

MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING
SEPTEMBER 19, 2022

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, September 19, 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, Floyd Wombacher, Bill O'Neil, Steve Cady, and Mickey O'Neil. Also present was Village Attorney Mark Walton from Miller, Hall & Triggs.

Absent were Robert Tenney and Charlie Callaway.

The ZBA unanimously approved the minutes from its meetings on August 15, 2022 and September 7, 2022.

The Chairman then called the following case:

Special Use and Site Plan Approval application filed by Project Equity Illinois, Inc. seeking approval of a special use and site plan for development of a medicinal and adult use cannabis dispensing organization on the property located at 1209 E. War Memorial Drive, Peoria Heights, Illinois 61616 (PIN No. 14-27-182-028), which property is currently zoned B-2 (General Retail Business District).

Petitioner representative Connor Johnston was present and explained the minor changes to the site plan that was submitted last month for preliminary review by the ZBA. There being no further comments offered from the public or on behalf of the Petitioner, the ZBA deliberated over the special use factors and made the findings and determination as set forth in "**Exhibit A**" hereto. Following consideration of the special use factors, Floyd Wombacher moved to recommend approval of the special use as requested, and Mickey O'Neil seconded the motion; the motion was unanimously approved (7 to 0 with no abstentions).

The ZBA next deliberated over the site plan factors and made the findings and determination as set forth in "**Exhibit B**" hereto. Following consideration of the site plan factors, Mickey O'Neil moved to recommend approval of the site plan as presented, and Floyd Wombacher seconded the motion; the motion was unanimously approved (7 to 0 with no abstentions).

The meeting was adjourned at 5:59 p.m.