AGENDA
Land Use Committee
Regular & Budget
Monday, October 3, 2022
@ 4:00 PM
Peoria County Courthouse, Room 403

1. **Call to Order**

2. **Approval of Minutes**
   - August 22, 2022

3. **Budget**
   *BUDGET BOOK (Green Pages)*
   - Planning and Zoning
   - Zoning Board of Appeals
   - Planning and Zoning Grant Fund

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

5. **Miscellaneous**

6. **Adjournment**
MINUTES
LAND USE COMMITTEE REGULAR
AUGUST 22, 2022 @ 4:00 P.M.

MEMBERS PRESENT:  James Dillon - Chairperson; Eden Blair – Vice Chairperson, William Watkins, Jennifer Groves Allison, Matt Windish, Brian Elsasser, Sharon Williams

MEMBERS ABSENT:

OTHERS PRESENT:  Jennie Cordis Boswell – State’s Attorney's Office; Scott Sorrell, 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.

Approval of Minutes:
A motion to approve the Land Use Committee minutes from July 25, 2022, was made by Dr. Blair and seconded by Mr. Windish. A vote was taken, and the motion carried. (7-0)

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.

Zoning Cases:
ZBA-2022-031, Petition of Linda Ramsey
Mr. Elsasser made a motion to approve the rezoning request and was seconded by Mr. Watkins.

Ms. Urban summarized the case. The petitioner requests a Special Use to divide an existing parcel into three tracts of approximately 1.5, 1.2, and 6.8 acres, in order to settle an estate. There are currently 3 houses on this existing parcel and this division will result in each house being on its own parcel. This will also bring the property into conformance with the zoning ordinance. There are no consents or objections on file. The property sits at the corner of Yankee Ln., a county highway, and N. Route 29, a state highway in Chillicothe Township. The parcel, and all adjacent parcels, are zoned A-2 agriculture. The surrounding land uses are a combination of single-family dwellings, timber, and agriculture. There is also a small cemetery located to the east of the property and Coal Hollow Park is to the northeast across N. Yankee Ln. The request is consistent with character of the surrounding area. The parcel is currently served by two private wells and three septic systems. The Health Department commented that its review would occur during the
subdivision platting process. A waiver from the public water requirement for a subdivision is required for this case and that waiver is the next case on the agenda. The existing parcel accesses all three houses from one drive off N. Yankee Ln. The petitioner proposes another access point off Yankee Ln., as well as an easement for the third parcel. The County Highway had no objections but will require access permits. This request is consistent with the Peoria County Comprehensive Plan designation of rural and environmental corridor, which encourages residential lots of at least one acre in size. Staff recommends approval with the restriction for A-2 land splits, that the parcel not be divided again without rezoning approval from the County Board. The Zoning Board recommended approval with the same restriction.

Mr. Dillon asked if there were any questions for Ms. Urban and there were none. Mr. Dillon asked if the petitioner was present. Ms. Urban stated that the petitioner and a representative from her attorney’s office were there. Mr. Dillon asked if the petitioner wanted to add anything, and she did not. Mr. Dillon asked if there were any questions, and there were none.

A vote was taken, and the motion carried. (7-0)

**WAV-2022-003, Petition of Linda Ramsey**

Dr. Blair made a motion to approve the rezoning request and was seconded by Ms. Williams.

Ms. Urban summarized the case. The petitioner is requesting a waiver from the requirement that a subdivision have access to public water. The nearest public water supply is 1.46 miles from the parcel toward Chillicothe. There are two existing wells on the property and the production rates are 7.6 and 5 gallons per minute, which both exceed the 3 gallons per minute requirement of the County. The Health Department will review this during the subdivision review process and didn’t currently have a comment. Staff recommends approval.

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

A vote was taken, and the motion carried. (7-0)

**Miscellaneous:**

Ms. Williams asked for an update on the properties that were slated to be demolished. Ms. Urban stated that the County Board had approved the bid from JIMAX as the demo contractor. JIMAX is currently in the process of having the properties tested for asbestos. Staff is also working with the Sheriff’s Department, as they would like to use some of the properties as a place for training. They are looking to determine what properties would work for them. Once those properties are in line, and the asbestos testing is completed, the demolitions will start.

