AGENDA
Land Use Committee
Monday, August 22, 2022
@ 4:00 PM
Peoria County Courthouse, Room 403

1. Call to Order

2. Approval of Minutes
   • July 25, 2022

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

4. Zoning Cases
   • #ZBA-2022-0031, Petition of Linda Ramsey

5. Subdivision Waivers
   • #WAV-2022-0003, Petition of Linda Ramsey

6. Miscellaneous

7. Adjournment
MINUTES
LAND USE COMMITTEE REGULAR
JULY 25, 2022 @ 4:00 P.M.

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

MEMBERS ABSENT: Sharon Williams

OTHERS PRESENT: Jennie Cordis Boswell – State’s Attorney's Office; 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 4:02 p.m.

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

Approval of Minutes:
A motion to approve the Land Use Committee minutes from June 20, 2022, was made by Ms. Allison and seconded by Mr. Watkins. A vote was taken, and the motion carried. (6-0) (Mr. Elsasser voted via teleconference)

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

Unsafe Structures: No questions or comments.

Development Summary: No questions or comments.

Mr. Dillon moved to receive and file the reports.

Zoning Cases:
ZBA-2022-029, Petition of Jason W. Tally
Mr. Windish made a motion to approve the rezoning request and was seconded by Ms. Allison.

Ms. Urban summarized the case. This is a proposal 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 parcels that Mr. Tally owns. The petitioner currently owns the parcel to the east, which contains his dwelling, and the parcel to the south, which contains an accessory structure. He plans to purchase the .60-acre parcel in order to connect the two existing parcels. There will not be a new building lot created. There were no consents or objections on file. The parcel will be accessed
by the existing parcel’s access from N Daily Road. The County Highway and the Peoria City/County Health Department had no objections. The proposed tract is within the unincorporated Town of Monica, which is mostly residential, with the exception of Monica Elevator. This is consistent with both the zoning and use of the area. It is also consistent with The Peoria County Comprehensive Plan designation of unincorporated center, which are almost entirely residential. Staff recommends approval and ZBA recommended approval unanimously.

Mr. Dillon asked how a piece of industrial land ended up in the middle of a residential area. Ms. Urban explained that the industrial portion is owned by Monica Elevator and is a piece of a larger parcel of over 4 acres. It is used for the elevator, but they agreed to sell the .60-acre portion that isn’t being used.

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

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

**Miscellaneous:**

**Adjournment:**
Mr. Dillon adjourned the meeting at 4:06 p.m.

*Recorded by: Sarah Cox, ZBA Administrative Assistant*
TRI-COUNTY REGIONAL PLANNING COMMISSION  
456 FULTON STREET, SUITE 420  
PEORIA, IL 61602  
Phone: 309-673-9330 FAX: 309-673-9802  
www.tricountyrpc.org

Minutes

Ways & Means Committee................. ........................................... 8:30 a.m, July 6, 2022  
Full Commission/Executive Board (in lieu of Lack of Quorum) ...9:00 a.m., July 6, 2022  

Minutes

1. Call to Order, Welcome, Recognition of Audience

2. Roll Call

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<td>Leon Ricca, Bartonville</td>
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<td>John Kahl, East Peoria.</td>
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<td>Russ Crawford, Tazewell Co.</td>
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<td>Mike Phelan, Peoria Heights</td>
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<td>Don Knox CityLink</td>
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<td>Gary Manier, Washington</td>
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<td>Karen Dworsky, IDOT</td>
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<td>James Dillon, West Peoria</td>
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Present: Eric Miller, Ray Lees, Debbie Ulrich, Francesca Lewis, Logan Chapman, Gabriel Guevara, Michael Bruner, Rebecca Eisele, and Reema Abi-Akar. Virtual: Mike Huddleson-IDOT, and Eric Arnold, City of Glasford. Also present: Brandon Geber-IDOT

3. Public Input

Eric Arnold from City of Glasford mentioned his concerns of Rt. 24 to Hanna City and wanted to learn the dynamics of the Commission.

4. Motion to approve June 1, 2022, Commission minutes

Ron Talbot moved to approve June 1, 2022, Commission minutes and John Kahl seconded. Motion carried.

5. Chairman report- none
6. **Executive Director report**

Eric Miller reported on the following:
- New revenue for projects
- Rail consultant is finishing. The feasibility study is in final steps.
- Don White asked for TCRPC to look into environmental perspectives
- Ann Sasso asked about the grant approval of the SPR grant

7. **Ways and Means Report**

   a. **Motion to approve May 2022 Financial Statements and Billings (Resolution 23-03)**
      
      Leon Ricca moved to approve May 2022 Financial Statements and Billings (Resolution 23-03) and Ron Talbot seconded.
      
      Rebecca Eisele reported on the following:
      - Operating Activities in May resulted in a net surplus of approximately $7k.
      - Balance Sheet
        - End of month Operating cash was $772k, and net cash decreased in May by about ($90k)
        - Accounts Receivable at the end of the month was $244k. Of the A/R balance, $169k was federal funds, $66k was state funds, and $8k was local funds.
        - Accounts Payable at the end of the month was $67k, there was $57k in unpaid pass-through expenses as of the end of May. The remaining $10k A/P balance included regular monthly bills, including health, dental, vision, and life insurances.
      - Income Statement
        - Total Current Billings for May were $149k, minus direct pass-throughs of $77k, resulting in Operating Revenue of approximately $72k. May included 21 regular working days and 1 paid holiday.
        - Total Expenses for May were $142k, minus direct pass-throughs of $77k resulting in Operating Expenses of $65k.
        - May ended with a net surplus of about $7k, and FY22 has a year-to-date surplus of $26k.

   b. **Motion to approve Morton Community Bank signatories (Resolution 23-04)**
      
      Russ Crawford moved to approve Morton Community Bank signatories (Resolution 23-04) and John Kahl seconded.
      
      Motion carried.

