

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 ▪ Tom Stagg
Rudy Lewis

Monthly Meeting: April 23, 2024

Called to Order: 7: 00 pm.

CASE #ZBA-2024-0029

ID# 17-03-328-002

APPLICANT: Brock O'Bryant

ADDRESS: 416 Bird Ave., Bartonville, IL 61607

OWNER: Christophor and Antonia Wallis

E-911 Address of PARCEL: 1218 N. Wood Rd., Peoria, IL 61604

Members Present: Belfield, Schneider, Lewis, Stagg

Members Absent: Schaab Quorum: Present

Visitors: Derek Roemer, Larry Gilmore, James L Getz, Del Rickena, Eden Blair, Malinda Grafelman, Valarie Hollensteiner, Rick McCool, Debbie McCool, Jim Roberts, Linda Rex, Joe Rex, Paul Rosenbom, Jene Rosenbom, Sharon Williams, Shealyn Ashley, Kevin Stafford, Debbie Stafford, Tejayy, Zebediah Wilkerson

Petition of **BROCK O'BRYANT**, acting on behalf of **CHRISTOPHER AND ANTONIA WALLIS** (owners), a **VARIANCE** request from Section 20-6.6.2.1.e. 1 of the Unified Development Ordinance, which requires a road setback of twenty-five (25) feet from the right-of-way in the "R-2" Medium Density Residential Zoning District. The petitioner proposes to construct an accessory structure at a distance of 23 ft. from the N. Wood Rd. right-of-way, resulting in a variance request of 2 ft.

This property can be located by heading northwest on Main St toward NE Jefferson St and continuing for approximately 2 miles. Turn right onto IL-8 W/W Farmington Rd and continue for approximately 4 miles. Turn right onto N Wood Rd then left to stay on N Wood Rd. Continue to 1218 N Wood Rd, Peoria, IL.

The Commission's discussion is as follows:

Mr. Belfield explained that the petitioners had built a deck not realizing they needed a variance, the deck was left the same as the previous deck. A deck has been in this location for thirty (30) years prior to the remodel. Mr. Schneider commented that he had seen about three (3) other houses on that same street that had about the same type of structure. He expressed that he did not feel like there was anything unusual about this one.

Motion to: **APPROVE Variance Request from Section 20-6.6.2.1.e.1** of the Unified Development Ordinance

Motion made by: Lewis Seconded by: Stagg

Ayes: 4 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:03 pm.

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Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Tom Stagg
Rudy Lewis

Monthly Meeting: April 23, 2024

Called to Order: 7: 03 pm.

CASE #ZBA-2024-0030

ID# 17-13-476-024

APPLICANT: Jose Gomez

ADDRESS: 1719 S. West Ln., Peoria, IL 61605

OWNER: Jose Gomez

E-911 Address of PARCEL: 1631 S East Ln, Peoria, IL 61605

Members Present: Belfield, Schneider, Lewis, Stagg

Members Absent: Schaab Quorum: Present

Visitors: Derek Roemer, Larry Gilmore, James L Getz, Del Rickena, Eden Blair, Malinda Grafelman, Valarie Hollensteiner, Rick McCool, Debbie McCool, Jim Roberts, Linda Rex, Joe Rex, Paul Rosenbom, Jene Rosenbom, Sharon Williams, Shealyn Ashley, Kevin Stafford, Debbie Stafford, Tejayy, Zebediah Wilkerson

Petition of **JOSE LUIS GOMEZ**, acting on his own behalf, a **VARIANCE** request from Section 20-6.6.2.1.e.1 of the Unified Development Ordinance, which requires a road setback of twenty-five (25) feet from the right-of-way in the "R-2" Medium Density Residential Zoning District. The petitioner proposes to construct an accessory structure at a distance of 19 ft. from the S. East Ln. right-of-way, resulting in a variance request of 6 ft.

This property can be located by heading northwest on Main St and turning left at the first cross street onto SW Jefferson St. Turn right onto N William Kumpf Blvd. Turn left onto W John H Gwynn Jr Ave/West 3rd Ave and continue for approximately 1 mile. Turn left onto W Martin Luther King, Jr Dr and continue for approximately 1 mile. Merge onto IL-116. Turn left onto W Lincoln Ave. Turn left onto S Laramie St. Turn right onto W Fremont St/W Middle Rd. then turn left onto S East Ln. Continue to 1631 S East Ln, Peoria, IL.