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

**Adjournment:**

Mr. Dillon adjourned the meeting at 4:08 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

Ways & Means Committee: 8:30 a.m., August 3, 2022
Full Commission/Executive Board (in lieu of Lack of Quorum): 9:00 a.m., August 3, 2022

MINUTES

1. Call to Order, Welcome, Recognition of Audience
   Chairman Don White called the meeting to order at 9:00 a.m.

2. Roll Call

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Present: Eric Miller, Debbie Ulrich, Francesca Lewis, Michael Bruner, Rebecca Eisele, and Reema Abi-Akar. Staff virtual: Britney West. Virtual: Denise Passage, City of Chillicothe. Also present: Brandon Geber- IDOT, Virtual- Betsy Tracey- FHWA

3. Public Input- none

4. Motion to approve July 6, 2022, Commission minutes
   John Kahl moved to approve July 6, 2022, Commission minutes and Ron Talbot seconded. Motion carried.

5. Chairman report-nothing

6. Executive Director report
   Eric Miller updated on the following:
   - Strategic Plan stages
   - Technical meeting Special studies
   - SPR announcement (Brandon Geber from IDOT said it will be sooner than later)
7. **Ways and Means Report**
   a. Motion to approve June 2022 Financial Statements and Billings (Resolution 23-09)
      Chuck Nagel moved to approve June 2022 Financial Statements and Billings (Resolution 23-09) and John Kahl seconded.
      Rebecca reported on the following:
      - Operating Activities in June resulted in a Net Loss of ($8,254)
      - Total Operating Cash at the end of the month was $836,926. Cash increased in June by $64,891 compared to May.
      - Accounts Receivable’s at the end of June was $167,729
      - Accounts Payable balance at the end of June was $68,757
      - Total Current Billings for June were $159,036 minus direct pass-through expenses of $98,070, resulting in Operating Revenue of $69,966.
      - Total Expenses for June were $167,290, minus direct pass-through expenses of $98,070, resulting in Operating Expenses of $69,220.
      - June resulted in a net loss of ($8,254). Fiscal Year 2022 ended with a net surplus of $8,508.

8. **Administration**
   a. Motion to approve request for staff member(s) to attend Illinois American Planning Association Conference (Resolution 23-14)
      Chuck Nagel moved to approve request for staff member(s) to attend Illinois American Planning Association Conference (Resolution 23-14) and John Kahl seconded.
      Reema Abi-Akar reported:
      - This typically is every year and planners attend this event.
      - I am helping to lead a panel session aimed at students regarding different types of planning careers.
      - It is in downtown Chicago from September 28-30.
      - Cost is not to exceed $4,500; this is for all four planners which includes registration, hotel, and meals.
      Motion carried.
   b. Motion to approve, TCRPC Officers and Committee appointments July 1, 2022, thru June 30, 2023, Autum Jones to replace Barry Logan on Nominations and Executive Board Committees. (Amended Resolution 22-51) (Resolution 23-15)
      Russ Crawford moved to approve TCRPC Officers and Committee appointments July 1, 2022, thru June 30, 2023, Autum Jones to replace Barry Logan on Nominations and Executive Board Committees. (Amended Resolution 22-51) (Resolution 23-15) seconded by John Kahl.
      Russ Crawford mentioned this needed to go thru Nominations then to Commission. Motion carried.
   c. Discussion of Strategic Planning Report
      Eric Miller reported on the following:
      - The next steps are to create a transportation dashboard for existing data sources that support Federal Performance Measures and LRTP Goals.
      - Create Regional Priority Project List for the Tri-County area
      - Support Effective Grant Applications
      - Environmental and Land Use Development Strategies.
      There were no comments or objectives on this.