8. **Administration**

   a. **Motion to approve Consultant Contract for Compensation/Benefits Study (Resolution 23-08)**
      
      Rick Powers moved to approve Consultant Contract for Compensation/Benefits Study (Resolution 23-08) and Ron Talbot seconded.
Eric Miller discussed that Erik Christian will be doing a salary survey. Motion carried.

b. Motion to approve Salary Ranges of Full-Time and Part-Time Employees (Resolution 23-02)
John Kahl moved to approve Salary Ranges of Full-Time and Part-Time Employees (Resolution 23-02) and Leon Ricca seconded.
Eric Miller mentioned this is a practice of the Commission to review and adjust the Wage and Salary Schedules listed in the Employee Handbook. This adjustment is partially based on the U.S. Dept. of Labor’s Consumer Price Index and input from other sources. The attached report from DOL indicates that the CPI ending in June 2022 has increased 8.6%. Last year, the schedules were adjusted upward of 3%. Based on the information, I am recommending Commission to adjust the wage and salary schedule by 4%. Motion carried.

c. Motion to approve Salary increases of Full-Time and Part-Time Employees (Resolution 23-01)
Leon Ricca moved to approve Salary increases of Full-Time and Part-Time Employees (Resolution 23-01) and Greg Menold seconded.
- Eric Miller explained that the Commission will be giving 6% to all employees. We have put 8% in our budget which will give us a chance to give more to those that go beyond of the duties.
- Russ Crawford added we give a lump sum to the Executive Director, and he has a 2-tier evaluation and can give COLA, and then recognize those that deserve more in a promotion in place or a promotion.
- Gary Manier asked if the hrFIT survey comes back with less do you take some away from employees and Eric Miller said no.

d. Motion to approve agreement for IT administration and web hosting services (Resolution 23-05)
John Kahl moved to approve agreement for IT administration and web hosting services (Resolution 23-05) and Ron Talbot seconded.
Mike Bruner updated that we went through the procurement process to upgrade the Commission’s Server and associated IT infrastructure. This is to allow the Executive Director to enter a contract with our IT vendor to administer the Commission’s new server and associated IT infrastructure. The contract includes the Commission’s phone number, backup internet, website hosting, and IT support. The cost of this contract has been accounted for in the Commission’s FY23 budget. Motion carried.

e. Motion to approve purchasing of technology and equipment upgrades (Resolution 23-06)
John Kahl moved to approve purchasing of technology and equipment upgrades (Resolution 23-06) and Ron Talbot seconded.
Michael Bruner updated that on an annual basis staff evaluates the Commission’s computer hardware and software needs. The staff had identified a need for two new workstation computers and monitors. Additionally, the staff has identified a need to replace its video conferencing to upgrade to a wireless unit that improve sound quality and recording capabilities for Commission meeting. The cost for these purchases has been identified and budgeted in existing Commission contracts with IDOT: FY 2022 and 2023 UPWP. Motion carried.
9. Planning
   a. Motion to approve the adoption of FY 2023-26 Transportation Improvement Program (Resolution 23-07)
      Russ Crawford moved to approve the adoption of FY 2023-26 Transportation Improvement Program (Resolution 23-07) and John Kahl seconded.
      Michael Bruner explained the following:
      - Transportation Improvement Program (TIP) is one of our federally required documents and includes a listing of federally funded transportation projects in the Metropolitan Planning Area or MPA for the next 4 years (FY 2023-2026) and includes, roadway transit, and non-motorized projects.
      - The TIP was out for a 30-day public comment period, which expired on June 30th. There were no public comments and Technical recommended the approval at their June 15th meeting which includes: MPO Self-Certification, Financial Plan, Project listing and Illustrative Project Listing. These are projects that would be funded if money would come available during the TIP four-year period, but currently have no federal funding associated with them.
        - Russ Crawford asked why to regenerate the list and Bruner said we chose to use TIP numbers. Brandon Geber said the goal is to prioritize the list. Russ Crawford suggested to prioritize the list better. Ron Talbot asked if we need to have the funds set aside and Brandon Geber said yes. Rick Powers said the list needs to be amended some projects are missing.
      Motion carried.
   b. Discussion and approval of Safe Streets and Roads for All Discretionary Grant - Attachment
      Michael Bruner updated on the following:
      The Bipartisan Infrastructure Law (BIL) established the new Safe Streets and Roads for all (SSA) discretionary program. This includes the following:
      - Included $5 billion in appropriated funds over the next 5 years and it support the National Roadway Safety Strategy and USDOT’s goal of zero deaths and serious injuries on our nation’s roadways.
      - Eligible activities within the SS4A grant include developing or updating a Comprehensive Safety Action Plan (CSAP), Conducting supplemental planning activities for a CSAP, or implementing projects identified in CSAP to be eligible for an implementation grant, jurisdictions must have a CSAP. The grant is 80/20. Applications are due on September 15, 2022, at 4:00 p.m. CST.
      - The staff proposes to apply for the region to have a consultant develop a Comprehensive Action Plan. This application will include both urban and rural areas in all three counties. Local match would either come from participating jurisdictions or membership dues. To encourage regional cooperation and collaboration, the FHWA recommends only one jurisdiction applies for funding (unless the scope is significantly different)
      Ann Sasso asked the estimated cost and Michael Bruner said $4 to $5 hundred.

10. Updates
   - Strategic Planning
Eric Miller updated the final report is complete and he will review and bring back to Commission.

- **Congestion Management Plan**
  Reema Abi-Akar reported on the following:
  As the MPO, Tri-County is required to develop a Congestion Management Process (CMP) as per the requirements of 23 Code of Federal Regulation (CFR) Part 450.322. The CMP maps the region’s transportation network and identifies the areas with high traffic to be able to manage them effectively in the future.

  We worked with our consultant Lochmueller Group for this plan. We are also working with them moving forward for our update Activity Based Travel Demand Model. The plan identifies eight objectives across the sectors of public health, mobility and connectivity, freight, and environment (same as LRTP)
  1. Reduce fatal and severe injury crashes
  2. Improve travel time reliability for auto and trucks
  3. Reduce recurring congestion
  4. Increase mode share of non-SOV modes
  5. Improve and expand pedestrian and bicycle infrastructure
  6. Enhance transit services in the region
  7. Reduce the amount of congested roadways in the network
  8. Develop and maintain a signal retiming program.

  There is a 30-day public comment period. July 1- July 31. We will hold a public meeting during the July Technical meeting: July 2 @ 9am. We have distributed this to 20 libraries in the region. You can find documents on the Document page of our website: [https://tricountyrpc.org/documents/cmp-update-draft/](https://tricountyrpc.org/documents/cmp-update-draft/)

- **IDOT**
  Brandon Geber updated the State Research is 1 month behind.

- **FHWA**-nothing to report

11. **Other**
   Eric Miller said there is an Open House today at Gateway Building for Adams St. and Jefferson Ave proposed Two-Way Traffic Conversion from 4:00pm to 6:00pm

12. **Adjournment**
   Rick Powers moved to adjourn at 10:00 am 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: August 22, 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:

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Adam Willard
DEPARTMENT: Planning & Zoning
DATE: 8/9/2022

ATTACHMENTS:

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<td>Unsafe Structure</td>
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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 Oct. 5th.

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. **This case was continued until Sept. 7th.**

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. This property was fined again and continued until Aud. 3rd. This property was fined and closed.

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. This property was fined and continued until Aug. 3rd. This property was fined and case was closed.

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.

Medina, Teresa- 511 Kickapoo Creek Rd.- Limestone- Sec. 12 – (17-12-352-004) – Complaint # 2022-000204- This house has been abandoned. There is a hole in the foundation in the back of the house That can cause the house to collapse. The roof is sagging due to rafters rotting from holes in the roof.

