scheduled to go to the hearing officer on Sep. 7th.

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 June 1st. This case was continued until August 3rd. 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 June 1st. This case was continued until August 3rd.

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. This property has been scheduled to go to the Hearing officer on June 1st. This property was fined and continued until July 6th. This property was fined and continued until Aug. 3rd.

Hammel, Alex J - 3214 W. Augustana Ave.- Limestone- Sec. 13 – (17-13-479-005) – Complaint #2022-00075- 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. This property was fined and continued until Aug. 3rd.

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. This property was fined and continued until Sept. 7th

**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 Powderrmill 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:
MEETING DATE: July 25, 2022

LINE ITEM: Revenue:
Expenditure:

ISSUE: June 2022 Development Summary

BACKGROUND/DISCUSSION:

COUNTY BOARD GOALS:

EFFECTIVE SERVICE DELIVERY

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Jack Weindel
DEPARTMENT: Planning & Zoning
DATE: 7/1/2022

ATTACHMENTS:

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<thead>
<tr>
<th>Description</th>
<th>Type</th>
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<tbody>
<tr>
<td>Development Summary</td>
<td>Cover Memo</td>
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### NON-RESIDENTIAL BUILDING

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<th>Main Address</th>
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<td>Description</td>
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**TOTAL VALUE FOR NON-RESIDENTIAL CONSTRUCTION THIS PERIOD:** $91,000.00

### RESIDENTIAL NEW HOME CONSTRUCTION

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<td>Main Address: 12220 W ROUTE 150</td>
<td>Parcel: 1202100022</td>
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**TOTAL VALUE FOR NEW HOME CONSTRUCTION THIS PERIOD:** $1,301,000.00

**ALL PERMITS**

| TOTAL NUMBER OF ALL PERMITS THIS PERIOD: | 145 |
| TOTAL VALUE OF ALL PERMITS THIS PERIOD: | $4,466,439.94 |
AGENDA BRIEFING

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

ISSUE: ZBA Case #ZBA-2022-029. A Rezoning request from “I-1” Light Industrial to “R-2” Medium Density Residential. The petitioner proposes to rezone 0.60 acres in order to combine additional property with his existing parcels.

BACKGROUND/DISCUSSION: This case is in District #14, which is County Board member Brian Elsasser’s district. The petitioner, Jason Talley, requests to rezone a proposed 0.60-acre tract from “I-1” Light Industrial to “R-2” Medium Density Residential in order to combine the proposed tract with his adjacent parcels. The petitioner currently owns the parcel to the east, which contains his dwelling, and the parcel to the south, which contains his accessory structure. Purchasing the proposed 0.60-acre tract and adjoining it to these parcels will allow the petitioner to connect his two properties into one combined property. The subject property is located off N. Daily Rd. in the Southwest Quarter of Section 21 in Princeville Township. The subject property’s address is N. Santa Fe Rd.; following the proposed combination, the proposed 0.60-acre tract would have the same address as the petitioner’s dwelling at 19125 N. Daily Rd. There are 0 consents and 0 objections on file. The proposed 0.60-acre tract is zoned “I-1” Light Industrial along with the tract’s 4.34-acre parent parcel. Zoning to the north and west is also “I-1” Light Industrial. To the south and east is “R-2” Medium Density Residential zoning. The proposed 0.60-acre tract is currently vacant. Aerial imagery dating from 1997 shows that the 0.60 acres have been vacant from this date to the present. The proposed tract is within the unincorporated Town of Monica, which consists of the “I-1” Light Industrial and “R-2” Medium Density Residential zoning districts. The majority of the “I-1” zoning district is occupied by the Monica Elevator Company. Most of the town is zoned “R-2” Medium Density Residential and consists of the Princeville Township building, single-family dwellings, and vacant residential lots. The petitioner’s request would match the character of the surrounding residential uses in the Town of Monica. The petitioner wishes to rezone the proposed 0.60-acre tract to “R-2” Medium Density Residential in order to combine his existing parcels, so the tract would not be used as a separate building site or taxing parcel. Parcels with different zoning classifications may not be combined, so the petitioner’s request would allow for the combination of the tract with his adjacent parcels. The petitioner states that the property would be served by private well and private septic. The proposed 0.60-acre tract is currently vacant and does not contain a well or septic system. At the time of the Peoria City/County Health Department’s review, no conditions were found that would cause the Department to recommend denial of the request. However, during the review it was determined by the Department that if any plumbing is installed on the property, a private onsite wastewater permit will be required. The petitioner’s request should have a minimal effect on the surrounding environment. The proposed 0.60-acre tract does not have road frontage, but the tract’s parent parcel has frontage on N. Daily Rd., a County non-primary highway. The petitioner’s dwelling parcel and accessory structure parcel also have frontage on N. Daily Rd. The proposed tract cannot stand alone as a separate building site or taxing parcel because it does not have road frontage. Therefore, the tract must be combined with adjacent parcels for plat approval. This review and approval occurs at the administrative level by the plat officer in Planning and Zoning. No new access points are proposed for the tract. The County Highway Department has no objection to the petitioner’s request. The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Unincorporated Center. The Plan notes that Unincorporated Centers are almost entirely residential, although small neighborhood commercial uses are occasionally present. Were the rezoning granted, the 0.60-acre tract would be used residentially in conjunction with the dwelling and accessory structure. The petitioner’s request is consistent with the residential character of the Unincorporated Center Land Use Form.