9. **Planning**
   a. Motion to approve Executive Director to enter contracts with the Illinois Emergency Management Agency and consultant to update Regional Hazard Mitigation Plan (Resolution 23-13)
      Ron Talbot moved to approve Executive Director to enter contracts with the Illinois Emergency Management Agency and consultant to update Regional Hazard Mitigation Plan (Resolution 23-13) and John Kahl seconded.
Reema Abi-Akar reported:

- We applied for and received an HMGP grant (Hazard Mitigation Grant Program) through IEMA and FEMA
- We requested just under $90k; they awarded us just over $100k ($106,021.20). It requires a 25% cost share, but they accept in-kind matches.
- We will use a consultant, like we did previous years. We put out a RFQ and received four submissions; we are in the process of selecting one.
- We have added more jurisdictions since the last time we completed this plan. We now have 23; we gained 6 more (bolded are new)
  - Bartonville (village)
  - Chillicothe (city)
  - Creve Coeur (village)
  - East Peoria (city)
  - El Paso (city)
  - Eureka (city)
  - Germantown Hills (village)
  - Greater Peoria Sanitary District
  - Hanna City (village)
  - Morton (village)
  - Tremont (village)
  - Washington (city)
  - Pekin (city)
  - Pekin Park District
  - Peoria (city)
  - Peoria County
  - Peoria Heights (village)
  - Peoria Park District
  - Roanoke (village)
  - Tazewell County
  - Tri County Regional Planning Commission
  - West Peoria (city)
  - Woodford County

Motion carried.

10. Transportation

a. Motion to approve Surface Transportation Block Grant (STBG) Projects (Resolution 23-12)

John Kahl moved to approve Surface Transportation Block Grant (STBG) and Patrick Urich seconded.

Michael Bruner explained the following:

- We need to allocate STBG funds to the urbanized area for FY 2025 & 2026
- We have $6.56 million to program through the Traditional Program (reconstruction of existing roadways & building new roadways)
- TCRPC submitted a call for projects earlier this year
- We received 7 applications
  - East Peoria- Grange Road- Centennial to US-24
  - Pekin- Court Street- 8th St to Stadium Dr.
  - Pekin- Derby Street- 8th St to 14th St
  - Peoria- Northmoor/University Intersection
  - Peoria County- Sheridan Road- Glen to Northmoor
  - Tazewell County- Mueller Road- Pinecrest (EP) to Jay Ave. (Morton)
  - Washington- Nofsinger Road- Santa Fe Rd to Cruger Rd

- The Technical Committee established a STBG Review Committee
  - Rich Brecklin (Germantown Hills)
  - Terry Keogel (Creve Coeur)
  - Kinga Krider (West Peoria)

- The subcommittee scored the top two projects:
  - Pekin: Court Street from 8th Street to Stadium Drive
    - Self-score of 40
    - Regional significance score of 37.8
    - Total score of 77.80
  - Peoria: Northmoor & University Intersection
    - Self-score of 37
    - Regional significance score of 36.55
    - Total score of 73.55

- Top two projects amount to $6,920,000
  - Excess request of $360,000 or 5.2%
- In the past, we have split this cost reduction evenly among the projects
- Subcommittee recommended funding both Pekin and Peoria project with a 5.2% prorated reduction.
  - Court Street: Requested $3M, reduced by $156,069, funding amount $2,843,931 (35.55% federal share)
  - Northmoor/University: Requested $3.92M, reduced by $203,930, funding amount $3,716,070 (66.35% federal share)
- At the July 20 Technical Committee meeting, the group voted to amend the Subcommittee recommendations on a 9 to 8 vote to instead award Pekin at their full request because their request amounted to a 37.5% federal share, while Peoria requested the maximum federal share of 70%.
- The Technical Committee’s final recommendation is to fund Court’s Street in Pekin at their full requested amount of $3 million, and Northmoor and University at a reduced amount of $3.56 million.
  - Court Street: Requested $3M, reduced by $0, funding amount $3M (37.5% federal share)
  - Northmoor/University: requested $3.92M, reduced by $360,000. Funding amount $3.56M (63.57% federal share)