**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.
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.

**Compliance Year – 2018**

...
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.
NON-RESIDENTIAL BUILDING

BLDNR-2022-000012  Type: Non-Residential Building  
Issue Date: 07/11/2022  Valuation: $29,816.00  
Main Address: 10639 N STATE ST  
Description: ROOF-MOUNTED SOLAR PANELS  
Parcel: 0927430004

BLDNR-2022-000013  Type: Non-Residential Building  
Issue Date: 07/06/2022  Valuation: $80,873.00  
Main Address: 1113 N SWORDS AVE  
Description: ADD FUELING STATION AT PDC SITE  
Parcel: 1701427031

TELE-2022-000011  Type: Telecommunications  
Issue Date: 07/26/2022  Valuation: $10,000.00  
Main Address: 11425 W LAKESHORE DR  
Description: CO-LOCATE ON EXISTING TOWER  
Parcel: 0224300011

TELE-2022-000012  Type: Telecommunications  
Issue Date: 07/13/2022  Valuation: $15,000.00  
Main Address: 5625 W PARK SCHOOL RD  
Description: CO-LOCATE ON EXISTING TOWER  
Parcel: 0803400003

TELE-2022-000013  Type: Telecommunications  
Issue Date: 07/18/2022  Valuation: $35,000.00  
Main Address: W RICHWOODS BLVD  
Description: CO-LOCATE ON EXISTING TOWER  
Parcel: 1325153002

TOTAL VALUE FOR NON-RESIDENTIAL CONSTRUCTION THIS PERIOD: $170,689.00

RESIDENTIAL NEW HOME CONSTRUCTION

17
**BLDR-2022-000006**  
**Type:** Residential New Home Construction  
**Main Address:** 9302 N KENNETH ST  
**Parcel:** 0934453021  
**Issue Date:** 07/15/2022  
**Valuation:** $312,000.00  
**Description:** NEW SINGLE-FAMILY RESIDENCE

**TOTAL VALUE FOR NEW HOME CONSTRUCTION THIS PERIOD:** $312,000.00

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### ALL PERMITS

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ISSUE: ZBA Case #ZBA-2022-031. A Special Use as required in Section 20-5.2.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25-acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the “A-2” Agricultural District. The petitioner proposes to divide an existing 9.708-acre parcel into 3 parcels of approximately 1.284 acres, 1.567 acres, and 6.857 acres.

BACKGROUND/DISCUSSION: This case is in District #13, which is County Board member Jim Fennell’s district. The petitioner, Linda K. Ramsey, requests a Special Use in order to divide a 9.708-acre parcel into three separate tracts of approximately 1.567 acres, 1.284 acres, and 6.857 acres. The existing parcel contains three dwellings. According to the petitioner’s site plan, the proposed 1.567-acre Lot 1 contains the eastern “brick” house, the proposed 1.284-acre Lot 2 contains the southern “pool” house, and the remaining approximately 6.857-acre Lot 3 contains the western “white” house. The subject parcel is located at 21721 N. Yankee Ln. in the Northwest Quarter of Section 9 in Chillicothe Township. Waiver #WAV-2022-0003 is a concurrent waiver request from Section 20-8.3.4.1.b.2.b of the Unified Development Ordinance (UDO). This section requires that if a public water supply does not exist within a reasonable distance of a newly created subdivision, the developer must obtain a waiver from the County Board in accordance with subsection 20-8.3.4.1.d. The subject parcel does not have access to public water, and a public water supply is not within a reasonable distance, which is defined as 300 feet for a single-family dwelling. The subject parcel and all surrounding parcels are zoned “A-2” Agricultural. The subject parcel consists of three single-family dwellings and timber. Land to the north and south consists of single-family dwellings and timber, and timber is located to the west. A small cemetery is located to the east of the property, and Coal Hollow Park, owned by the Chillicothe Park District, is located to the north and east across N. Yankee Ln. Across State Route 29 to the east are row-crop agricultural fields. The petitioner’s request is consistent with the residential land use and character in the surrounding area. Section 20-5.2.2.1.a.1 of the Peoria County Unified Development Ordinance allows for a special use when a proposed land split does not meet the 25-acre minimum lot size in the “A-2” Agricultural Zoning District. The petitioner proposes to divide a 9.708-acre parcel into three separate tracts of approximately 1.567 acres, 1.284 acres, and 6.857 acres. Section 20-6.1.3 of the Unified Development Ordinance requires that excepting communication support structures, no more than one principal building shall be located on a lot, except as approved as a special use or temporary use. The petitioner’s request would bring the subject parcel into compliance with the Unified Development Ordinance by creating a separate parcel for each existing dwelling. A LESA was conducted on the parcel. The site scored 53.6 out of 100 for the agland evaluation, which is a low rating for agricultural protection. The subject parcel scored 148.8 out of 300, which is a low rating for agricultural protection. The subject parcel is currently served by two private wells and three private septic systems. The Peoria City/County Health Department has commented that Chapter 23, Onsite Wastewater Treatment Systems of the Peoria County Code outlines requirements for subdivisions using onsite wastewater treatment systems for the disposal of wastewater. These requirements must be met during the subdivision review process. The subject parcel has road frontage along N. Route 29, a State highway, and N. Yankee Ln., a County non-primary highway. All three dwellings are currently accessed by one driveway from N. Yankee Ln. The petitioner proposes to create a new access driveway off N. Yankee Ln. for the proposed “pool” house property. This driveway would be located to the south of the existing driveway. The petitioner intends to create an easement for access to the “white” house through the “brick” house’s proposed property. The County Highway Department has no objections. Access permits for new parcels onto Yankee Lane will need to be obtained from the County Highway Department prior to the construction of any new driveways. The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Rural and Environmental Corridor. The Plan notes that the Rural Form allows residential lots at a minimum of 1 acre and encourages public water, sewer, or other municipal-type services when available. While public water and sewer are not available at the property, the petitioner proposes to split the property into three tracts of approximately 1.567 acres, 1.284 acres, and 6.857 acres, which is consistent with the Rural Form’s density characterization.

COUNTY BOARD GOALS:

STAFF RECOMMENDATION: Approval with the following restriction:

1. Parcels created by the approval of this Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25-acre minimum lot size of the “A-2” Zoning District.

ZBA RECOMMENDATION: Approval with restriction (6-0)

COMMITTEE ACTION:

PREPARED BY: Taylor Armbruster, Planner I
DEPARTMENT: Planning & Zoning
DATE: August 11th, 2022
Report to the Zoning Board of Appeals for the August 11, 2022 Public Hearing

Date: August 2, 2022

Case/Petitioner: ZBA-2022-031 / Linda K. Ramsey / 15400 N. River Beach Dr., Chillicothe, IL 61523 (owner, Mildred A. Ramsey Estate, 21721 N. Yankee Ln., Chillicothe, IL 61523)

Request: A Special Use as required in Section 20-5.2.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25-acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the “A-2” Agricultural District. The petitioner proposes to divide an existing 9.708-acre parcel into 3 parcels of approximately 1.284 acres, 1.567 acres, and 6.857 acres.

