

## Village of Peoria Heights Zoning Board of Appeals Meeting Minutes November 19<sup>th</sup>, 2018

The Meeting was called to order at 5:36 PM

Upon Roll Call the following members were present: Rick Picl, Sarah DeVore, Elizabeth Khazzam, & Tessie Bucklar.

Approval of Meeting Minutes from October 18<sup>th</sup>, 2018 was denied. The following changes were made: Steve Cady was listen twice instead of Craig Masters being listed as in attendance, discussion about bathrooms and electricity was added to Special Use Permit at 3703 Vincent Ave, and discussion about landscaping was added to the Comment and Questions section for the PH Samuel LLC Residential Housing Project.

The first item on the agenda was Ordinance No. 2018-1572; An ordinance Amending Title 10, Chapter 8A of the Village Code of the Village of Peoria Heights, For purpose of modifying certain requirements for residential uses in the B-1 Central Business District.

Mark explains that we made changes to B1 in August of 2017, We will be changing it back to the original requirements. When this was voted on the board thought that there were no B1 properties left (which lead to the decision in Aug. 207), now that we know the zoning map coloring system was incorrect, we need to update Residential B1.

There will be no retro changing, so anyone who has filed an application, will not be affected by this change.

Cathy Stevenson arrived at 5:43.

Motion to Approve was made by Elizabeth Khazzam, the motion was 2<sup>nd</sup> by Cathy Stevenson. All Member present voted in favor.

The 2<sup>nd</sup> item on the Agenda was Ordinance No. 2018-1573; An Ordinance Approving an Amendment to the Peoria Heights Downtown Overlay District Plan.

At our last meeting when we voted on the overlay district, we included all B1 properties, due to the color coding issue with the zoning map. Now the list in this ordinance are being excluded from the overlap map because the properties are residential. These properties may be included in the future but for now they are excluded.

Cathy Stevenson made a motion to approve; Tessie Bucklar 2<sup>nd</sup> the motion, All members present voted in favor.

The third item on the agenda: Ordinance No. 2018-1574; An Ordinance Approving Revisions to the Application and Fee Requirements for Zoning Board of Appeals Hearings.

Discussion takes place about being more clear on what we want before someone applies, about if their application is in 16 days prior, doesn't mean they are guaranteed a spot on the next docket.

The board discusses changing the number of days an application needs to be files and decides on 16 business days.

Discussion takes place about the postage fees being accrued by the village, Board determines that the application fee will increase to \$35 plus postage if necessary.

Motion to Approve was made by Tessie Bucklar and motion was 2<sup>nd</sup> by Cathy Stevenson. All members present voted in favor.

The last item on the agenda is Other: Materials for next meeting are distributed for review.

Meeting Adjourned at 6:40 PM.