COUNTY BOARD GOALS:

HEALTHY VIBRANT COMMUNITIES

STAFF RECOMMENDATION: Approval
ZBA RECOMMENDATION: Approval (6-0)

COMMITTEE ACTION:
PREPARED BY: Taylor Armbruster, Planner I
DEPARTMENT: Planning & Zoning
DATE: July 14th, 2022
Report to the Zoning Board of Appeals for the July 14, 2022 Public Hearing

Date: July 5, 2022

Case/Petitioner: ZBA-2022-0029 / Jason W. Talley / 19125 N. Daily Rd., Princeville, IL 61559 (owner, Monica Elevator Company, 19213 N. Main St., Princeville, IL 61559)

Request: A Rezoning request from “I-1” Light Industrial to “R-2” Medium Density Residential. The petitioner proposes to rezone 0.60 acres in order to combine additional property with his existing parcels.

Location: SW 1/4 Section 21, Princeville Township / N. Santa Fe Ave., Princeville, IL 61559 / PIN 02-21-327-010

Land Use Form: Unincorporated Center

Current Zoning: “I-1” Light Industrial

Present Use: Vacant

Size of Site: 0.60 acres

Surrounding Zoning: North: “I-1” Light Industrial  
South: “R-2” Medium Density Residential  
East: “R-2” Medium Density Residential  
West: “I-1” Light Industrial

Surrounding Land Uses: North: Monica Elevator Company  
South: Residential  
East: Residential  
West: Residential

Public Services: Fire: Akron-Princeville FPD  
Water: Private well  
Schools: Princeville CUSD #326  
Sewer: Private septic

Transportation: N. Daily Rd., County non-primary highway

Pertinent Zoning Cases On Site: None.
Pertinent Zoning Cases In Surrounding Area: None.

Department of Planning and Zoning Recommendation: APPROVAL
Case Analysis

Request and Location: The petitioner, Jason Talley, requests to rezone a proposed 0.60-acre tract from “I-1” Light Industrial to “R-2” Medium Density Residential. The petitioner wishes to purchase this proposed 0.60-acre tract and adjoin it with his adjacent parcels to the east and south. The petitioner currently owns the parcel to the east, which contains his dwelling, and the parcel to the south, which contains his accessory structure. Purchasing the 0.60-acre tract and adjoining it to these parcels will allow the petitioner to connect his two properties into one combined property. The subject tract is a vacant piece of a larger property owned by the Monica Elevator Company. The subject property is located off N. Daily Rd. in the Southwest Quarter of Section 21 in Princeville Township.

Pertinent Zoning Cases on Site: None.

Pertinent Zoning Cases in Surrounding Area: None.

Surrounding Zoning and Land Use: The proposed 0.60-acre tract is currently zoned “I-1” Light Industrial, along with the tract’s 4.34-acre parent parcel. Zoning to the north and west is also “I-1” Light Industrial. To the south and east is “R-2” Medium Density Residential zoning. The 0.60-acre tract is currently vacant. Aerial imagery dating from 1997 shows that the 0.60 acres have been vacant from this date to the present. Buildings for the Monica Elevator Company, an agriculturally related business consisting of grain elevators and machine storage, have been located on other parts of the parcel. The subject tract is within the unincorporated Town of Monica, which consists of the “I-1” Light Industrial and “R-2” Medium Density Residential zoning districts. The majority of the “I-1” zoning district is occupied by the Monica Elevator Company. Most of the town is zoned “R-2” Medium Density Residential and consists of the Princeville Township building, single-family dwellings, and vacant residential lots.