Location: NW 1/4 Section 9, Chillicothe Township / 21721 N. Yankee Ln., Chillicothe / PIN 05-09-100-003

Land Use Form: Rural and Environmental Corridor

Current Zoning: “A-2” Agricultural District

Present Use: Residential

Size of Site: 9.708 acres


Public Services: Fire: Chillicothe Fire Protection District Water: Private Well Schools: Chillicothe IVC #321 Sewer: Private Septic

Transportation: N. Route 29, State highway; N. Yankee Ln., County non-primary highway

Pertinent Zoning Cases On Site: Subdivision Waiver #WAV-2022-0003

Pertinent Zoning Cases In Surrounding Area: None.

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

Request and Location: The petitioner, Linda K. Ramsey, requests a Special Use in order to divide a 9.708-acre parcel into three separate tracts of approximately 1.567 acres, 1.284 acres, and 6.857 acres. The existing parcel contains three dwellings – an eastern “brick” house, a southern “pool” house, and a western “white” house. The petitioner wishes to complete this split in order to settle the property’s estate. The petitioner also wishes to divide the houses in order to bring the parcel into compliance with the requirements of the Unified Development Ordinance, where there can be no more than one dwelling per tax parcel. According to the petitioner’s site plan, the proposed 1.567-acre Lot 1 contains the “brick” house, the proposed 1.284-acre Lot 2 contains the “pool” house, and the remaining approximately 6.857-acre Lot 3 contains the “white” house. The subject parcel is located at 21721 N. Yankee Ln. in the Northwest Quarter of Section 9 in Chillicothe Township.

Pertinent Zoning Cases on Site: Waiver #WAV-2022-0003 is a waiver request from Section 20-8.3.4.1.b.2.b of the Unified Development Ordinance (UDO). This section requires that if a public water supply does not exist within a reasonable distance of a newly created subdivision, the developer must obtain a waiver from the County Board in accordance with subsection 20-8.3.4.1.d. The subject parcel does not have access to public water, and a public water supply is not within reasonable distance. The closest water supply is within the City of Chillicothe, approximately 1.5 miles from the subject parcel. The “brick” house has a private well while the “pool” house and “white” house currently share a well. The petitioner has submitted a well test report for a third well which would service the “pool” house. This waiver is scheduled to be heard concurrently with this request by the Land Use Committee on August 22, 2022 and the Peoria County Board on September 8, 2022.

Pertinent Zoning Cases in Surrounding Area: None.

Surrounding Zoning and Land Use: The subject parcel and all surrounding parcels are zoned “A-2” Agricultural. The subject parcel consists of three single-family dwellings and timber. According to assessments records, the 2,016-square-foot “brick” house was built in 1975, the 1,200-square-foot “pool” house was constructed in 1963, and the 1,600-square-foot “white” house was constructed in 1950. The petitioner proposes to split approximately 1.567 acres with the “brick” house and 1.284 acres with the “pool” house while leaving the remaining approximately 6.857 acres with the “white” house. The majority of the property’s timber will remain with the proposed 6.857-acre tract. Land to the north and south consists of single-family dwellings and timber, and timber is located to the west. A small cemetery is located to the east of the property at the corner of N. Route 29 and N. Yankee Ln. Coal Hollow Park, owned by the Chillicothe Park District, is located to the north and east across N. Yankee Ln. Across State Route 29 to the east are row-crop agricultural fields. The petitioner’s request is consistent with the residential land use and character in the surrounding area.

Technical Adequacy: Section 20-5.2.2.1.a.1 of the Peoria County Unified Development Ordinance allows for a special use when a proposed land split does not meet the 25-acre minimum lot size in the “A-2” Agricultural Zoning District. The petitioner proposes to divide a 9.708-acre parcel into three separate tracts of approximately 1.567 acres, 1.284 acres, and 6.857 acres. The proposed 1.567-acre tract will be split off for the existing “brick” house while the proposed 1.284-acre tract, containing the “pool” house, will be split from the property. The remaining approximately 6.857-acre tract will be split off for the “white” house. Section 20-6.1.3 of the Unified Development Ordinance requires that excepting communication support structures, no more than one principal building shall be located on a lot, except as approved as a special use or temporary use. The petitioner’s request would bring the subject parcel into compliance with the Unified Development Ordinance by creating a separate parcel for each existing dwelling. A LESA was conducted on the parcel. The site scored 53.6 out of 100 for the agland evaluation and 95.2 out of 200 for the site assessment component. The overall LESA score was 148.8 out of 300, which is a low rating for agricultural protection.

Environmental Impacts: The subject parcel is currently served by two private wells and three private septic systems. The “brick” house is served by a private well and private septic system. The “white” house is served by a private septic system and a well shared with the “pool” house. The petitioner has stated that the “pool” house has a newly installed septic system and currently shares a well with the “white” house. Soil profiles and a well test for the proposed 1.284-acre “pool” house property were submitted by the petitioner. The Peoria City/County Health Department has commented that Chapter 23, Onsite Wastewater Treatment Systems of the Peoria County Code outlines requirements for subdivisions using onsite wastewater treatment systems for the disposal of wastewater. These requirements must be met during the subdivision review process. Given that the three dwellings at the subject parcel are each served by individual existing septic systems, the
petitioner’s request to divide the property into three separate tracts for each dwelling should have minimal to no effect on the surrounding environment.

**Transportation Impacts:** The subject parcel has road frontage along N. Route 29, a State highway, and N. Yankee Ln., a County non-primary highway. The existing parcel, and all three dwellings, are currently accessed by one driveway from N. Yankee Ln. The petitioner proposes to create a new access driveway off N. Yankee Ln. for the proposed 1.284-acre “pool” house property. This driveway would be located to the south of the existing driveway. The “brick” house and “white” house would be served by the existing driveway off N. Yankee Ln. The petitioner intends to create an easement for access to the “white” house through the “brick” house’s proposed property. The County Highway Department has no objections. Access for new parcels onto Yankee Lane will need to be obtained from the County Highway Department prior to the construction of any new driveways. According to the 2017 IDOT traffic map, there are approximately 8,150 vehicle trips in a 24-hour period along this portion of N. Route 29 and 650 vehicle trips in a 24-hour period along this portion of N. Yankee Ln. As the residential use of the parcel will not change, the proposed division of the parcel into three separate tracts should have little to no impact on current traffic patterns.

