HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 26, 2018  
CITY HALL, ROOM 400 – 8:30 A.M.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AUGUST 22, 2018 MINUTES

4. REGULAR BUSINESS  
   Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

   CASE NO.  
   HPC 18-16  
   (Continued from 08/22/18)  
   Public Hearing on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness to allow for construction of the following: garden with stair cases and terracing, doorway in an existing privacy wall, reflecting pool, and detached accessory storage structure with patio. Scope includes the construction of underground rain water cistern and may require clearing of shade trees. All alterations are proposed for the property located at 1808 Moss Avenue (Parcel Identification No. 18-08-156-002), Peoria, Illinois (Council District 2).

   CASE NO.  
   HPC 18-18  
   Public Hearing on the request Sean Rennau, on behalf of John A. Jumer, for a Certificate of Appropriateness to extend a stone wall along the northwest side yard. The wall includes an extension perpendicular to the dwelling, which would include a solid doorway. The applicant requests a waiver to increase the height of the stone wall in the side yard from a permitted height of 6 feet to maximum 8 feet, as allowed with Historic Preservation Commission approval per Appendix A, Section 5.4.6. The applicant requests a waiver to increase the height of the stone wall perpendicular to the dwelling from a permitted height of 6 feet to maximum 18 feet as allowed with Historic Preservation Commission approval per Appendix A, Section 5.4.6, for the property located 1808 W. Moss Avenue, (Parcel Identification No. 18-08-156-002), Peoria, Illinois (Council District 2).

   CASE NO.  
   HPC 18-19  
   Public Hearing on the request of Morton Community Bank, to obtain a Certificate of Appropriateness for the demolition of the dwelling located at 105 NE Roanoke Avenue, (Parcel Identification No. 18-04-328-008), Peoria, Illinois (Council District 2).

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

Inquiries: Community Development Department, (309) 494-8600
WELCOME!

If you plan on speaking, please complete a Blue Speaker Form

For each case the following sequence will apply:

1. Chairperson proceeds with swearing in procedures
2. Chairperson announces the case
3. Staff enters case into the record
   a. Staff presents the case
   b. Staff answers questions from the Commission
4. Petitioner presents case and answers questions from the Commission
5. Chairperson opens the meeting to the public
6. Public comments – Chairperson may ask for response/input from staff and petitioner
7. Petitioner presents closing statements
8. Public testimony is closed (No further public comment)
9. Commission deliberates and may consult staff
10. Commission prepares findings, if applicable
11. Commission votes

All comments and questions must be directed to the Commission
The regularly scheduled meeting for the Historic Preservation Commission was held on Wednesday, August 22, 2018, at 8:30 a.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Robert Powers presiding and with proper notice having been posted.

ROLL CALL

The following Historic Preservation Commission Commissioners were present: Jan Krouse, Michael Maloof, Geoff Smith, David Stotz, and Chairperson Robert Powers – 5. Absent: Deborah Dougherty and Lesley Matuszak – 2.

Staff Present: Kerilyn Gallagher, Shannon Techie, Madeline Wolf

MINUTES

Commissioner Maloof moved to approve the minutes of the regularly scheduled meeting held on July 25, 2018; seconded by Commissioner Krouse.

The motion was approved viva voce vote 5 to 0.

Chairperson Powers welcomed Commissioner David Stotz to the Historic Preservation Commission.

REGULAR BUSINESS

CASE NO. HPC 18-16

PUBLIC HEARING on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness to allow for construction of the following: garden with stair cases and terracing, doorway in an existing privacy wall, reflecting pool, and detached accessory storage structure with patio. Scope includes the construction of underground rain water cistern and may require clearing of shade trees. All alterations are proposed for the property located at 1808 Moss Avenue (Parcel Identification No. 18-08-156-002), Peoria, Illinois (Council District 2).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-16 into the record and presented the request as outlined in the memo. Ms. Gallagher said the City requested a thirty (30) day deferral to allow time for the petitioner to submit more details regarding the scope of work.

In response to Chairperson Powers’ inquiries, the carriage house was not existing and would require a building permit as well as the reflecting pond. The accessory structure would require a setback encroachment agreement and waiver.

In response to Commissioner Smith’s inquiry regarding the setback requirement, Ms. Gallagher said as Dr. Martin Luther King Jr. Drive was a primary thoroughfare in the City, the setback requirement was one hundred (100) feet from the center of the road; however, the carriage house met the zoning standard of thirty-five (35) feet.