The petitioner requests to rezone the subject 0.60-acre portion of a 4.34-acre parcel from “I-1” Light Industrial to “R-2” Medium Density Residential. The petitioner owns the parcel directly east of the 0.60-acre tract, and this parcel contains his current residence. The petitioner also owns the parcel directly south of the 0.60-acre tract, and this parcel contains a residential accessory building used by the petitioner. The petitioner wishes to combine his dwelling parcel with his accessory structure parcel. An additional single-family dwelling owned by a different party separates the petitioner’s residence from the petitioner’s accessory structure. Given the existing dwelling separating the parcels, the only method of combining them would be to adjoin land to the west to both parcels. This land, the 0.60-acre tract, is currently zoned “I-1” and cannot be combined with “R-2” due to the incompatible zoning classification. Accordingly, the petitioner wishes to rezone the subject 0.60-acre tract to match the zoning of his parcels and combine them into one. The petitioner’s request would rezone a vacant tract of industrial land for residential use and match the character of the surrounding residential uses in the Town of Monica.

Technical Adequacy: The proposed tract is currently zoned “I-1” Light Industrial. The standards for the “I-1” Light Industrial District are discussed in Section 5.10 of the Unified Development Ordinance. The petitioner wishes to rezone the proposed 0.60-acre tract to “R-2” Medium Density Residential in order to combine his existing parcels, so the tract would not be used as a separate building site or taxing parcel. The standards for the “R-2” Medium Density Residential District are discussed in Section 5.5 of the Unified Development Ordinance. Residential uses are permitted as of right in the “R-2” District. The petitioner intends to combine the proposed tract with his dwelling parcel to the east and his accessory structure parcel to the south, which are both zoned “R-2.” Parcels with different zoning classifications may not be combined, so the petitioner’s request would allow for the combination of the tract with his adjacent parcels. The petitioner’s request would allow for the tract to be used residually in conjunction with his dwelling and accessory structure. The petitioner’s request is consistent with the standards of the “R-2” Medium Density Residential District.

Environmental Impacts: The petitioner states that the property would be served by private well and private septic. The proposed 0.60-acre tract is currently vacant and does not contain a well or septic system. The petitioner wishes to rezone the proposed tract in order to combine his existing parcels, so the tract would be added to adjacent parcels and would not be used as a separate building site or taxing parcel. At the time of the Peoria City/County Health Department’s review, no conditions were found that would cause the Department to recommend denial of the request. However, during the review it was determined by the Department that if any plumbing is installed on the property, a private onsite wastewater permit will be required. The petitioner’s request to rezone the subject tract for residential use should have a minimal effect on the surrounding environment.

Transportation Impacts: The proposed 0.60-acre tract does not have road frontage, but the tract’s parent parcel has frontage on N. Daily Rd., a County non-primary highway. The proposed tract cannot stand alone as a separate building site
or taxing parcel because it does not have road frontage. Therefore, the tract must be combined with adjacent parcels for plat approval. This review and approval occurs at the administrative level by the plat officer in Planning and Zoning. The petitioner’s dwelling parcel and accessory structure parcel also have frontage on N. Daily Rd. The petitioner intends to combine the proposed 0.60-acre tract with his adjacent parcels, and the tract will not be used as a separate building site or taxing parcel. No new access points are proposed for the tract. Accordingly, the petitioner’s request should have minimal impact on local traffic patterns. The County Highway Department has no objections to the petitioner’s request.