The Commission's discussion is as follows:

Mr. Belfield explained that these petitioners wanted to put on a porch that was the same size. Mr. Stagg stated that a couple of homes next to it seemed to have similar porches. Mr. Schneider stated that he does not have anything against this one at all.

Motion to: **APPROVE Variance Request from Section 20-6.6.2.1.e.1** of the Unified Development Ordinance

Motion made by: Lewis Seconded by: Schneider

Ayes: 4 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:06 pm.

LIMESTONE TOWNSHIP PLANNING COMMISSION

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

Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Tom Stagg
Rudy Lewis

Monthly Meeting: April 23, 2024

Called to Order: 7: 06 pm.

CASE #ZBA-2024-0031

ID# 17-02-305-011

APPLICANT: Malinda Grafelman

ADDRESS: 5317 W. Farmington Rd., Peoria, IL 61604

OWNER: Malinda Grafelman

E-911 Address of PARCEL: 5317 W. Farmington Rd., Peoria, IL 61604

Members Present: Belfield, Schneider, Lewis, Stagg

Members Absent: Schaab Quorum: Present

Visitors: Derek Roemer, Larry Gilmore, James L Getz, Del Rickena, Eden Blair, Malinda Grafelman, Valarie Hollensteiner, Rick McCool, Debbie McCool, Jim Roberts, Linda Rex, Joe Rex, Paul Rosenbom, Jene Rosenbom, Sharon Williams, Shealyn Ashley, Kevin Stafford, Debbie Stafford, Tejayy, Zebediah Wilkerson

Petition of **MALINDA GRAFELMAN**, acting on her own behalf, a **SPECIAL USE** request from Section 20-5.5.2.1.a of the Unified Development Ordinance, which allows for a Major Home Occupation in the "R-2" Medium Density Zoning District. The petitioner proposes to continue operation of a foster-based dog/cat rescue at this location.

Also, a Special Use as required in Section 20-7.3.2.3 of the Unified Development Ordinance to vary from the requirement that a Home Occupation must be conducted entirely within the dwelling or the accessory structure by members of the family residing on the premises. A home occupation that is classified as "major" may additionally employ no more than one person who is not a resident of the dwelling unit. The petitioner proposes to have 30 volunteer employees.

Also, a Special Use request as required in Section 20-7.3.5.1 of the Unified Development Ordinance to vary from the requirement that a Home Occupation shall occupy no more than twenty-five (25) percent of the habitable floor area of one floor of the dwelling unit and no more than one thousand (1,000) square feet of an accessory structure which may be used for storage purposes only. The petitioner proposes to occupy 100% of the habitable floor area of one floor of the dwelling unit and two (2) accessory structures which include 400 square feet of a detached garage and 200 square feet of a shed.

This property can be located by heading northwest on Main St toward NE Jefferson St and continuing for approximately 2 miles. Turn right onto IL-8 W/W Farmington Rd and continue for approximately 3 miles to 5317 W Farmington Rd, Peoria, IL.

The Commission's discussion is as follows:

Mr. Belfield explained the case and opened the floor to comments from visitors.

Melinda Grafelman was present and stated that she is currently residing at the residence in question. She stated that she is the founder of the rescue Grafelman Farms. All the fosters of this organization are volunteers. This rescue is currently in good standings with all the organizations that it needs to be in good standings with to stay operating as a foster based facility. She continued by stating that she has stayed in compliance with the number of foster animals that she is allowed to have at one time. She currently has two (2) foster animals and seven (7) dogs of her own. The animals that her organization receives come in, get their vaccines, and then go to their foster homes. Her house is used to store food, and other items needed by the foster volunteers. They can enter her secured basement between the hours of 9:00am-7:00pm. These volunteers must first get her approval to come get their supplies. She stated that noise should not be excessive in comparison to what the neighborhood already has, and that her organization will help meet the community's needs.

Dr. Eden Blair stated that she was attending the meeting as a board member for Grafelman Farms Rescue. She echoed Melinda Grafelman by talking about the secured entry basement where the food, medications, and vaccines are stored to be used by volunteers. She continued by informing the Committee that she was at the house during inspections and knows that the rescue is in good standings. She expressed that Melissa Grafelman does a good job taking care of her animals. She continued by stating that on any given day, there may be between zero (0) and three (3) volunteers stopping by the house to get supplies. She stated that a benefit of using this property is that a lot of shelters that have commercial property have animals dumped and can't get to them immediately, this property makes it more accessible for the volunteers to get to them in a timely manner.