**Land Use Form:** The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Rural and Environmental Corridor. The Plan notes that the Rural Form allows residential lots at a minimum of 1 acre and encourages public water, sewer, or other municipal-type services when available. While public water and sewer are not available at the property, the petitioner proposes to split the property into three tracts of approximately 1.567 acres, 1.284 acres, and 6.857 acres, which is consistent with the Rural Form’s density characterization. The proposal will allow the petitioner to divide a 9.708-acre parcel into three tracts in order to create separate parcels for three existing dwellings. The request is consistent with the Peoria County Comprehensive Land Use Plan.
Conclusions

**Consistency with Adopted County Plan.** The Future Land Use Form Map in the Peoria County Comprehensive Land Use Plan designates this area as Rural and Environmental Corridor. The Plan notes that the Rural Form allows residential lots at a minimum of 1 acre and encourages public water, sewer, or other municipal-type services when available. While public water and sewer are not available at the property, the petitioner proposes to split the property into three tracts of approximately 1.567 acres, 1.284 acres, and 6.857 acres, which is consistent with the Rural Form’s density characterization. The proposal will allow the petitioner to divide a 9.708-acre parcel into three tracts in order to create separate parcels for three existing dwellings. The request is consistent with the Peoria County Comprehensive Land Use Plan.

**Consistency with Community Character.** The subject parcel and all surrounding parcels are zoned “A-2” Agricultural. The subject parcel consists of three single-family dwellings and timber. Land to the north and south consists of single-family dwellings and timber, and timber is located to the west. A small cemetery is located to the east of the property at the corner of N. Route 29 and N. Yankee Ln. Coal Hollow Park, owned by the Chillicothe Park District, is located to the north and east across N. Yankee Ln. Across State Route 29 to the east are row-crop agricultural fields. The petitioner requests to divide a 9.708-acre parcel into three tracts of approximately 1.567 acres, 1.284 acres, and 6.857 acres in order to create separate parcels for three existing dwellings. The parcel earned a LESA score of 148.8 out of 300, which is a low rating for agricultural protection. The petitioner’s request is consistent with the residential land use and character in the surrounding area.

**Minimizing Adverse Effects.** The proposed division of the subject 9.708-acre parcel into three tracts of 1.567 acres, 1.284 acres, and 6.857 acres should not adversely affect surrounding uses, as the division involves three existing dwellings. The petitioner’s request should not create excess noise or negative visual effects. Any change to the transportation system should be minimal. The petitioner does propose to establish a new access driveway off N. Yankee Ln. for the benefit of the “pool” house while the “brick” house and “white” house would be served by the existing driveway off N. Yankee Ln. The petitioner intends to create an easement for access to the “white” house through the “brick” house’s proposed property.

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

**Compliance with Additional Standards.** The proposed use would comply with additional standards for the creation of lots in the “A-2” Agricultural Zoning District as specified in the Unified Development Ordinance. If this special use request is granted, the proposed use would be compliant with the use standards of the UDO. The applicant would be responsible for obtaining all required permits from the Peoria City/County Health Department, the Peoria County Highway Department, and the Peoria County Planning and Zoning Department.
Staff Recommendation

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

1. Parcels created by the approval of this Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25-acre minimum lot size of the “A-2” Zoning District.

Respectfully submitted,

Taylor Armbruster
Planner I

Kathi Urban
Director
Legal Description

Part of the West Half of Section 9, Township 11 North, Range 9 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Beginning at a point on the West line of said Section 9, 216 feet South of the Northwest corner of the Southwest Quarter of said Section 9; thence North along the West line of said Section 9 to the Northwest corner of the Southwest Quarter of said Section 9, being a distance of 216 feet; thence North 57 degrees 10 minutes East to the center line of a public highway as it now runs through the West Half of the Northwest Quarter of said Section 9, being a distance of 898.4 more or less; thence South 24 degrees 55 minutes East, a distance of 268.3 feet, along the center line of said public highway to a point; thence continuing South 27 degrees 28 minutes East, a distance of 206.7 feet along the center line of said public highway to a point; thence South 36 degrees 28 minutes West, a distance of 115.1 feet to a point on the center line of said Section Nine; thence South 24 degrees 08 minutes East, a distance of 165.5 feet to a point; thence South 36 degrees 11 minutes West, a distance of 71.0 feet to a point; thence West a distance of 905.2 feet to the point of beginning; situated in the County of Peoria and State of Illinois. (Chillicothe Township 05-09-100-003)
A meeting of the Peoria County Zoning Board of Appeals was held on Thursday, August 11, 2022. The meeting was called to order by J. Greg Fletcher – Vice Chairperson at 9:00 a.m.

PRESENT: J. Greg Fletcher– Vice Chairperson, Robert Asbell, Chris Duncan, Randy Weber, Stephen Pollack, LaVonne Sammis

ABSENT: Linda O’Brien – Chairperson, Greg Happ, Justin Brown

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

Case No. ZBA-2022-031 at 9:00 a.m. Hearing to be held in Room 403, of the Peoria County Courthouse, Peoria, Illinois.

Petition of LINDA K. RAMSEY, acting on behalf of MILDRED A. RAMSEY ESTATE (owner), a SPECIAL USE as required in Section 20.5.2.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25 acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the “A-2” Agricultural District. The petitioner proposes to divide parcels of 1.284 and 1.567 acres from an existing 10.6 acre tract.

FINDINGS OF FACT FOR SPECIAL USES

Section 20-3.5.4

When considering an application for a special use permit, the decision-making body shall consider the extent to which:

1. That the special use will be consistent with the purposes, goals, objectives, and standards of any officially adopted County plan and these regulations, or if not consistent, the factors which justify deviation;
   • The petitioner requests a split from one large parcel that is 9.708 acres into three parcels consisting of 1.567, 1.284, and 6.857 acres. There are three houses currently on the property. The split requested is due to the estate that left a parcel, one site, and a house to a relative. The future land form map of Peoria County Comprehensive Land Use Guide designates this area as rural and environmental corridor. Each parcel will be over one acre. The plan allows residential lots at a minimum of one acre but encourages public water and sewer when available. Currently public water and sewer is not available to the site. The proposed split into three parcels is consistent with the Peoria County Comprehensive Land Use Plan. There will need to be approval of IDOT and Peoria County for wells and access.
2. That the special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development, or if not consistent, the factors which justify the inconsistency:
   - With each parcel being over one acre, it would be consistent with the overall character of the area. The subject property is surrounded by parcels zoned A-2 agriculture. The property to the south is a residence, and the properties to the north are residences. The property is located at the corner of Route 29 and Yankee Ln. At the bottom of the hill on the corner there is a small cemetery. Coal Hollow Park, owned by Chillicothe Park District, is across the street. Farms are located to the East. The petitioner’s request is consistent with the residential land use and character of the surrounding area.

3. That the design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties, except for land splits in the A-2 District and individual mobile homes;
   - The requested design of the three parcels will have minimal effect on adjacent properties. There should be no increase in noise or traffic at the site. The petitioner does propose a new driveway to access one of the houses and the other two will use the existing driveway. There will be an easement for use of the driveway with the two houses. Access to the new driveway will be off Yankee Lane and the owners would need to obtain permits from Peoria County Highway Department. The Health Department also requires soil borings and mapping for septic on the individual lots.

