

MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING
NOVEMBER 20, 2023

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, November 20, 2023 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

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

Absent were Mickey O'Neil, Charlie Callaway, and Bill O'Neil.

Unanimous approval of September 2023 Minutes.

The Chairman then called the following cases:

1. Variance application filed by Andrew Marrack seeking approval of variances to allow construction of a 7x7 storage shed and to allow construction of a front yard fence on a corner lot as required by Section 10-4-7 of the Village Code for the property located at 5022 N. Park Place, Peoria Heights, Illinois (PIN No. 14-22-184-001), which property is currently zoned R1 (Low-Density Residential District).

The property owner's father-in-law was present and presented the petition to the Zoning Board, explaining the need for a fence for two dogs. After discussion, it was determined that the storage shed could be moved to a location along the existing neighboring property owner's fence that is at least 25 feet off of the property line, so that variance request was withdrawn. 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, Mike Woo made a motion to approve the variance subject to the condition that the fence be located at least ten feet from the property lines along Park Place and Euclid Avenue; and Steve Cady seconded the motion. The Zoning Board of Appeals unanimously approved the motion (6 to 0).

2. Variance application filed by Branden Martin seeking approval of a variance to allow construction of a house with a 6 foot side yard setback, which is 6 feet less than the setback required by Section 10-7B-5(B), and a 20 foot front yard setback, which is 5 feet less than the 25 foot setback required by Section 10-7B-5(A) of the Village Code for the property located at 1520 E Clayton Avenue, Peoria Heights, Illinois (PIN No. 14-22-479-018), which property is currently zoned R2 (Medium-Density Residential District).

The property owner was present and presented his petition to the Zoning Board, explaining that without the setback variances he could not build on the lot. The neighboring property owner (to the west / 1518 Clayton) raised questions about the drainage problems and the impact the new construction would have on drainage issues. Petitioner responded to the drainage questions and the Board discussed the drainage issues with the neighbor and the Petitioner. 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 B**" hereto. Following deliberations, Steve Cady made a motion to approve the variance and Floyd Wombacher seconded the motion. The Zoning Board of Appeals unanimously approved the motion (6 to 0).

The meeting was adjourned at 6:20 p.m.