Eric Miller added there was positive results from the amendment at Technical Committee meeting. It is policy to make projects whole.
Russ Crawford added we need to trust within all groups is important.
Pat Urich added as technical looks at this it needs to be considered. If more money comes from Federal, it needs to be spread out.
Motion carried.

b. Motion to approve Transportation Improvement Program Amendments (Resolution 23-11)
   i. S-23-08 Pavement Preservation
   ii. S-24-08 Airport Road Bridge Replacement
   iii. S-23-01 Adams Street Bridge Replacement
   iv. S-25-01 IL-8 Bridge Rehabilitation
   v. S-20-13 IL-29 Bridge Rehabilitation
   vi. S-23-04 IL-29 Bridge Rehabilitation

John Kahl moved to approve Transportation Improvement Program Amendments (Resolution 23-11) and James Dillon seconded.

Michael Bruner updated on the following:
- S-23-08 Pavement Preservation
  - I-74 & I-474 Pavement preservation (various locations) Added to FY23 program
- S-24-08 Airport Road Bridge Replacement
  - Airport Road bridge replacement over I-474. Project funding updated and moved to FY23 program
- S-23-01 Adams Street Bridge Replacement
  - IL-8 bridge rehab over Kickapoo Creek tributary (3.5M NS of Pottstown). Project added to FY25 program.
- S-25-01 IL-8 Bridge Rehabilitation
  - IL-8 bridge rehab over Kickapoo Creek. Project added to FY25 program
- S-20-13 IL-29 Bridge Rehabilitation
  - IL-29 bridge replacement over Dickison run project funding updated and moved to FY26 program.
- S-23-04 IL-29 Bridge Rehabilitation
  - IL-29 bridge replacement over Dickison run project funding updated and moved to FY26 program.
  - The difference between S-20—13 and S-23-04 is one is the North bound bridge, and the other is the south bound bridge.
Michael Bruner asked Karen Dvorsky if she had anything to add and she responded no.
Motion carried.

c. Motion to approve the extension of Section 5310 Agreement with the Greater Peoria Mass Transit District to improve bus stops throughout the region. (Resolution 23-16)
Andrew Rand moved to approve the extension of Section 5310 Agreement with Greater Peoria Mass Transit District to improve bus stops throughout the region (Resolution 23-16) and John Kahl seconded.

Reema Abi-Akar updated on the following:
- Every year, Tri-County receives an apportionment of funds from FTA for the Section 5310 program
  - This aims to improve mobility of seniors and people with disabilities.
  - We have the choice to give this money to IDOT for them to use in their Consolidated Vehicle Procurement program OR we can put out our own call for projects to use funds for either capital or operational funds.
- In February 2019, Tri-County executed an agreement with GPMTD to improve bus stops throughout their service area using, at the time remaining funds from FY16 and FY17.
  - That agreement expired in February 2017.
  - A portion of the funds were spent, but not all of them.
    - Due to a combination of factors, mainly staff changes over the years in both TCRPC and GPMTD, as well as COVID complications
  - FTA is requiring us to spend these funds by December 31, 2022
    - We would like to extend the contract
- Still have $57,150
  - $45,720 are federal
  - $11,430 are local
- GPMTD has a plan to spend these funds across six bus stops
- We have just submitted to NEPA report to the FTA, so once that returns, GPMTD will be able to begin the work on these bus stops improvements.
- We would like to extend our previous contract because the scope is the same, so we can retain these funds for the region.
Motion carried.

d. Motion to approve the adoption of Congestion Management Process (CMP) (Resolution 23-10)
John Kahl moved to approve the adoption of Congestion Management Process (CMP) (Resolution 23-10) and Patrick Urich seconded.