4. That the development has been reviewed and approved by the Illinois Department of Natural Resources with regard to the presence of endangered species, and archaeological and/or historical resources, if applicable:
   - There hasn’t been a study, but as the request is presented, it does not impact any known natural resources, endangered species, archaeological or historical resources.

5. That the proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the County:
   - The Special Use request, as presented, would be compliant with the Unified Development Ordinance. The petitioner would be responsible for all required permits from the Health Department, the Peoria County Highway Department, Peoria County Planning and Zoning, and IDOT.

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

Meeting adjourned at 10:35 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 Special Use, Petition of Linda K. Ramsey.

RESOLUTION

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

WHEREAS, said ordinance requires a Special Use when a proposed land split does not meet the 25-acre minimum lot size requirement in the “A-2” Agricultural Zoning District; and

WHEREAS, a hearing on said Special Use was held before the Zoning Board of Appeals (ZBA) on August 11, 2022 in Case No. ZBA-2022-0031; 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 August 11, 2022, and voted to recommend approval of the Special Use; a copy of the ZBA’s findings of fact is attached; and

WHEREAS, your Committee met on August 22, 2022 to consider the ZBA’s recommendation and voted to approve the Special Use.

NOW THEREFORE BE IT ORDAINED, by the County Board of Peoria County, that the Rezoning in Case No. ZBA-2022-0031 is hereby approved with the following restriction:

1. Parcels created by the approval of this Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25-acre minimum lot size of the “A-2” Zoning District.

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

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE
AGENDA BRIEFING

COMMITTEE: Land Use  LINE ITEM: N/A
MEETING DATE: August 22, 2022  AMOUNT: N/A

ISSUE: Subdivision Waiver Case WAV-2022-0003

Petitioner(s): Linda Ramsey
Waiver Requests: Section 20-8.3.4.1.b.2.a (Public Water Waiver)
Property Location: NW 1/4, Section 9 in Chillicothe Township (05-09-100-003)
Zoning: “A-2” Agriculture
Land Use Form: Rural & Environmental Corridor

BACKGROUND/DISCUSSION: This case is located in District #13, which is County Board Member Jim Fennell’s district. The petitioner, Linda Ramsey (Mildred A. Ramsey Estate, owner), seeks approval of a waiver from Section 20-8.3.4.1.b.2.a of the Unified Development Ordinance. This section requires a new minor subdivision to have public water supply. This waiver request has been filed concurrently with Special Use request #ZBA-2022-0031.

The petitioner is proposing to serve a 3-lot subdivision with private wells. The existing 9.708-acre tract consists of three single-family dwellings, a detached garage, and timber. There are two existing wells located at the property. The petitioner proposes to divide 1.567 acres for the eastern “brick” house, 1.284 acres for the southern “pool” house, and 6.857 acres for the western “white” house. The “brick” house currently utilizes its own well while the “pool” house and “white” house share a well. The petitioner has submitted well reports from licensed well drillers indicating that the existing shared well servicing the “pool” house and “white” house has a production rate of 7.6 gallons per minute (gpm) and that the existing well servicing the “brick” house has a production rate of 5 gallons per minute (gpm). The petitioner has also submitted a well test by a licensed well driller showing that a hydrant at the proposed “pool” house property produces 15 gallons per minute (gpm). Private wells will be provided for each proposed property. The closest public water supply is approximately 1.46 miles to the southwest (City of Chillicothe). The property is located in the NW ¼ of Section 9 in Chillicothe Township (05-09-100-003).

The Peoria City/County Health Department has commented that Chapter 23, Onsite Wastewater Treatment Systems of the Peoria County Code outlines requirements for subdivisions using onsite wastewater treatment systems for the disposal of wastewater. These requirements must be met during the subdivision review process.

COUNTY BOARD GOALS:

STAFF RECOMMENDATION: Approval
COMMITTEE ACTION:

PREPARED BY: Taylor Armbruster, Planner I
DEPARTMENT: Planning & Zoning
DATE: August 11, 2022
# PETITION FOR WAIVER FROM

## UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION COMPLIANCE

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>Linda K Ramsey</th>
<th>Phone:</th>
<th>309-244-4462</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>15740 N River Beach Dr</td>
<td>Zip:</td>
<td>61523</td>
</tr>
<tr>
<td>City:</td>
<td>Chillicothe</td>
<td>State:</td>
<td>II</td>
</tr>
<tr>
<td>Owner's Name:</td>
<td>Mildred A. Ramsey Estate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>21721 N Yankee Lane</td>
<td>Zip:</td>
<td>61523</td>
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<tr>
<td>City:</td>
<td>Chillicothe</td>
<td>State:</td>
<td>II</td>
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<tr>
<td>Parcel Address:</td>
<td>21721 N Yankee Lane Chillicothe</td>
<td>Parcel Size:</td>
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<tr>
<td>Parcel ID #:</td>
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<td>Land Use Form Designation:</td>
<td>( \text{Rural Environmental Corridor} )</td>
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<tr>
<td>Zoning:</td>
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<tr>
<td>Tract Survey</td>
<td>Y</td>
<td>Subdivision</td>
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<td>Number of Lots to be created:</td>
<td>2</td>
<td></td>
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<td>Ordinance Section(s) to be Waived:</td>
<td>20-8.5.4.1.5.2.a</td>
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</tbody>
</table>

1. Explanation of Request (include specific information):

   Waiver from public water requirement. There is no public water here requiring to have each house on its own well.

2. What hardship exists that prevents you from meeting the Ordinance's minimum requirements?

   Not feasible to extend public water to this area.

3. What impact will the approval of your request have on the immediate area?

   There are existing wells at the property. The rest of the area has wells.

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

**Signature:** Linda K Ramsey  
**Date:** May 31, 2022

**FOR OFFICE USE ONLY**

<table>
<thead>
<tr>
<th>ATTACHMENTS:</th>
<th>Site Plan:</th>
<th>Receipt No.</th>
<th>Fee Paid:</th>
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<td>( \text{Re: 04.13.7} )</td>
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G:\SUBDIVISIONS\SUBDV. Forms\Waiver.2011.docx

WAV-2022-0003
Well Inspection Report

Report For: Linda Ramsey / Richard Rowell
Location of Property 21721 N. Yankee Lane Chillicothe IL.
Well Depth: NA
Water Level: 68
Pumping (GPM): 15 GPM @ hydrant on for 5 mins

Signature: Mark Wagenbach Date 6-16-22
Bill To
JOHN & MILDRED RAMSEY ESTATE
Estate Home Address:
21721 N. Yankee Ln
Chillicothe, IL 61523
No closing yet / Not listed yet

Ship To
Estate Executor:
Linda Ramsey
15400 N. Riverbeach Dr.
Chillicothe, IL 61523
309-922-4462 cell 309-274-4462 home

<table>
<thead>
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<th>Terms</th>
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<th>F.O.B.</th>
<th>Project</th>
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<td>4/8/2022</td>
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<th>Description</th>
<th>Price Each</th>
<th>Amount</th>
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<tr>
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<td>21721 N. Yankee Ln Chillicothe, IL 61523 Brick house</td>
<td>0.00</td>
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<tr>
<td>1</td>
<td>4</td>
<td>SEPTIC INSPECTION 255 BASIC WELL INSPECTION AND WATER TEST 381 paid 4/11/22 #1037</td>
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<td>0.00</td>
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</tbody>
</table>

WE LOOK FORWARD TO DOING BUSINESS WITH YOU!

