

**MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING**  
**DECEMBER 5, 2022**

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:40 p.m. on Monday, December 5, 2022 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

Roll call was taken, and the following members were present: Rick Picl, Mike Woo, Jack Wiedeman, Robert Tenney, Floyd Wombacher, Steve Cady, and Mickey O'Neil. Also present was Village Attorney Mark Walton from Miller, Hall & Triggs.

Absent were Charlie Callaway and Bill O'Neil.

The Chairman then called the following case:

Variance application filed by Ronald Faulkner seeking approval of a variance to allow construction of deck in the front yard with a setback of less than the required 25 feet as required by Section 10-7A-5-A, for the property located at 1101 East Glen Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-182-011), which property is currently zoned R-1 (Low Density Residential District).

Petitioners Ronald and Joyce Faulkner were present, and Joyce Faulkner explained their request for a front yard setback variance in order to install a new deck over of the old patio. There being no further comments offered from the public or on behalf of the Petitioner, the ZBA deliberated over the variance standards and made the findings and determination as set forth in "**Exhibit A**" hereto. Following deliberations, Robert Tenney made a motion to approve the variance as requested and as shown on the site plan [including setback variations for both the Glen (approximately 20 feet) and Clarendon (approximately 18 feet) front yards], and Mickey O'Neil seconded the motion. The Zoning Board of Appeals unanimously approved the motion (7 to 0).

The meeting was adjourned at 5:55 p.m.

# **EXHIBIT A**

**VILLAGE OF PEORIA HEIGHTS  
ZONING BOARD OF APPEALS  
FINDINGS AND DETERMINATION – VARIANCE**

CASE NUMBER \_\_\_\_\_

ADDRESS 1001 East Glen Ave.

PETITIONER'S NAME Ronald Faulkner

DESCRIPTION OF REQUESTED VARIANCE Deck / Front Yard Setback

**STANDARDS FOR VARIATIONS**

1.	YES 7	NO 0	N/A	Will the strict application of the terms of the Zoning Code relating to the use, construction or alteration of buildings or structures or to the use of land impose practical difficulties or a particular hardship upon the Petitioner?
2.	YES 7	NO 0	N/A	If the variation is granted, the property affected by the variation will remain in harmony with the general purpose and intent of the Zoning Code?
3.	YES 7	NO 0	N/A	The approval of the variation will not merely serve as a convenience to the Petitioner, but is necessary to alleviate some demonstrable hardship on the Petitioner.
4.	YES 7	NO 0	N/A	Can the variation requested by the Petitioner be granted without substantial detriment to the public good?
5.	YES 7	NO 0	N/A	Can the proposed variation be approved without impairing the general purpose and intent of the comprehensive plan as implemented by the Zoning Code?
6.	YES	NO	N/A	If the proposed variance involves a fence, will the fence conform with the standards set forth at subsections 10-4-7D2c(2) – D2c(5) of the Zoning Code?

A motion to approve the request for a variance is made by TENNEY and seconded by O'NEILL subject to conditions, if any, set forth below.

Condition(s) if any: \_\_\_\_\_  
\_\_\_\_\_

Number of Aye Votes 7  
Number of Nay Votes 0  
Number of Abstentions 0