**Land Use Form:** The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Unincorporated Center. The Plan notes that Unincorporated Centers are almost entirely residential, although small neighborhood commercial uses are occasionally present. The petitioner requests to rezone the proposed 0.60-acre tract from “I-1” Light Industrial to “R-2” Medium Density Residential. The petitioner wishes to combine the tract with his dwelling parcel to the east and his accessory structure parcel to the south. Were the rezoning granted, the 0.60-acre tract would be used residentially in conjunction with the dwelling and accessory structure. The petitioner’s request is consistent with the residential character of the Unincorporated Center Land Use Form.
Conclusions

**Consistency with the General Area (Existing Uses, Zoning, and Need)**. The proposed 0.60-acre tract is part of a larger parcel within the unincorporated Town of Monica. “I-1” Light Industrial and “R-2” Medium Density Residential are the only zoning districts present in the Town of Monica. The majority of the “I-1” zoning district is occupied by the Monica Elevator Company, an agriculturally related business consisting of grain elevators and machine storage. Most of the town is zoned “R-2” Medium Density Residential. The proposed 0.60-acre tract is adjacent to “R-2” Medium Density Residential zoning. Adjacent properties are used residentially. The petitioner wishes to combine his dwelling parcel with his accessory structure parcel, and the only method of combining them would be to adjoin land to the west to both parcels. This land, the proposed 0.60-acre tract, is currently zoned “I-1” and cannot be combined with “R-2.” Accordingly, the petitioner wishes to rezone the proposed 0.60-acre tract to match the zoning of his parcels and combine them into one. The petitioner’s request would allow the proposed 0.60-acre tract to be used residentially in conjunction with the petitioner’s dwelling and accessory structure. The 0.60 acres are not currently used by the Monica Elevator Company. The petitioner’s request will allow him to add the proposed 0.60-acre tract to his adjacent parcels in order to combine his dwelling property and accessory structure property.

**Conformance of the Subject Property (Property Value, Suitability, Vacancy)**. The petitioner’s rezoning request would allow him to combine his dwelling parcel and accessory structure parcel and allow the proposed 0.60-acre tract to be used residentially. The 0.60 acres are not currently used by the Monica Elevator Company. The tract has been vacant since at least 1997, as elevator buildings have been located on different parts of the parcel. The tract would be combined and used residentially in conjunction with the dwelling and accessory structure. The unincorporated area of Monica is predominantly residential with the exception of the Monica Elevator Company. The request is compatible with surrounding land uses and zoning.

**Impact on the Public (Welfare and Relative Gain)**. The proposed 0.60-acre tract is currently zoned “I-1” Light Industrial. The petitioner requests to rezone the proposed tract to “R-2” Medium Density Residential in order to combine the tract with his dwelling parcel to the east and his accessory structure parcel to the south. The petitioner’s request would allow for the tract to be used residentially in conjunction with his dwelling and accessory structure. The petitioner’s request would also allow for the tract to be consistent with the mostly residential character of Monica.

**Consistency with Adopted County Plan**. The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Unincorporated Center. The Plan notes that Unincorporated Centers are almost entirely residential, although small neighborhood commercial uses are occasionally present. The petitioner requests to rezone the proposed 0.60-acre tract from “I-1” Light Industrial to “R-2” Medium Density Residential. The petitioner wishes to combine the proposed tract with his dwelling parcel to the east and his accessory structure parcel to the south. Were the rezoning granted, the 0.60-acre tract would be combined with these parcels and used residentially. The petitioner’s request is consistent with the residential character of the Unincorporated Center Land Use Form.
Staff Recommendation

Based on the above information, the Department recommends approval.

Respectfully submitted,

Taylor Armbruster  Kathi Urban
Planner I     Director
A part of the old Railroad Depot Grounds in a part of the Southeast Quarter of Section 21, Township 11 North, Range 6 East of the Fourth Principal Meridian, Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:

Commencing at an iron rod at the Southwest Corner of Lot 15 in Block B in G. R. Campbell's Addition to Monica. Said rod also being the Southeast corner of Lot 23 in said Addition; Thence South 89 degrees 26 minutes 39 seconds West, along the South line of said Lot 23 and continuing along the South line of Lot 24 in said Addition, a distance of 295.41 feet to an iron rod at the West corner of said Lot 24; Thence North 55 degrees 46 minutes 52 seconds East, along the South line of said Railroad Depot Grounds, a distance of 212.11 feet to an iron rod at the Place of Beginning for the tract to be described; Thence North 34 degrees 14 minutes 17 seconds West, a distance of 72.97 feet to an iron rod; Thence North 55 degrees 45 minutes 43 seconds East, a distance of 382.21 feet to an iron rod at the Northwest corner of a 0.24 acre tract; Thence South 00 degrees 35 minutes 36 seconds East, along the West line of said tract, a distance of 87.68 feet to an iron rod on the South line of said Depot Grounds; Thence South 55 degrees 45 minutes 58 seconds West, along said South line, a distance of 333.63 feet to the Place of Beginning and containing 0.60 acres, more or less. Subject to all easements of record.