Total $0.00
WELLP INSPECTION

WELL SIZE 4"  
DEPTH 90' 
STATIC WATER 60  
WELL MATERIAL - PLASTIC STEEL TILBRICK  
PITLESS ADAPTOR Bp 10 x Baker  
TANK MAKE & SIZE WX 207  
PUMP MAKE SHAFER 5 GPM  
HP 1/2 230 V  

TOP OF WELL ABOVE GROUND 

CONDITION OF WELL POOR FAIR GOOD  
COMMENTS:  

[Signature]

WIESENHOFE1  
Well Drilling & Pump Service  
Washburn, Ill. 61570  
Phone: (309)-248-7024
WELL / WATER REPORT

Date: 4/26/2022
Closing Date: N/A

21721 N YANKEE LANE
Address: CHILLICOTHE, IL 61523 - BRICK RENTAL
John & Mildred Ramsey Estate

1. Seller Information: Linda Ramsey (Executor) 2. Buyer Information:
Name: 309-922-4462 Name: N/A
Realtor: Realtor:

3. Property Information:
Parcel ID: 05-09-100-003
Date Evaluation Performed: 4/26/2022
Property Address: 21721 N Yankee Lane Chillicothe, IL 61523
Permit available from Health Dept.: Yes ☐ No ☒ Permit Number:

4. Well Information:
Location of Well: Front (E) side of home
Private Well: Yes ☒ No ☐
Age of home (years): 1950
Community Well: Yes ☐ No ☒
Age of Well: unknown
Location of Pressure Tank: inside well pit
Has well ever been serviced: Yes ☐ No ☐ unknown
Last serviced date: 

5. Pressures & Flow:
Number of bathrooms: 1
GPM Adequate: Yes ☐ No ☒
Does the water flow meet the local health dept. requirements: Yes ☐ No ☒
Number of gallons per minute ran: 2.6
Location flow measured: outside spicket/bath tub
Describe shower pressure on top floor: poor

A. Pressures of Tank:
Low cut in: 0
Constant Pressure: no
High cut in: 10 PSI
Tank PSI: unknown - could not access well pit

B. Well Pump Conditions:
Equipment: tank & switch - newer
Type of Pump: submersible
Pressure Gauge: yes - bad
Voltage: 230-240 V
Well Exterior Evaluation:

A. Well Systems(s)
   Bored ☐ Driven Point ☐ Dug ☐ Drilled X
   Bored ☐ Driven Point ☐ Dug ☐ Drilled ☐

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<td>If abandoned is it properly sealed:</td>
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<td>Comments:</td>
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<td>Within proper code distance to septic/home:</td>
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<td>Location of Well to home:</td>
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<table>
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<td>Front ☐ Back ☒ Side ☐</td>
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7. Water Sample - N/A ☐
   Location of sample: kitchen sink
   Number of minutes water ran: 39
   Water tested for E-Coli: ☐ ☒
   Water tested for Coliform / Bacteria: ☒ ☐
   Water tested for Nitrates: ☐ X
   Any additional tests taken (lead, nitrates etc.) ☐ X
   Was a water sample sent to the lab: PDC Laboratories ☒ ☐
   If so date of sample: 4/26/2022

8. Comments:


Code Violations:

Well lid is wood and in poor condition. 220 well power line is laying under water. Pressure gauge is bad. All pressures are incorrectly set. A mitigation system, sump pit, and humidifier needs to be installed if well pit kept to preserve equipment or pitless adapter and casing is extended above ground. Pressure tank and controls need relocated in basement and pit filled in. In either case a licensed well installer will need to conduct repairs.
Bill To
JOHN & MILDRED RAMSEY ESTATE
Estate Home Address:
21721 N. Yankee Ln
Chillicothe, IL 61523
No closing yet / Not listed yet

Ship To
Estate Executor:
Linda Ramsey
15400 N. Riverbeach Dr.
Chillicothe, IL 61523
309-922-4462 cell 309-274-4462 home

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<th>Description</th>
<th>Price Each</th>
<th>Amount</th>
</tr>
</thead>
</table>
| 1        | 4         | 21721 N. Yankee Ln
Chillicothe, IL 61523
White house, top of hill
BASIC WELL INSPECTION AND WATER TEST
paid 4/11/22 #1037 | 0.00 | 0.00 |

WE LOOK FORWARD TO DOING BUSINESS WITH YOU!

Total $0.00
WELL / WATER REPORT

Date: 4/26/2022
Closing Date: N/A

Address: 21721 N YANKEE LANE
CHILLICOTHE, IL 61523 - WHITE HOUSE ON HILL
John & Mildred Ramsey Estate

1. Seller Information:
Name: Linda Ramsey 309-922-4462
Realtor:

2. Buyer Information:
Name: N/A
Realtor:

3. Property Information:
Parcel ID: 05-09-100-003
Date Evaluation Performed: 4/26/2022
Property Address: 21721 N Yankee Lane Chillicothe, IL 61523
Permit available from Health Dept.: Yes [X] No [ ]
Permit Number: none provided by county

4. Well Information:
Location of Well: Front yard
Age of home (years): unknown
Age of Well: New - unknown exact
Has well ever been serviced: Yes [X] No [ ]
Private Well: Yes [X] No [ ]
Community Well: Yes [ ] No [X]
Location of Pressure Tank: well pit outside
Last serviced date: April 2022

5. Pressures & Flow:
Number of bathrooms: 2.5
GPM Adequate: Yes [X] No [ ]
Does the water flow meet the local health dept. requirements: Yes [X] No [ ]
Number of gallons per minute ran: 7.6
Location flow measured: well room
Describe shower pressure on top floor: good

A. Pressures of Tank:
Low cut in: 38
Constant Pressure: N/A
High cut in: 65
Tank PSI: 38

B. Well Pump Conditions:
Equipment: good
Type of Pump: submersible
Pressure Gauge: yes
Voltage: 230/240
Well Exterior Evaluation:

A. Well Systems(s)  
N/A  □  Bored □  Driven Point □  Dug □  Drilled □

<table>
<thead>
<tr>
<th>Well One: N/A □</th>
<th>Yes No</th>
<th>Well Two: N/A □</th>
<th>Yes No</th>
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<td>Water Purification System:</td>
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<td>If abandoned is it properly sealed:</td>
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<td>Comments:</td>
<td></td>
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<td></td>
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</table>

Within proper code distance to septic/home:

☐ Yes
☐ No

Location of Well to home:

Front ☒ Back ☐ Side ☐

7. **Water Sample**  
N/A □

Location of sample: kitchen sink  
Number of minutes water ran: 24

Water tested for E-Coli: | □ □
Water tested for Coliform / Bacteria: | □ □
Water tested for Nitrates: | □ □
Any additional tests taken (lead, nitrites etc.): | □ □
Was a water sample sent to the lab: PDC Laboratories | ☒ ☐
If so date of sample: 4/26/2022

8. **Comments:**

The well housing containment room located outside of home had 12" of water in bottom. This does not affect any well function other than corrosion of pressure tanks.

