

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

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

MEMBERS ABSENT: Brian Elsasser

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

Call to Order:

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

Approval of Minutes:

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

Reports/Other Minutes/Updates:

Tri-County Regional Planning Commission Minutes: No questions or comments.

Unsafe Structures: No questions or comments.

Development Summary: No questions or comments.

Mr. Dillon moved to receive and file the reports.

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

Dr. Blair joined the meeting via teleconference.

Resolutions:

Bid Award for Demolition of Unsafe Structures

Mr. Watkins made a motion to approve the resolution and was seconded by Mr. Windish.

Mr. Braun summarized the resolution. This is bid award #18-01-22 for demolition of unsafe structures under the Illinois Housing Development Authority (IHDA) Strong Communities Program. Mr. Braun stated that the unsafe structure report has been utilized to apply for grant money for demolition. Seven properties that received court orders for demolition were sent out for bid on BidNet. It reached 84 vendors, ten of which downloaded and expressed interest in a bid

award. Planning and Zoning also reached out to two local contractors, and one bid was submitted. The department is comfortable with the one bid received from JIMAX. The County has previously worked with JIMAX, and they have been utilized before by the City of Peoria for the same grant.

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

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

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

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

Amendment to Chapter 12, Building & Property Maintenance Code

Ms. Williams made a motion to approve the resolution and was seconded by Ms. Allison.

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

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

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

Committee Action

Review of Executive Session Minutes

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

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

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

APPROVED 07/25/2022

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

Miscellaneous:

Adjournment:

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

Recorded by: Sarah Cox, ZBA Administrative Assistant