

**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