In response to Commissioner Smith’s inquiry regarding the proposed use for the carriage house, Ms. Gallagher said the carriage house was proposed to be used for storage and access for maintenance workers.

After a short discussion, it was confirmed the entire property was one parcel and within the historic district boundary.

Chairperson Powers opened the Public Hearing at 8:43 a.m.

Michael Seghetti, attorney for the petitioner, said the information city staff requested will be submitted in time for review prior to the next meeting. In response to Chairperson Powers’ inquiry regarding a projected timeline, Mr. Seghetti replied the petitioner was ready to begin work once the request was approved and the deferral would not interrupt the projected timeline.

Phyllis Markley, an adjacent neighbor, expressed the following concerns regarding the proposed plan: the height and location of the retaining walls; the location, material, and height of the fence; the security fence on north side of Dr. Martin Luther King Jr. Drive; the removal of trees and vegetation; and the timeline of construction.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:51 a.m.

Motion:
Commissioner Maloof moved to defer the request until the next regularly scheduled Historic Preservation Commission; seconded, by Commissioner Smith.

The motion to defer the item was approved viva voce vote 5 to 0.
Nays: None.

CASE NO. HPC 18-17
PUBLIC HEARING on the request of Scott Whalen, to obtain a Certificate of Appropriateness to allow for roof, gutter, awning, and siding replacement for the property located at 1012 NE Glen Oak Avenue (Parcel Identification No. 18-04-283-011), Peoria, Illinois (Council District 3).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-17 into the record and presented the request as outlined in the memo.

Chairperson Powers opened the Public Hearing at 8:54a.m.

Daniel Weaver, representing the petitioner, said due to hail damage, the petitioner requested to replace the roof, gutter, awning, and siding on all sides of the home. Mr. Weaver said he was present to answer questions and thanked the commission for their consideration.

In response to Commissioner Maloof's inquiry regarding color and the manufacturer, Mr. Weaver confirmed the color and manufacturer were not yet determined. Mr. Weaver said if the existing color was not available, they would match the color as close as possible.

During a short discussion with Chairperson Powers, Mr. Weaver confirmed the existing roof was copper, the replacement roof will adhere to the Illinois Building Code for ice and water shield which would cover all the valleys, and that the siding would be a design change from eight (8) inch to double four (4) inch siding.

In response to Commissioner Stotz, Mr. Weaver presented pictures of the proposed double four (4) inch siding, which may be found in Appendix A.

With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 9:03a.m.

Discussion
Commissioner Maloof requested the color for the siding be compatible with the neighborhood.

Commissioner Krouse referred to the pebble stone gray siding presented in the agenda packet.

Chairperson Powers noted the pebble stone gray siding presented in the packet was used as an example. Chairperson Powers supported the eight (8) inch aluminum siding and steel valleys.

Commissioner Smith supported replacing copper valleys with copper valleys.

Motion:
Commissioner Krouse made a motion to approve the request as presented; seconded, by Commissioner Stotz.

Discussion
Chairperson Powers encouraged the petitioner to look into the Illinois Historic Preservation Tax Credit Program.

Chairperson Powers read the Findings of Fact for a Certificate of Appropriateness.

The motion was approved by roll call vote 5 to 0.
Nays: None.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION
There were no citizens present who wished to address the Historic Preservation Commission at 9:17a.m.
ADJOURNMENT

Commissioner Smith moved to adjourn the Historic Preservation Commission Meeting; seconded by Commissioner Krouse.

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:17 a.m.

[Signature]

Madeline Wolf, Development Technician
TO: Historic Preservation Commission

FROM: Kerilyn Gallagher, Urban Planner

DATE: September 26, 2018

RE: HPC CASE NO. 18-16: Public Hearing on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness to allow for construction of the following: garden with stair cases and terracing, doorway in an existing privacy wall, reflecting pool, and detached accessory storage structure with patio. Scope includes the construction of underground rain water cistern and may require clearing of shade trees. All alterations are proposed for the property located at 1808 W. Moss Avenue (Parcel Identification No. 18-08-156-002), Peoria, Illinois (Council District 2).

NOTIFICATION:
Mailed notification was provided to surrounding property owners within 250 radial feet of the subject site and no less than 15 days prior to the review.

