

Village of Peoria Heights Zoning Board of Appeals Meeting on January 14th, 2019

The meeting was called to order at: 5:32 PM

Upon roll call the following members were present: Craig Masters Nicko Tijerina, Sarah DeVore, Rick Picl, Tessie Bucklar, Mike Woo, Steve Cady and Cathy Stevenson.

Approval of Meeting Minutes from October 15th, 2018; Motion to approve; Cathy Stevenson Motion Seconded: Tessie Bucklar.

Approval of Meeting Minutes from December 17th, 2018; Motion to approve; Cathy Stevenson Motion Seconded; Mike Woo.

Welcome to Nicko Tijerina to the Zoning Board of Appeals

The first item on the agenda is ZBA Updates and Training: Rick explains to the board all of the details of zoning tools available to us. All of these resources are now in a Google Drive. The zoning board will have access to these documents. An explanation of Google Drive and how to navigate it and a thorough explanation of each document takes place.

Explanation on Zoning Maps, and how there can be errors. How to navigate the color coded map, the original zoning map, using Google Maps, and GIS. Discussion is had on accuracy of the maps and how to navigate GIS.

Part of our job as a member of the Zoning Board is to go out into the field and look at the site, “a physical site review”. Each site needs to be walked to make sure that we understand the property. Even though we have all of these wonderful online resources, the map doesn’t always give a great depiction of how the property actually is. If need be, knock on the property owners door and explain who you are and what you are doing. Discussions are currently taking place with Chief Dustin Sutton about having official ID’s/ lanyards so people know who we are.

Discussion is had on the board making decisions based on the what people tell us during our physical site review, for example, if a neighbor to a site plan disagrees, but doesn’t want to share their name, can that information be used to make decisions? The consensus is that we each need to vote with what we think is correct. Also, creating a form to know if the residences want their information shared or not. We need to protect our residents but also need to make things a matter of public record. If a resident was in attendance at the meeting, we would require them the share their name and address.

Questions from the audience:

Jo Wulf of 1201 E Samuel; When they do a survey, how far off the street do they come in to measure. Rick explains that they dig where they think the pin is. Jo states that she had a surveyor digging in her yard and when she asked why or who they were they

wouldn't say. The man told her he was doing a survey for an individual. Rick tells her that that doesn't seem right, if that happens again call someone. Craig states that the Village Police Officers would have no problem sending a car to check on something like that and that when they are on her property she is entitled to know what is going on.

Angie Hensley 1206 E. Samuel; Can you explain this pin you are talking about it? Rick explains that a pin is a metal stake in your yard to make measurements for your property. Angie asks how do you find the pin? Rick tells her by a series of measurements, a metal detector, and digging to find the pin.

Other News:

New House being built on 1208 Kingman. Neighbor called and asked about R1 coding and lot coverage. Everyone go look at the property and we can have discussions on what we think, and if we need to make code adjustments to lot coverage. Do we want to tighten regulations on things like this?

Follow up Meeting with PH Samuel LLC; Sent in a new set of drawings for the site plan. They have made a few changes:

1. Changed use of first floor to commercial. 2484 sq. ft
2. Reduced Residential units from 19 to 16
 - a. Now up to 25 parking spots. Every unit has at least 1 parking spot. Now for residential they have met parking requirements but for commercial space they have not provided space. They need about 8 spots to meet code per their square footage. Angled parking upfront still in site plan.
3. Transformer moved to the back corner
4. Moved garbage to the South East corner
5. Moved whole building to the West 2 feet
6. Removed the patio's on the West Side

Conversation is had on all of the changes that were made, how the board feels about the diagonal parking in front of the building vs. PH Samuel creating a separate private parking lot across the street from the development. Tessie brings up that we need to look at parking as a whole not just as in the situation, so we don't end up with a Village full of parking lots. Rick brings up the point that we will have to vote on what we have now in our wheelhouse when the Site Plan Review comes up again. The board discusses creating Landscape Requirements for new developments, As discussed at previous meetings we need to bring in a consultant who is an expert in this. Ideas are thrown out on how to achieve that, talk to the Board of Trustee's, see if we could request funds from the Business Development District, and to get a more detailed quote on the cost of doing that.

Meeting Adjourn: 7:32