Del Rickenaw stated that he was against this request. He expressed that the grass in the front yard is typically two (2) feet tall. He does not believe that this should be zoned as commercial. He also said that he has no idea who is parking on the street. And this could be an inconvenience.

James Getz stated that the grass was never cut last year, he is against it.

Jim Roberts voiced his concerns that if we let this request go, there are other people in this neighborhood that want to take in and raise dogs. He questioned what would be stopping them from doing that because, if you let one business in, you will get another one that wants to do the same thing. He continued by talking about a rottweiler that lives across the way from him that has come up to his nephew before. He indicated that he wants his great nephews to be able to play freely without the fear of dogs coming up to them.

Debbie McCool stated that the area has not been kept up, and there are dogs in her yard all the time. She said that they have all had animals before, but they should be somewhere where they can run.

Rick McCool informed the Committee that he agrees with everyone else. They do not need a business in their neighborhood.

Larry Gilmore stated that he is thankful for what they are doing, but he must look at the mess and see all the trash. He continued by saying that he cannot walk outside without getting barked at. He also expressed that once this gets approved, there are no other checks and balances. He is afraid that it will escalate.

Linda Rex read a letter that she wrote in support of the foster based rescue. She stated that she was in full support of the rescue wanting this license since they are seeking it to better serve the animals that they foster. She gave kudos to Melissa Grafelman for her hard work, as she knows that it can be a taxing job at times. She believes that the grass and the business are two separate issues.

Valarie Hollensteiner expressed to the Committee that she was against there being a rescue there. She had been bitten several times by a dog her mom had growing up. For this reason, dogs give her anxiety. She continued by saying that at first, she would cry in the house and could not go to her mailbox without being afraid. Her anxiety will go up higher if there are more dogs and more noise. She does not want any additional noise in the neighborhood. She also informed the Committee that she does not believe that the fences are high enough for this type of rescue. Valarie also had Larry Gilmore read a note asking if the sheds and basement were secure so no rodents could get in. It was confirmed that they pay for rodent control and that they are secure.

Debbie Stafford expressed that there is not a lot of traffic going in and out. She had once taken the guy behind her to court for raising twenty-one (21) pit bulls. She believes that there is now a rule that you can only have four (4) dogs in the county.

Shealyn Ashley stated that she is in favor of the rescue being there. She believes that the concerns of those opposing it are unique to the situation that she does not believe that they would put on someone with a business that did not involve dogs, such as a barber. She stated that two (2) or three (3) extra cars there a day is no different than delivery trucks in the neighborhood. She believes that there are so many personal feelings that are not directly related to dogs.

Kevin Stafford stated that he is against it and that he did not think that you could have a fence in your front yard. He also stated that the grass does get quite tall.

Zebediah Wilkerson stated that he cannot speak much on it, but he is willing to put the time in to keep it maintained.

A letter from Randy Neal, Highway Commissioner, was read that informed the Committee that his only concern was that he did not want parking on County Lane.

Tejavy stated that as one of the fosters, she sometimes has the animals delivered to her house. Not everything goes through Malinda's house. She expressed that removing the supplies from her house will not change the grass situation. She also stated that it is not a gated community, so cars will come and go anyways.

Al Schneider stated that the zoning will not change to commercial. The animals will stay on site, as she owns seven (7) dogs. He did not look up the maximum number of animals that are allowed in a residential area. He stated that the complaint does not seem to be as much about the rescue business as it is about the animals that are owned by the petitioner. He clarified that there are only a couple of foster animals at one time. It was confirmed that there are never more than four (4) at a time. As for other businesses waiting to open, he supposes that they would have to go through the same process.

Tom Stagg clarified that there are about twenty (20) people that have access to the accessory shed since there was a discrepancy in the petition. It said twenty (20) on one page and thirty (30) on another. This was confirmed that there is about twenty (20)

It was also clarified that there are never group meetings held at this residence. There are also no adoptions held on site.

Motion to: **DENY Special Request from Section 20-5.5.2.1.a, Section 20-7.3.2.3 , and 20-7.3.5.1** of the Unified Development Ordinance

Motion made by: Lewis Seconded by: Schneider

Ayes: 2 Nays: 2

Tied Vote

Motion to Adjourn: 7:56 pm.