REQUEST SUMMARY:
The applicant requests this case be deferred. Case #18-16 is a request for a Certificate of Appropriateness to allow for landscaping, hardscaping, and construction improvements for the property located at 1808 W. Moss Avenue. The subject property is located in the Moss-High Historic District. The applicant proposes the following: landscaped garden, reflecting pool, terracing which will include retaining walls and two staircases, six-foot fencing along the side yards, construction of a detached accessory storage structure and patio, construction of a driveway entrance off Martin Luther King Jr. Drive, gate and wall along Martin Luther King Jr. Drive, and underground cistern. The scope may require clearing of shade trees.

The deferral would allow the applicant additional time to supplement the attached application materials.

DISCUSSION:
The Commission should consider the criteria in Historic Preservation Ordinance Section 16-64, when determining if the proposed work is compatible and appropriate.

OPTIONS:
- Approve the application as requested.
- Modify and grant the application.
- Deny the application.

If denied, the petitioner will not be able to submit an application for the same improvements until it is modified to fit the Commission’s requests, or a period of 1 year has elapsed.
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 1808 Moss Avenue  Zip Code 61606
Tax ID Number: ______-____-____  Architectural Style: German/Elizabethan Timber Frame

Applicant: (The person/organization applying.)
Name: Sean Brennan on Behalf of John A. Jumer
Company/Neighborhood Association: 
Address: 303 Sullivan Circle
City: Germantown Hills  State: IL  ZIP: 61548
Daytime Phone: (312) 217-9274  Email: sean.d.rennan@gmail.com
Applicant Signature: ___________________________ Date: 7/24/18

Owner: (Skip this section if the applicant and owner information is the same)
Name: John Albert Jumer
Company/Neighborhood Association: Bassen Van LLC
Address: 1808 Moss Ave.
City: Peoria  State: IL  ZIP: 61606
Daytime Phone: (309) 676-7359  Email: 
Owner Signature: ___________________________ Date: 7/24/18

Contractor Information: (If available, not required)
Name: Sean Hoerr
Company/Neighborhood Association: Hoerr Masonry
Address: 12203 W Laurel Ln
City: Bismarck  State: IL  ZIP: 61517
Daytime Phone: (309) 360-0116  Email: hoerrmasonry@gmail.com
**Property Improvements -**  
**Work to include the following:**

German/Bavarian – Gothic architectural influences.

Garden door – entryway will contain family coat of arms – German gothic architectural influences – similar throughout entire formal garden. Door to be located on rear side of house past existing chimney and will tie into existing 8’ tall privacy walls. All materials will match existing materials on site previously approved by HPC. See attached photos showing these stone materials.

All materials and artifacts will be quality stone masonry type material and hand crafted in nature.

(See attached exhibit sheet and photos)

Construction of reflecting pool - All materials will match existing materials on sit. (See attached photos showing existing stone materials)

Construction of two parallel stair cases - All materials will match existing materials on site. (See attached plan and photos)

Walls that occur along property line will be retaining walls to accommodate grade and will match existing stone materials on site. See attached photos.

Proposed fence along the side property lines will be heavy black aluminum and match the 6’ tall fence already approved by HPC.

Construction of carriage house – 1092 SF structure - All materials will match existing house materials on site. (Bavarian Timber Frame/Stucco) Structure to be used for storage of grounds maintenance materials and tools. Bathroom, kitchenette. The lot is very long and narrow with limited access to rear yard. Layout allows for access to rear yard through small side yard on the southwest side of the property.

Rear Driveway off MLK drive. It is very desirable to allow for a structure that will allow for storage as well as street access for delivery and service people to access the property without obstructing and or damaging the front driveway or proposed narrow garden doorway. (Concrete drive materials with necessary storm water and erosion controls in place) Privacy wall along MLK will meet 3’ feet front yard requirement and match stone in attached photos. Similarly, the entry gate would be heavy black aluminum matching approved fence materials and heights.

Construction of underground cistern – located towards the rear of the property to allow for storm water collection and reuse as a supplement for garden irrigation system.

All necessary retaining walls and fences along MLK will match existing materials on site previously approved by HPC.

Existing vegetation observed in rear of yard along bluff was predominantly weedy trees, shrubs and perennials. The growth would not be classified as an older diverse ecosystem. There are no aged oaks present and the tree’s with trunk diameters over 20” would be Hackberry species.

All clearing done on the bluff will be replaced with new native tree’s and perennials where applicable to help put back something better than was there before. Pollinator habitat ect. For the ROW.
WROUGHT IRON FENCE
PER CERTIFICATE OF
APPROPRIATENESS 2017

EXISTING GRADE AT
PROPERTY LINE

STONE RETAINING WALL
4' RANDOM PATTERN STONE
VENER WITH
1/4" MORTAR JOINTS
(STONE TYPE NORTHERN
RUSTIC-MATCH EXISTING ON SITE)
Hello Kerilyn,

We request a deferral of case 18-16 (larger scope) to the October session.