(Princeville Township 02-21-327-010)
MINUTES OF THE DELIBERATION OF THE
PEORIA COUNTY ZONING BOARD OF APPEALS

A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, July 14, 2022. The meeting was called to order by Chairperson Linda O’Brien at 9:00 a.m.

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

ABSENT: Randy Weber, LaVonne Sammis, Justin Brown

STAFF: Kathi Urban – Director
 Andrew Braun – Assistant Director
 Taylor Armbruster – Planner I
 Jack Weindel – Planner I
 Jennie Cordis Boswell – Civil Assistant State’s Attorney
 Sarah Cox – ZBA Administrative Assistant

Case No. ZBA-2022-029 at 9:00 a.m. Hearing to be held in Room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of JASON TALLY, acting on behalf of MONICA ELEVATOR (owner), a REZONING request from “I-1” Heavy Industrial to “R-2” Medium Density Residential. The petitioner proposes to rezone 0.60 acres in order to combine additional property with his existing parcels.

FINDINGS OF FACT FOR REZONING
Section 20-3.6.4

In evaluating a proposed rezoning, the following factors shall be considered, not one of which shall be controlling:

1. The existing uses and zoning of nearby property;
   - The petitioner proposes to rezone 0.60 acres currently zoned "I-1" Heavy Industrial to "R-2" Medium Density Residential, in order to combine additional property with his existing parcels. Rezoning would allow the 0.60-acre tract to be used residentially in conjunction with the petitioner's dwelling and accessory structure. The request is compatible with surrounding land uses and zoning.

2. The extent to which property values are diminished by the particular zoning restriction;
   - If rezoning is granted, property values may possibly increase. Refer to #1.

3. The extent to which the destruction of property values of the applicant promotes the health, safety, morals or general welfare of the public;
   - Non-applicable. Refer to #1.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner;
The petitioner’s request would allow for the tract to be used residentially in conjunction with his dwelling and accessory structure. If the request is granted, rezoning of the tract would coincide with the mostly residential character of Monica.

5. The suitability of the subject property for the zoned purposes;
   • Rezoning would allow the 0.60-acre tract to be used residentially in conjunction with the petitioner’s dwelling and accessory structure. The petitioner’s request is compatible with surrounding land uses and zoning.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the subject property;
   • The subject parcel is not currently used by the Monica Elevator Company and has been vacant since at least 1997.

7. The community need for the proposed use; and
   • Refer to #1 and #4.

8. Whether the proposed change would be contrary to any officially adopted County plan.
   • The petitioner’s request is consistent with the residential character of the unincorporated center land use form.

A motion to approve the Findings of Fact was made by Mr. Fletcher and seconded by Mr. Duncan. Six affirmative votes; (6-0). A motion to approve the proposed rezoning was made by Mr. Fletcher and seconded by Mr. Duncan. A vote was taken, and the motion was approved; (6-0).

Meeting adjourned 9:53 a.m.

Respectfully submitted,

Sarah Cox
ZBA Administrative Assistant
TO THE HONORABLE COUNTY BOARD

COUNTY OF PEORIA, ILLINOIS

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

RE: Approval of Rezoning, Petition of Jason W. Talley.

RESOLUTION

WHEREAS, the County of Peoria has enacted a Unified Development Ordinance, Chapter 20 of the Peoria County Code; and

WHEREAS, said ordinance zones the subject property as “I-1” Light Industrial; and

WHEREAS, the petitioner has requested this property be zoned “R-2” Medium Density Residential in order to combine additional property with his existing parcels; and

WHEREAS, a hearing on said Rezoning was held before the Zoning Board of Appeals (ZBA) on July 14, 2022 in Case No. ZBA-2022-0029; a copy of the deliberation minutes of said hearing and a legal description of the subject property are attached; and

WHEREAS, the ZBA deliberated its decision on July 14, 2022, and voted to recommend approval of the Rezoning; a copy of the ZBA's findings of fact is attached; and

WHEREAS, your Committee met on July 25, 2022 to consider the ZBA's recommendation and voted to approve the Rezoning.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County, that the Rezoning in Case No. ZBA-2022-0029 is hereby approved.

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

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE