1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF OCTOBER 24, 2018 MINUTES

4. APPROVAL OF JANUARY 23, 2019 MINUTES (*meeting cancelled*)

5. 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 19-01
   Public hearing on the request of Steve Fairbanks, to obtain a Certificate of Appropriateness to allow for the installation of windows, for the property located at 907 NE Glen Oak Avenue (Parcel Identification No. 18-04-280-011), Peoria, IL (Council District 3).

   **Case No.** HPC 19-02
   Public Hearing on the request of MCB Holdings, 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, IL (Council District 2).

   **Case No.** HPC 18-16 (continued from 10/24/2018)
   Public Hearing on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness for landscaping, hardscaping, and construction of a new accessory structure for the property located at 1808 W. Moss Ave. The request is made for the following: landscaped garden, reflecting pool, terracing which requires retaining walls, walls and stone staircases. Also, fencing in the side yards and in the yard along Martin Luther King Jr. Drive. The petitioner requests to construct a patio and an accessory storage structure which includes a fireplace. Also, a driveway entrance off Martin Luther King Jr. Dr. and an underground rainwater cistern. The scope requires clearing of shade trees. The petitioner proposes to plant native trees and shrubs. All alterations are proposed for the property located at 1808 W. Moss Ave. (Parcel Identification No. 18-08-156-002), Peoria, IL (Council District 2).

   **Case No.** HPC 19-03
   Public hearing on the request of Aaron and Mycah Amstutz, to obtain a Certificate of Appropriateness to allow window and door alterations and a side addition which includes enclosing a back porch for the dwelling located at 1812 W. Moss Avenue (Parcel Identification No. 18-08-156-001), Peoria, IL (Council District 2).

6. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

7. ADJOURNMENT

Inquiries: Community Development Department, (309) 494-8600 or kweick@peoriagov.org
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 Meeting was held on Wednesday, October 24, 2018, at 8:31 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: Deborah Dougherty, Jan Krouse, Lesley Matuszak, Geoff Smith, and Chairperson Robert Powers – 5. Absent: Michael Maloof and David Stotz – 2.

Staff Present: Kerilyn Gallagher, Leah Allison, and Kaylee Drea

MINUTES
Commissioner Matuszak moved to approve the minutes of the regularly scheduled meeting held on September 23, 2018; seconded by Commissioner Smith.

The motion was approved viva voce vote 5 to 0.

SWEARING IN OF SPEAKERS

REGULAR BUSINESS

CASE NO. HPC 18-16 (Continued from 09/26/18)

Public Hearing on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness for landscaping, hardscaping, and construction of a new accessory structure for the property located at 1808 W. Moss Avenue. The request is made for the following: landscaped garden, reflecting pool, terracing which requires retaining walls, and two stone staircases. Also, fencing in the side yards and in the yard along Martin Luther King Jr. Drive. The petitioner requests to construct a patio and an accessory storage structure which includes a fireplace. Also, a driveway entrance off Martin Luther King Jr. Drive and an underground rainwater cistern. The scope requires clearing of shade trees. The petitioner proposes to plant native trees and shrubs. All alterations are proposed for the property located at 1808 W. Moss Avenue (Parcel Identification No. 18-08-156-002), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-16 into the record and requested to defer.

Commissioner Smith moved to receive and file correspondence from Director Black regarding a deferral of the case, seconded by Commissioner Dougherty.

The motion was approved viva voce vote 5 to 0.

Motion:
Commissioner Dougherty moved to defer the request to the next regularly scheduled meeting; seconded by Commissioner Krouse.

The motion was approved by roll call vote 5 to 0.

Yeas: Krouse, Smith, Matuszak, Powers, and Dougherty – 5
Nays: None

CASE NO. HPC 18-20

PUBLIC HEARING on the request of James Foley, to obtain a Certificate of Appropriateness to allow for the replacement of windows, for the property located at 1605 W. Moss Avenue (Parcel Identification No. 18-08-155-021), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-20 into the record and presented the request as outlined in the memo.

Chairperson Powers opened the Public Hearing at 8:46 a.m.

Chad Kennedy, representing the petitioner, provided a summary of the project.
With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:47 a.m.

**Motion:**
Commissioner Matuszak made a motion to approve the request; seconded by Commissioner Smith.

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

The motion was approved by roll call vote 5 to 0.

Yeas: Krouse, Smith, Matuszak, Powers, and Dougherty – 5
Nays: None.

Commissioner Dougherty announced her abstention for Case No HPC 18-22.

**CASE NO. HPC 18-22**
PUBLIC HEARING on the request of Tom and Deborah Dougherty, to obtain a Certificate of Appropriateness to allow for the replacement of windows, for the property located at 1536 W. Moss Avenue (Parcel Identification No. 18-08-176-005), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-22 into the record and presented the request as outlined in the memo.

