

LIMESTONE TOWNSHIP PLANNING COMMISSION

1501 W. Garfield Ave. Bartonville, IL 61607-1798

Phone (309) 697-3521 Fax (309) 697-1724

Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Gerald Stuaan
Rudy Lewis

Monthly Meeting: October 24, 2023

Called to Order: 7: 00 pm.

CASE #ZBA-2023-0056

ID# 17-33-328-001

APPLICANT: Brady Taylor

ADDRESS: 1408 N Boyd Ave., Peoria, IL 61604

OWNER: "Curt" George Gleichman & Tamela Vandyke

E-911 Address of PARCEL: 7312 W. Lancaster Rd., Peoria, IL 61607

Members Present: Lewis, Stuaan, Belfield, Schaab, Schneider

Members Absent: None Quorum: Present

Petition of **BRADY TAYLOR**, acting on behalf of "**CURT" GEORGE GLEICHMAN & TAMELA VANDYKE** (owners), a **VARIANCE** request from Section 20-6.4.2.1.b.1 of the Unified Development Ordinance, which requires a road setback of one hundred fifteen (115) feet from the center of the right-of-way in the "R-R" Rural Residential Zoning District. The petitioner proposes to construct a house addition at a distance of 70 ft. from the center of W. Lancaster Rd., resulting in a variance request of 45 ft.

This property can be located by heading southeast on Main St toward NE Adams St. Turn right onto SW Washington St, and at the traffic circle, continue straight to stay on SW Washington St and continue for approximately 2 miles. Continue onto West Krause Ave and use the left 2 lanes to turn left onto SW Adams St. Continue for approximately 1.5 miles. Continue onto McKinley St then continue onto S Adams St. Turn right onto W Pfeiffer Rd and continue for approximately 2 miles. Make a slight left onto W Lancaster Rd and continue to 7312 W Lancaster Rd, Peoria, IL.

The Commission's discussion is as follows:

The Committee discussed where the structure would be added. Mr. Schneider inferred that the petitioner asked for a reasonable request.

Motion to: **APPROVE Variance Request from Section 20-6.4.2.1.b.1** of the Unified Development Ordinance

Motion made by: Schaab Seconded by: Belfield

Ayes: 5 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:23 pm.

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Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Gerald Stuaan
Rudy Lewis

Monthly Meeting: October 24, 2023

Called to Order: 7: 00 pm.

CASE #ZBA-2023-0046

ID# 17-21-326-006

APPLICANT: Vicky & Bradley Brooks

ADDRESS: 7405 W. Smithville Rd., Peoria, IL 61607

OWNER: Vicky & Bradley Brooks

E-911 Address of PARCEL: 7405 W. Smithville Rd., Peoria, IL 61607

Members Present: Lewis, Stuaan, Belfield, Schaab, Schneider

Members Absent: None Quorum: Present

Petition of **BRADLEY D. AND VICKY L. BROOKS**, acting on their own behalf, a **VARIANCE** request from Section 20-6.4.2.1.b.1 of the Unified Development Ordinance, which requires a road setback of one hundred fifteen (115) feet from the center of the right-of-way in the "R-R" Rural Residential Zoning District. The petitioner proposes to construct a front porch at a distance of 65 ft. from the center of W. Smithville Rd., resulting in a variance request of 50 ft.

This property can be located by heading southeast on Main St toward NE Adams St. Turn right onto SW Washington St, and at the traffic circle, continue straight to stay on SW Washington St and continue for approximately 2 miles. Continue onto West Krause Ave and turn left onto SW Adams St. Continue for approximately 1.5 miles. Turn right onto S Adams St then continue onto Roosevelt St. Roosevelt St turns slightly left and becomes W Smithville Rd. Continue for approximately 1.5 miles. Turn left onto S Airport Rd/South Garfield Blvd. Turn right onto W Smithville Rd and continue for approximately 2 miles to 7405 W Smithville Rd, Peoria, IL.

The Commission's discussion is as follows:

Schaab stated that this addition to the house would not have any environmental impact and it would increase the curb appeal. Vicky and Bradley Brooks were present and informed the Committee that they would like to keep the water away from the house with this addition. Schneider stated that the whole house is currently closer than today's zoning requirements permit. He inquired about when the house was built. Mr. and Mrs. Brooks stated that it started to be built in 1936. Shneider expressed that he thinks it is a very practical thing to do.

Motion to: **APPROVE Variance Request from Section 20-6.4.2.1.b.1** of the Unified Development Ordinance

Motion made by: Stuaan Seconded by: Lewis

Ayes: 5 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:06 pm

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Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Gerald Stuaan
Rudy Lewis

Monthly Meeting: October 24, 2023

Called to Order: 7: 06 pm.

CASE #ZBA-2023-0047

ID# 17-23-304-017

APPLICANT: Gary & Becky Brickner

ADDRESS: 2627 S. St. Aanes Ct., Peoria, IL 61607

OWNER: Gary & Becky Brickner

E-911 Address of PARCEL: 2627 S. St. Aanes Ct., Peoria, IL 61607

Members Present: Lewis, Stuaan, Belfield, Schaab, Schneider

Members Absent: None Quorum: Present

Petition of **GARY AND BECKY BRINKER**, acting on their own behalf, a **VARIANCE** request from Section 20-6.6.2.2.d.3 of the Unified Development Ordinance, which requires a side setback of not less than five (5) feet from the property line. The petitioner proposes to construct a carport at a distance of 3 ft. from the northern side setback, resulting in a variance request of 2 ft.

This property can be located by heading southeast on Main St toward NE Adams St. Turn right onto SW Washington St, and at the traffic circle, continue straight to stay on SW Washington St and continue for approximately 2 miles. Continue onto West Krause Ave and use the left 2 lanes to turn left onto SW Adams St. Continue for approximately 1.5 miles. Turn right onto S Adams St then continue onto Roosevelt St. Roosevelt St turns slightly left and becomes W Smithville Rd. Continue for approximately 1.5 miles. Turn right onto St. Agnes Ct and continue to 2627 St Agnes Ct, Peoria, IL.

The Commission's discussion is as follows:

Stuaan made the comment that they already have the concrete poured. The Commission did not think that this was poured recently. Derek Roemer, Limestone Township Supervisor, read an email received from the petitioner that suggests that the neighbors are in favor of the carport. Mr. Schaab stated that he understands that they are already using the parcel, however, with the location of the proposed carport, if the neighbors wanted to put a fence on the property line it would leave little room for access in case of an emergency. One of the Committee members stressed that this structure is not permanent, so they are not sure why there is a need for a permit.

Motion to: **APPROVE Variance Request from Section 20-6.2.2.d.3** of the Unified Development Ordinance

Motion made by: Schaab Seconded by: Belfield

Ayes: 5 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:14 pm.