Sincerely,
Sean

On Tue, Sep 4, 2018 at 2:57 PM Kerilyn Gallagher <kgallagher@peoriagov.org> wrote:

Sean,

I’m finalizing the agenda for the Sept HPC meeting. I have what I need for the Jumer cases. However, can you confirm you will be requesting deferral of case 18-16 (larger scope). I ask now because, if the case is not deferred, I will need to modify the notice that was published. If the case will be deferred, I will modify the notice for the Oct HPC meeting after you submit the revised info. This way, the modified notice will include all requests.

Kerilyn Gallagher

City of Peoria | Urban Planner

kgallagher@peoriagov.org | 309 494-8606
TO: Historic Preservation Commission

FROM: Kerilyn Gallagher, Urban Planner

DATE: September 26, 2018

RE: HPC CASE NO. 18-18: Public Hearing at the request of Sean Rennau, on behalf of John A. Jumer, for a Certificate of Appropriateness to extend a stone wall along the northwest side yard. The wall includes an extension with a solid doorway that would run perpendicular to the dwelling. The applicant requests a waiver to increase the height of the stone wall along the side yard from a permitted height of 6 feet to maximum 8 feet, as allowed with Historic Preservation Commission approval per Appendix A, Section 5.4.6. The applicant requests a waiver to increase the height of the stone wall perpendicular to the dwelling from a permitted height of 6 feet to maximum 18 feet as allowed with Historic Preservation Commission approval per Appendix A, Section 5.4.6, for the property located 1808 W. Moss Avenue, (Parcel Identification No. 18-08-156-002), Peoria, Illinois (Council District 2).

NOTIFICATION:
Mailed notification was provided to surrounding property owners within 250 radial feet of the subject site and no less than 15 days prior to the review.

REQUEST SUMMARY:
The applicant requests a Certificate of Appropriateness to extend a stone wall in the northwest side yard of the property located at 1808 W. Moss Avenue. The subject property is located in the Moss-High Historic District. The proposed wall would extend 30 feet along the side yard and return to the side of the dwelling. The wall would include a solid doorway to allow entrance to the side yard. According to the applicant, the stone material would match the existing stone wall, which received a Certificate of Appropriateness in case HPC #18-01. The wall height along the side yard would match the height of the existing wall. The portion of the wall that returns to the house would vary in height from 11-18 feet.

Please refer to the attached application materials for more detailed information on the proposal.

DISCUSSION:
The Commission should consider the criteria in Historic Preservation Ordinance Section 16-64, when determining if the proposed work is compatible and appropriate.

OPTIONS:
- Approve the application as requested.
- Modify and grant the application.
- Deny the application.

If denied, the petitioner will not be able to submit an application for the same improvements until it is modified to fit the Commission’s requests, or a period of 1 year has elapsed.
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
Certificate of Appropriateness Application  
Historic Preservation Commission

Property Information: (The property the work will be performed on)

Address: 1808 Moss Avenue ______________________ Zip Code: 61606
Tax ID Number: 18-08-156-002 Architectural Style: German - Timber Frame

Applicant: (The person/organization applying.)

Name: Sean Rennae, on behalf of John A. Jumer
Company/Neighborhood Association: ________________________________
Address: 303 Sullivan Circle ________________________________
City: Germania Hills State: IL ZIP: 61548
Daytime Phone: (312) 217-9274 Email: sean.j.renne@gmail.com
Applicant Signature: __________________ Date: 8/28/18

Owner: (Skip this section if the applicant and owner information is the same)

Name: John Albert Jumer ________________________________
Company/Neighborhood Association: ________________________________
Address: 1808 Moss Avenue ________________________________
City: Peoria State: IL ZIP: 61606
Daytime Phone: (309) 676-7359 Email: ________________________________
Owner Signature: __________________ Date: 8/28/18

Contractor Information: (If available, not required)

Name: Sam Hoerr ________________________________
Company/Neighborhood Association: Hoerr Masonry ________________________________
Address: 1203 W. Laurel Ln. ________________________________
City: Brimfield State: IL ZIP: 61517
Daytime Phone: (309) 360-0116 Email: hoerrmasonry@gmail.com
Project Description:

Provide a detailed description of the work to be done. Include material types, colors, style, and methods of construction. If the work involves removal of material or structure, indicate how the historical value and visual quality of the structure will be retained and ensure the integrity of the landmark or district. You may attach separate sheets if desired.