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**Code Violations:**

The well pressures, recovery, static hold, and output are good. No problems were noted and the well function was normal at the time of inspection.
Date: August 8, 2022
To: Carey Panier
From: Taylor Armbruster

Re: August Unified Development Ordinance Waiver Request

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

WAV-2022-0003:
The petitioner, Linda Ramsey, seeks approval of a waiver from Section 20-8.3.4.1.b.2.a of the Unified Development Ordinance. This section requires a new minor subdivision to have public water supply. This waiver request has been filed concurrently with Special Use request ZBA-2022-0031.

The petitioner is proposing to serve a 3-lot subdivision with private wells. The existing 9.708-acre tract consists of three single-family dwellings, a detached garage, and timber. There are two existing wells located at the property. The petitioner proposes to divide 1.567 acres for the eastern “brick” house, 1.284 acres for the southern “pool” house, and 6.857 acres for the western “white” house. The “brick” house currently utilizes its own well while the “pool” house and “white” house share a well. The petitioner has submitted well reports from licensed well drillers indicating that the existing shared well servicing the “pool” house and “white” house has a production rate of 7.6 gallons per minute (gpm) and that the existing well servicing the “brick” house has a production rate of 5 gallons per minute (gpm). The petitioner has also submitted a well test by a licensed well driller showing that a hydrant at the proposed “pool” house property produces 15 gallons per minute (gpm). Private wells will be provided for each proposed property. The closest public water supply is approximately 1.46 miles to the southwest (City of Chillicothe). The property is located in the NW ¼ of Section 9 in Chillicothe Township (05-09-100-003).

The Land Use Committee meeting is scheduled for Monday, August 22, 2022. I would greatly appreciate any comments regarding this waiver request no later than Wednesday, August 10, 2022, so that my report to the Land Use Committee includes your comments. If I do not receive any comments by the 10th, I will assume you have no comment, and as such will be reflected in my report.
July 26, 2022

Kathi Urban, Director
Planning and Zoning
Peoria County Courthouse Rm 301
Peoria, IL 61602

RE: REVIEW OF ZBA CASE #ZBA-2022-0031

Dear Ms. Urban:

The Peoria City/County Health Department completed the preliminary review of zoning case #ZBA-2022-0031 on July 18, 2022. This review was conducted to determine compliance with the Peoria County Health Codes pertaining to onsite wastewater disposal and potable water.

Chapter 23, Onsite Wastewater Treatment Systems of the Peoria County Code outlines requirements for subdivisions using onsite wastewater treatment systems for the disposal of wastewater.

Article V Subdivision Lot Size states:

A. All lots not served by sanitary sewer must have an area available which will provide sufficient space to install, maintain and repair an onsite wastewater treatment system. Subdivisions not served by sanitary sewer platted twelve (12) months or more after the adoption of this Chapter shall provide: a designated full size onsite wastewater treatment system area and one (1) full onsite wastewater treatment system replacement area in suitable soils as confirmed by onsite soils evaluation on each lot. Designated area shall be preserved for its original intent.

B. There shall be a sufficient number of soil borings throughout the proposed development for plating so as to allow intensive mapping of soil characteristics and limiting factors related to suitability for onsite wastewater treatment systems. The location of all borings shall be shown on the soil map overlay. Soil borings shall be conducted as outlined in the Illinois Department of Public Health Private Sewage Disposal Licensing Act and Code Section 905.55 part a) soil investigations.

Based on the information above and this Department's review, the following deficiencies were noted:

1. Subdivision Review Application must be completed and returned to this office along with the application fee. Enclosed you will find an application.
2. Soil analysis reports are needed for each lot.
3. The plat must contain information on the location of a designated area for an onsite wastewater treatment system with one full size replacement.
Please be advised the Health Department does not currently support this zoning case and cannot fully comment until the above-mentioned deficiencies are corrected. Once the application, fees, and additional information are submitted, the Health Department will proceed with the plat review process.

Please contact me at 309/679-6161 if you have any questions.

Respectfully,

Carey A. Panier, BS, LEHP, REHS/RS
Director of Environmental Health
August 11, 2022

Linda K. Ramsey
15400 N. River Beach Dr.
Chillicothe, IL 61523

RE: August 22, 2022
Land Use Committee meeting

Dear Applicant,

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

Please be aware that the Land Use Committee meeting will be held on Monday, August 22, 2022 at 4:00 p.m. in Room 402 in the Peoria County Courthouse. This case is scheduled to go to the County Board (Room 403) on September 8, 2022 at 6:00 p.m. for final approval.

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

Sincerely,

Taylor Armbruster
Planner I
Your Land Use Committee does hereby recommend passage of the following Resolution:

RE: Modification of subdivision regulations for Linda Ramsey for a subdivision of part of the NW ¼ of Section 9, Chillicothe Township, Peoria County, Illinois

**RESOLUTION**

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

WHEREAS, Section 20-8.3.4.1.b.2.a of the Unified Development Ordinance allows for modification of the regulations within the Ordinance; and

WHEREAS, this Committee has determined that Linda Ramsey will incur an extraordinary hardship if required to comply with Section 20-8.3.4.1.b.2.a; and

WHEREAS, this Committee has determined that waiving compliance with Section 20-8.3.4.1.b.2.a will not nullify the purpose of the comprehensive plan or the Unified Development Ordinance; and

WHEREAS, your Land Use Committee would recommend waiving compliance with Section 20-8.3.4.1.b.2.a which requires that all new minor subdivisions have a public water supply.

NOW THEREFORE BE IT RESOLVED, by the Peoria County Board, that waiver of compliance with Section 20-8.3.4.1.b.2.a is approved.

NOTICE: Approval of this waiver does not constitute approval of wells or septic systems for the property required by the Peoria City/County Health Department.

RESPECTFULLY SUBMITTED,
LAND USE COMMITTEE