Chairperson Powers opened the Public Hearing at 8:55 a.m.

Tom Dougherty, petitioner, provided a summary of the project.

With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:56 a.m.

**Motion:**
Commissioner Matuszak made a motion to approve the request; seconded by Commissioner Krouse.

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

The motion was approved by roll call vote 4 to 0.

Yeas: Krouse, Smith, Matuszak, and Powers – 4
Nays: None.

Abstention: Dougherty - 1

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

Janaki Nair, of Elias, Megnnes & Seghetti, P.C. described the Jumer family continued investment into their property and the City of Peoria. She said they were available to answer any questions or concerns.

**ADJOURNMENT**

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

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:04 a.m.

Leah Allison, Senior Urban Planner
The regularly scheduled meeting for the Historic Preservation Commission Meeting opened on Wednesday, January 23, 2019, 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: Robert Powers and David Stotz - 2. Absent: Deborah Dougherty, Jan Krouse, Lesley Matuszak, Geoff Smith, and Michael Maloof - 5

Staff Present: Kerilyn Weick

MINUTES
With no quorum, due to inclement weather conditions, Chairperson Powers cancelled the meeting.

Kerilyn Weick, Urban Planner
TO: Historic Preservation Commission

FROM: Kerilyn Weick, Urban Planner

DATE: February 27, 2019

RE: HPC CASE NO. 19-01: Public hearing on the request of Steve Fairbanks, to obtain a Certificate of Appropriateness to allow for the installation of windows, for the property located at 907 NE Glen Oak Avenue (Parcel Identification No. 18-04-280-011), Peoria, IL (Council District 3).

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 petitioner is requesting a Certificate of Appropriateness to install a window on the east side of the dwelling at 907 NE Glen Oak Avenue. This property is in the local Glen Oak Historic District. The applicant has selected a Pella double hung window. According to the application, window color and style will match the existing windows on the same side of the dwelling.

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: 907 NE Glen Oak Ave. Zip Code: 61603
Tax ID Number: 18-04-280-011 Architectural Style: Wood frame bungalow

Applicant: (The person/organization applying.)

Name: Steve Fairbanks
Company/Neighborhood Association: Glen Oak - Flannagan
Address: 1110 NE Glen Oak Ave.
City: Peoria State: IL ZIP: 61603
Daytime Phone: (309) 645-6020 Email: stevefairbanks@sbcglobal.net
Applicant Signature: [Signature] Date: November 6, 2018

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:
In September 2018 my wife, Linda Fairbanks, and I, Steve Fairbanks, purchased this single-family residence located in the Glen Oak Flanagan Historic district at 907 NE Glen Oak Ave. at the intersection of Glen Oak Avenue and Indiana Avenue. We are doing some interior remodeling before we rent it out.

We are requesting permission to install one Pella double hung window, 63 in. x 26 in., in the bathroom like the example window pictured below which will be installed in the right side, back section, of the house. (Note black highlight which is approximate location for window installation.) The window will match the color and style of the two Pella double hung dining room windows pictured in the center of this photo which measure 70 in. x 26 in.

![Location of proposed window installation.](image1)

![Example of window to be installed and how it will appear after installation.](image2)
Here is a photo of the house from circa 1890 next to a photo taken on Nov. 11, 2018. It appears from this photo the part of the house where the bathroom currently is located used to be a side entrance.

Current front view of 907 NE Glen Oak Ave
TO: Historic Preservation Commission

FROM: Kerilyn Weick, Urban Planner

DATE: February 27, 2019

RE: HPC CASE NO. 19-02: Public Hearing on the request of MCB Holdings, 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, IL (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 allow for the demolition of the dwelling located at 105 NE Roanoke Avenue. The subject property is located in the Randolph-Roanoke Historic District.

This request was made at the September 26, 2018 Historic Preservation Commission meeting. At that time, commissioners suggested more information should be provided on the structural and interior conditions of the dwelling and cost of renovation. The current application includes the suggested information. Staff from the Community Development Department inspected the property for compliance with adopted city codes. The findings are included in the attached materials.