Narrative of proposed work:

Extending existing stone privacy wall along side of screened porch & returning it at the house. Existing stone materials will be matched on the new wall extension.

Addition of a Gothic style doorway on side of house where stone wall returns to the house. All construction to occur on rear side yard of the residence.

See attached exhibits for more information.
To: City of Peoria Historic Planning Commission
From: Aaron and Mycah Amstutz
Date: September 10, 2018
Re: 1808 W Moss

We live at 1812 W Moss, immediately west of Al and Michelle Jumer’s home at 1808 W Moss. We are pleased with the Jumers’ project in their back yard. We believe it is an asset to our property and surrounding homes.

We support the Jumers’ request for a waiver of the 6 foot height requirement for the extension of the existing wall on the west side of their property, immediately adjacent to our property, from the existing wall running north toward Moss Avenue.

__________________________
Aaron Amstutz

__________________________
Mycah Amstutz
1. Gothic Door - Solid Wood Option Cast Bronze
   Scale Not To Scale

2. Cologne Cathedral Knocker
   Photo Example

3. Cologne Cathedral - Cologne, Germany
   Photo Example - Reference Study

4. Gothic Doorway Facing Southeast
   Scale Not To Scale (Front View)

5. Gothic Doorway Facing Northwest
   Scale Not To Scale (Side View)
EXISTING WALL ELEVATION LOOKING EAST - EXTEND 30'-0"
WALL ELEVATION LOOKING EAST
VIEW FROM FRONT YARD - WALL AND DOOR ARE NOT VISIBLE FROM STREET.

FACING SOUTH - APPROACH TO PROPOSED DOORWAY
EXISTING 7 FEET TALL GARDEN WALL
EXISTING 7 FEET TALL GARDEN WALL
TO: Historic Preservation Commission

FROM: Kerilyn Gallagher, Urban Planner

DATE: September 26, 2018


NOTIFICATION:
Mailed notification was provided to surrounding property owners within 250 radial feet of the subject site and no less than 15 days prior to the review.

REQUEST SUMMARY:
The applicant requests a Certificate of Appropriateness to allow for the demolition of the dwelling located at 105 NE Roanoke Avenue. The subject property is located in the Randolph-Roanoke Historic District. According to the applicant, the structure requires extensive work in the interior, and the exterior is in poor condition. The applicant finds the total cost of repair exceeds the value of the property.

Please refer to the attached application materials for more detailed information on the proposal.

DISCUSSION:
The Commission should consider the criteria in Historic Preservation Ordinance Section 16-64, when determining if the proposed work is compatible and appropriate.

OPTIONS:
- Approve the application as requested.
- Modify and grant the application.
- Deny the application.

If denied, the petitioner will not be able to submit an application for the same improvements until it is modified to fit the Commission’s requests, or a period of 1 year has elapsed.
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 105 NE Roanoke ST Peoria Zip Code 61603
Tax ID Number: 18-04-328-008 Architectural Style: Victorian

Applicant: (The person/organization applying)
Name: Todd Aman Sr.V.P.
Company/Neighborhood Association: MCB Holdings
Address: 1605 N. Tremont St
City: Springfield State: IL ZIP: 61611
Daytime Phone: (309) 822-8420 Email: todd.aman@mortenbank.com
Applicant Signature: ___________________________ Date: 9/14/18

Owner: (Skip this section if the applicant and owner information is the same)
Name: ________________________________
Company/Neighborhood Association: ________________________________
Address: ________________________________
City: __________________ State: ___________ ZIP: ___________
Daytime Phone: __________________ Email: __________________
Owner Signature: ________________________ Date: __________________

Contractor Information: (If available, not required)
Name: ________________________________
Company/Neighborhood Association: ________________________________
Address: ________________________________
City: __________________ State: ___________ ZIP: ___________
Daytime Phone: __________________ Email: __________________

1 of 3
8/31/18

MCB Holdings took deed to 103 NE Roanoke St and 105 NE Roanoke St Peoria on 8/6/18. Both properties were owned by Roger Heim for at least the past 16 years. There has been little to no maintenance completed on either property. We are going to fix up 103 NE Roanoke St and then market the property for sale. It has been divided into 4 rental units. 105 NE Roanoke St has been divided into 9 rental units and really needs to be torn down. Greg Smith is managing the properties for us. Greg stated that every unit in 105 NE Roanoke St needs extensive work completed on it. The roof is in very poor condition and needs to be replaced. The outside of the property is in very poor condition as well. Please see the attached page of code violations from the outside of the property from the city of Peoria. The total cost of repairs far exceeds the value of the property.

