

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY

**COMMITTEE:** LAND USE

**DATE/TIME:** Tuesday, May 11, 2010 at 5:00 p.m.

**PRESENT:** Joyce Antonini, Darrell Meisinger, Rosemary Palmer, Melvin Stanford, Sue Sundell and Chairman Hillegonds. Member Paul Hahn arrived at 5:05 p.m.

**ABSENT:** K. Russell Crawford

**STAFF PRESENT:** Kristal Deininger, Community Development Administrator; Eric Tibbs, Assistant States Attorney; Nicholas Hayward, Land Use Planner; James Newman, ZBA Chairman

**OTHERS PRESENT:** None

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**CALL TO ORDER:** Chairman Hillegonds called the meeting to Order at 5:00 p.m.

**CASES:**

LU-10-08  
Case No. 10-20-Z

The petition of Mary Ann Vance, representing Alison Voudrie, et al for a Map Amendment to the Official Elm Grove Township Zoning Map of Tazewell County to change the zoning classification of property from an A-1 Agriculture Preservation Zoning District to a R-R Rural Residential Zoning District.

Moved by Sundell, seconded by Meisinger, to recommend approval of LU-10-08, Case No. 10-20-Z, to the Tazewell County Board. Following discussion, on voice vote, **motion declared carried.**

**COMM. DEVEL. ADM.:**

VIOLATION IN  
GROVELAND TWP.

Administrator Deininger reviewed a current and ongoing violation, located in Groveland Township at 114 Warren Place, East Peoria, IL, with the Committee requesting any input or ideas that may have had to assist with the matter. Ms. Deininger explained that numerous violations have existed on the property and said that the primary violation at this point is that the owner of the property is currently occupying a very small shed as a residence which does not have water or sewer as well as electricity and unsanitary conditions exist. Ms. Deininger stated the matter was brought to her attention in 1997 by a complaint that the shed had been constructed without a building permit and was being occupied by the individual. Ms. Deininger said upon notification the individual denied living in the shed, but applied and was granted a Special Use to allow the shed to be constructed on the property prior to the dwelling, with the stipulation that the owner obtain a permit to build the new dwelling within two years of approval of the Special Use. Ms. Deininger explained that the individual obtained the permit for the dwelling and started the foundation, however

upon renewals, the home was never completed. In 1999 the individual reapplied for the Special Use for the shed to remain on the property, however he was denied and was instructed to remove the shed or complete the home. After that time it was evident that the individual was occupying the shed as his residence. Ms. Deininger said that her Department has given the individual numerous chances to cease occupying the shed and finish the new home, however to no avail. Ms. Deininger stated that the circumstances are intense as the individual most likely does not have another to place live and that is one of the reasons why she had not pursued having the shed removed to date. However, Ms Deininger stated that the violation can no longer continue and a Final Order by the Adjudication Hearing Officer was issued finding the individual guilty and the individual was to cease occupying the accessory structure by April 20, 2010, if he failed to cease occupying the shed and failed to finish the dwelling the County was authorized to have the accessory structure removed. Ms. Deininger stated that because funds were not available to pay a contractor to have the shed removed she had preliminary discussions with the Highway Department who indicated that they could assist in the removal of the shed, however the Highway Department wanted the full support of the County Board to do so. Ms. Deininger added that she wanted to discuss this matter with the Committee because there were many issues that needed to be addressed but most importantly helping the individual find another place to live, should the County pursue removal of the accessory structure. Ms. Deininger added that the property also contained inoperable motor vehicles which her Department had removed from the property on April 20, 2010 with assistance of the Sheriff's Department. Ms. Deininger added that the individual remained in the shed the entire time that the vehicles were being removed from the site and refused to come out the shed, even at the request of the Sheriff's Deputy.

Following discussion, several ideas were offered by the Committee members to address the issue for assistance of relocating the individual. Ms. Deininger stated she would look into the suggestions as offered and would report back to the Committee in June.

**BILLS:**

Moved by Sundell, seconded by Stanford, to approve the bills for the Community Development Department as submitted. On voice vote, **motion declared carried.**

**NEXT MEETING:**

The next meeting of the Land Use Committee will be held on **Tuesday, June 8, 2010**, at **5:00** p.m. in the 3<sup>rd</sup> Floor Jury Meeting Room of the McKenzie Building.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 5:35 p.m.

Kristal Deininger, Secretary