Please refer to the attached application 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
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 Ave., Peoria, Illinois
Zip Code: 61606
Tax ID Number: 18-04-328-008
Architectural Style: Multi-family with no architectural features

Applicant: (The person/organization applying)
Name: Jack B. Teplitz, Attorney at Law
Company/Neighborhood Association: Jack B. Teplitz & Associates
Address: 401 Main St., Suite 1530
City: Peoria
State: Illinois
ZIP: 61602
Daytime Phone: (309) 637-3800
Email: jteplitz@teplitzlaw.com
Applicant Signature: [Signature]
Date: 01/04/19

Owner: (Skip this section if the applicant and owner information is the same)
Name: MCB Holdings
Company/Neighborhood Association:
Address: 721 W. Jackson
City: Morton
State: Illinois
ZIP: 61550
Daytime Phone: (309) 822-8420
Email: todd.aman@mortonbank.com
Owner Signature: /s Todd Aman, Sr. Vice President
Morton Community Bank
Date: 01/04/19

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

Proposed demolition of structure.
ADDENDUM TO CERTIFICATE OF APPROPRIATENESS
APPLICATION

105 NE Roanoke Ave., Peoria, IL

The request of the owner is to demolish the structure at 105 NE Roanoke Ave. because of the following:

1. The structure has no significant architectural features since it was remodeled and all of the original architectural features were removed;

2. The structure has a serious degree of deterioration and dilapidation which renders it impossible to utilize for any purpose. Please see the attached report from Lensco Construction Inc. and photographs;

3. The location of the structure adjacent to 107 NE Roanoke Ave. prevents adequate light and ventilation at 107 NE Roanoke Ave. which is a blighting factor. Please note that 107 NE Roanoke Ave. was just recently renovated;

4. The current zoning requirements for 105 NE Roanoke Ave. would only allow for the maximum of 2 units. The structure currently contains 9 units, all of which are substandard by current code and neighborhood requirements;

5. An attempt to renovate the structure to meet current code requirements would be cost prohibitive and would not address the costs of recreating the architectural elements to the building that have already been destroyed; and

6. For over 35 years, the building has not been adequately maintained or repaired and has represented a deteriorating impact on the Randolph Roanoke Neighborhood. There have been numerous police calls over the years. It has made it very difficult to attract people who are willing to invest in the properties in the neighborhood as well as negatively affecting the quality of life of the current residents of the neighborhood.
October 17, 2018

Re: 105 Roanoke, Peoria IL

To Whom it may concern:

A walk through and observation/inspection of the property was performed on Thursday, October 11, 2018.

Currently the building is being occupied and is divided into nine individual units. All units are one-bedroom efficiency apartments in disrepair and of little or no historic value. The building has been chopped up, drywalled over and patched up. Building HVAC is 50% operational. Stairways and hallways have been manipulated to create as many efficiencies as possible. Most original trim, casing and millwork is missing with a small percentage of casing which could be salvaged. Numerous ceilings are falling in. Paint is peeling off the walls.

The exterior of the building:

The roof has severe leaks and holes and therefore the top two floors of the building have extensive water damage or structural damage. The roof rafters look to have some structural issues. The exterior of building has asphalt shingle siding applied to it. It dates to the 40’s and is an eyesore. A makeshift fire escape has been installed on the back of the building up to the third floor and is covered with chain link fence. The brick foundation is deteriorating and looks to have structural issues. Gutters and downspouts are in disrepair. Windows are literally falling out of their frames. Siding pieces, cornices and exterior trim are missing and/or rotted.

The cost of restoration for this building is prohibitive. To bring it back to historic condition would require completely gutting the interior and exterior requiring a complete rebuild. This would cost north of $150,000.00.

Thank you,

Leonard Schmilen
105 NE Roanoke Ave., Peoria, IL – deteriorated soffit and flashing
December 28, 2018

MORTON COMMUNITY BANK
721 W JACKSON ST
MORTON, IL 61550

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: MULTI-FAMILY UNIT
Department Case Number: 18-16692

The above-mentioned property, owned or controlled by you, was inspected by Nick Ruzicka, on 12/27/2018 at 9:00 A.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:

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 doorway 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. Fence not in good repair – dumpster enclosure
   2. Driveway not in good repair

304.2 (PAINTING) All exterior surfaces, 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 protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.
   1. Peeling paint

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. Peeling paint on trim
   2. Peeling paint on porch floors
   3. Damaged siding material
   4. Crumbling bricks
   5. Crumbling mortar in walls

304.7 (ROOFS AND DRAINAGE) The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
   1. Damaged flashings
   2. Damaged roofing materials
   3. Damaged fascia
   4. Damaged soffits
   5. Damaged gutters
6. Damaged downspouts
7. Gutters are not free running and clear of obstructions

304.10 (STAIRWAYS AND DECKS) Every exterior stairway, deck, porch, and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.14 (INSECT SCREENS) During the period from April 15 to October 15, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition. Exception: screen doors shall not be required where other approved means, such as air curtains or insect repellent fans are employed.
   1. Missing screens from all windows

304.15 (DOORS) All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3.
   1. Damaged door casement
   2. Damaged door trim
   1. Damaged front stairs

305.1 (GENERAL - INTERIOR) The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
   1. Apartment units not in sanitary condition