Reema Abi-Akar reported on the following:
- Because our area’s population is over 200,000, we are considered a Transportation Management Area (TMA)
- All TMA’s must develop a Congestion Management Process to address safety and management of a multimodal transportation system.
- We acquired Lochmueller Group, a consultant, to complete this process. We utilized the community engagement processes outlined in our Public Participation Plan (PPP) document
  - We had 30-day comment period (July 1-31) and a public meeting during the last technical meeting.
  - Sharif Ullah from Lochmueller Group also attended and gave a presentation about the plan and the process.
  - The Technical Committee recommends the adoption of the CMP
Motion carried.

11. Updates
   a. STBG Preservation Set-Aside Program
Michael Bruner updated on the following:
   - $1.64M will be available for resurfacing projects
• Anticipate an August 17th Call for Projects at Technical
  o Due: September 30th by 4:00 PM
• October 19th project presentation
b. IDOT
  Brandon Geber thanked TCRPC for CMP (Congestion Management Process) update
c. FHWA- Betsy Tracey had nothing to add

12. Other
    Next meeting schedules September 7, 2022

13. Adjournment
    Chuck Nagel moved to adjourn at 9:46 am and John Kahl seconded. Motion carried.

Submitted by:
Eric Miller, Executive Director

Transcribed by:
Debbie Ulrich, Office Manager
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: 9/7/2022

| ATTACHMENTS: |
| Description | Type      |
| Unsafe Structure | Cover Memo |
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.

SCHAU, 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.
The house roof is sagging. This is a house that caught fire. The entire roof has collapsed. 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.

Tibbs, Jeremy- 3708 W Lincoln Ave - Limestone Twp - Sec. 12 - (17-12-383-001) - Complaint # 2022-000316. – The house roof is sagging significantly, and the foundation has holes in it causing it to collapse.

**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 June 1st. This case was continued until Oct. 5th. **This case was continued until Sept. 7th.** This case has been continued until Nov. 2nd.

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

**Hammel, Alex J- 3214 W. Augustana Ave.- Limestone- Sec. 13 – (17-13-479-005) 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. This case has been continued until Nov. 2nd.

**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 – 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 #2021-00159—this was a house fire. Garage is 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.

**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. This case has been closed due to new ownership.
AGENDA BRIEFING

COMMITTEE: Land Use Committee
MEETING DATE: October 3, 2022

LINE ITEM: Revenue:
Expenditure:

ISSUE: August 2022 Development Summary

BACKGROUND/DISCUSSION:

COUNTY BOARD GOALS:

(EFFECTIVE SERVICE DELIVERY)

STAFF RECOMMENDATION:

COMMITTEE ACTION:

PREPARED BY: Andrew Braun, Assistant Director
DEPARTMENT: Planning & Zoning
DATE: 9/1/2022

ATTACHMENTS:

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<td>Development Summary</td>
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TOTAL VALUE FOR NON-RESIDENTIAL CONSTRUCTION THIS PERIOD: $442,977.00

RESIDENTIAL NEW HOME CONSTRUCTION

BLDR-2022-000005  Type: Residential New Home Construction  Main Address: 12227 N RIVERVIEW RD  Parcel: 0923251008
Issue Date: 08/19/2022  Valuation: $347,742.00
Description: NEW SINGLE-FAMILY RESIDENCE

BLDR-2022-000010  Type: Residential New Home Construction  Main Address: 6609 W TUSCARORA RD  Parcel: 2003300017
Issue Date: 08/31/2022  Valuation: $400,000.00
Description: NEW SINGLE-FAMILY RESIDENCE

BLDR-2022-000011  Type: Residential New Home Construction  Main Address: 921 E MILLER RD  Parcel: 0427153002
Issue Date: 08/30/2022  Valuation: $304,000.00
Description: NEW SINGLE-FAMILY RESIDENCE

TOTAL VALUE FOR NEW HOME CONSTRUCTION THIS PERIOD: $1,051,742.00

ALL PERMITS

TOTAL NUMBER OF ALL PERMITS THIS PERIOD: 147
TOTAL VALUE OF ALL PERMITS THIS PERIOD: $3,685,560.39