The goal of MCB Holdings and Morton Community Bank is to help improve the neighborhood. We are currently in process of getting the deed to the empty lot at 109 NE Roanoke St into the name of MCB Holdings. We feel it would be best for the neighborhood and for the City of Peoria to allow MCB Holdings to have 105 NE Roanoke St demolished. Gordon Honegger and I met with Councilman Chuck Grayeb, Mayor Ardis, Patrick Urich, and Ross Black back in January of this year. Everyone was in agreement that the property at 105 NE Roanoke St needs to be torn down.

Sincerely,

Todd Aman
Sr. V.P. Morton Community Bank
Office (309) 822-8420
Cell (309) 231-7357
SEPTEMBER 7, 2017

IMMEDIATE REALTY INC.
5409 W TEAL WOOD CT
PEORIA, IL 61615

Code Violation Notice and Report
[Pursuant to Section 5-275 of the City Code]

Violations were witnessed at 105 NE ROANOKE AVE
Type of structure: COMMERCIAL MULTI FAMILY
Department Case Number: 17-13927

The above-mentioned property, owned or controlled by you, was inspected by Nick Ruzicka, on 8-31-17 at 1:15 p.m., in which he observed the following violations of the 2012 International Property Maintenance Code as adopted under Section 5-260 and amended under Section 5-301 of the Code of the City of Peoria:

PROTECTIVE TREATMENT 304.2 (PAINTING) All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protected covering or treatment. **(This code section will not be enforced between October 15 and April 15 of each year)**
  1. Paint is peeling.

ACCESSORY STRUCTURES 302.7 (ACCESSORY STRUCTURES) All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. They shall be free of insects and rodents. The exterior of each accessory structure shall be weather resistant. All fences on the premises shall be constructed of manufactured metal fencing material, wood, masonry, or other inert material. Such fences shall be maintained by the owner. Wood materials shall be protected against decay. Wherever any required egress roadway from a building opens into a fenced area, there shall be a means of entrance and exit from the premises to the nearest public way.
  1. The fence around the dumpster is not in good repair and requires installation of a door.

EXTERIOR WALLS 304.6 (EXTERIOR WALLS) All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
  1. Paint on the siding is peeling.
  2. Paint on the trim is peeling.
  3. Siding materials are not surface coated to prevent deterioration.
  4. Siding material is damaged.

SIDEWALKS & DRIVEWAYS 302.3 (SIDEWALKS & DRIVEWAYS) All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
  1. The rear parking lot is not in good repair.

Attached to this Code Violation Notice and Report is a summons that requires you to appear before the Administrative Hearing Officer on TUESDAY, OCTOBER 31, 2017, in Room 460 City Hall, 419 Fulton Street, Peoria, IL, at 9:00 AM.

Community Development Department
419 Fulton Street, Suite 307, Peoria, IL 61602
Phone 309.494.8654  Fax 309.494.8674
CERTIFICATE OF RESOLUTION

I, Andrew A. Honegger, do hereby certify that I am the duly elected, qualified, and acting President of MORTON COMMUNITY BANK, an Illinois banking corporation (the "Bank") and that as such have personal knowledge of corporate actions taken said Bank. And I do hereby further certify that the following resolutions were duly adopted on December 12, 2017, by the duly elected, qualified, and acting Board of Directors of said Bank, and that said resolutions have not been amended or rescinded, and are now in full force and effect.

RESOLVED, that TODD AMAN as SENIOR VICE PRESIDENT of MORTON COMMUNITY BANK ("BANK") is authorized to execute on behalf of such Bank all documents, and is further authorized to take any other actions as may be reasonably necessary or convenient, relating to the Bank’s Other Real Estate Owned (OREO) assets, including but not limited to the handling of any and all real estate offers, real estate contracts, agreements, instruments, leases, closing statements, personal property transfers, listings, disbursements, stipulations, and orders which he may deem advisable, from time to time, relating to such OREO. This authorization shall continue to have effect indefinitely until express written notice of its rescission or modification, whichever is sooner.

IN WITNESS WHEREOF, I have subscribed my hand as President of said Bank this 5th day of January, 2018.

Andrew A. Honegger, as President