305.2 (STRUCTURAL MEMBER) All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
   1. Multiple structural issues in basement

305.3 (INTERIOR SURFACES) All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
   1. Floors / floor coverings require repair
   2. Damaged walls / ceiling – cracks, holes, peeling paint
   3. Window casement – damaged; not easily openable; painted shut
   4. Door casement – damaged; missing; require repair
   5. Misc. – kitchen cabinet, counter, and bathroom vanity require repair

307.1 (ACCUMULATION OF RUBBISH) All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage. The owner and/or occupant of a single-family structure shall have the responsibility to maintain the premises free from litter.
   1. Loose litter in common areas/individual units

403.1 (HABITABLE SPACES - VENT) Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.
   1. All units require repair on windows – room / rooms lack openable window

403.2 (BATHROOMS/TOILET ROOMS) Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such
spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

1. Exhaust fan not in working condition

504.1 (GENERAL - PLUMBING) All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

1. Leak at water supply / waste discharge/faucets-kitchen/bath sink, toilet, and/or bathtub/shower

505.3 (SUPPLY) The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

1. Water is not on

505.4 (WATER HEATING FAC.) Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 F (43 C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

1. Water heater requires evaluation by licensed plumber

602.2 (RESIDENTIAL OCCUPANCIES) Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F. at a distance of 18 inches above floor level to an outdoor temperature of minus 10 degrees F. in all habitable rooms, bathrooms and toilet rooms based on the outside design temperature required for the locality by the mechanical code listed in chapter 8.

1. Unapproved source of heat – unit #3

603.1 (MECHANICAL EQUIP.) All mechanical appliances, fireplaces, solid fuel-burning appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

1. Furnace / water-heater / fireplace chimney requires cleaning/repair

603.4 (FACILITIES REQUIRED) Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and section PM-605.

1. 30-amp service is less than required 60-amp-3-wire service – must be replaced
2. Service not properly grounded to water meter or water pipe

604.3 (ELCTRCL. SYST. HAZRD.) here it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

1. Deteriorated / damaged / worn / defective wiring / equipment
2. Missing / damaged outset cover plates – unit #1

605.3 (LIGHTING FIXTURES) Every public hall, exterior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.

1. Public hall lacks lighting fixture, as required
2. Public hall fixture not in working condition

704.2 (SMOKE ALARMS) Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements
and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level in less than one full story below the upper level.

1. Smoke detector missing from all units
2. CO\textsuperscript{2} detector missing, where required

HAZARDOUS MATERIALS – Combustible, flammable, explosive, or other hazardous materials, such as paints, volatile oils, and cleaning fluids, or combustible rubbish, such as wastepaper, boxes and rags, shall not be accumulated or stored.

1. Combustible / flammable / explosive materials stored

REQUIRED PERMIT(S): Repair
   Electrical
   Plumbing

Attached to this Code Violation Notice and Report is a summons that requires you to appear before the Administrative Hearing Officer on TUESDAY, FEBRUARY 5, 2019 in Room 400 City Hall, 419 Fulton Street, Peoria, IL, at 9:00 A.M.

Please note: if the violations are corrected and verified by the Inspector prior to the hearing date, the case will be dismissed. It is the responsibility of the owner to contact the Inspector for a reinspection.

If you fail to appear, a default judgment may be entered against you. The minimum fine is $100 up to the maximum fine allowed by applicable penalty section, for each day the violation is found to exist.

If you have any questions, I can be reached at (309) 494-8654, or Room 307 City Hall.

Sincerely,

Inspector Nick Ruzicka

Docket Number: ___________ Hearing Date: ___________
Violations Corrected Prior to Hearing Date: YES  NO
Date: ___________ Inspectors Initials: ___________
December 27, 2018

RE: Property located at NE 105 Roanoke Ave., Peoria IL

The property located at 105 NE Roanoke Ave is currently vacant. A property maintenance assessment was conducted by a Code Enforcement Officer under the jurisdiction over existing buildings allowed by the 2012 International Property Maintenance Code (IPMC) where deficiencies and violations to this code were cited.

No apparent work nor the intent of establishing a new occupancy is currently evidenced. Should any new work be required to mitigate the deficiencies addressed by the Code Enforcement Officer, under the 2012 IPMC, or a new occupancy be established, then all new adopted building Codes such as 2012 IRC, 2012 IBC, 2012 IMC, 2012 IFGC, 2014 NEC, and current state codes such as the 2018 Illinois Accessibility Code as well as the 2015 IECC, must be adhered to.

Any planned work or possible occupancy change must be accompanied by stamped plans prepared by a design professional, licensed and registered in the State of Illinois along with all required and necessary permits.

Thank You,

Roberto Medina
City of Peoria
Building Inspector