

Village of Peoria Heights Zoning Board of Appeals Meeting Minutes from November 20, 2017

The meeting was called to order at 5:41 PM

Sarah DeVore called roll call. Upon roll call the following members were present: Rick Picl, Cathy Stevenson, Sarah DeVore, Craig Masters, & Tessie Bucklar

Approval of Minutes from October 16, 2017th: Motion to approve given by Craig Masters, Cathy Stevenson seconded the motion. All board members voted in favor.

The first item on the agenda was New Business

1. A Special Use Request for an On Premise Digital Sign Located at 5533 N Galena Rd.
 - a. Ken Adams installed the sign under the impression that a permit had previously be obtained. The sign is used to display, specials, deals, room rates, vacancy. It was used to replace plastic signs and such. Ken has been looking for rules and regulations on the movement of the sign but has been unsuccessful.
 - b. Craig states he is unsure what Ken is asking for; they did not obtain a permit and the sign should be turned off. Ken replied that if that is what the board sees fit he would shut down the sign. Ken is not the building owner; he has encouraged the building owner to get the permit; so he/she is able to and will remain within the proper guidelines.
 - c. Sherry Reatherford (Village Resident) speaks up stating that she feels the sign is far too bright. Ken said that they could check into the brightness. Sherry wants to know if they have the ability to make the sign less bright; not as blinding for the drivers. Ken states that with new technology within the signs cause them to appear brighter. Rick asks if the sign can be dimmed? Ken responds with "yes." Cathy: "Mrs. Reatherford, is the sign bothering you at your residence?" Mrs. Reatherford, "No, just on Route 29"

In the ordinance can we request the sign to be turned down? Rick, "we can pass a special use and have PHPD check the brightness at night? If the officers believe its too bright then they would be enforced to reduce the light."

Sarah asked if they would still need to pay the fee's for the permit and a fine for not obtaining one. Matt responded that yes they would still have to pay to obtain the permit.

Special Use Form Question were read; All questions were answered by consensus.

Motion to approve use of Special Site Plan with PHPD to check brightness. Craig makes a motion to approve, Cathy seconds the motion. All members present voted in favor.

Matt informs the board and Ken that he will get this to the Village Board on November 28th. Also, Matt would provide him with the list of rules, guidelines, and fees for the permit.

2. A 2ft Height Variance Request for a New Garage Located at 1413 E. Seiberling Ave
 - a. Jerry is asking to have the apex of his garage be 19ft. 2ft above the Village Ordinance. He would like the increased height to keep with the surrounding area and to allow himself to be able to install a car lift that is not possible with the 17 feet ordinance.
 - b. Steve asks, "Where is the water run off going to?" Jerry responded, "it is the same as if the roof would be 17ft." Jerry informs the board that the perimeter will have added dirt and grass laid and planted to help stabilize the area. Steve, "will there be retaining walls?" Jerry, "I have been looking for advice on this, Brian Harn will come to help finish off the project." Jerry also informed the board that existing drains are already established. Cathy asks, if there will be gutters installed on all four sides? Jerry said no, but there will be gutters on the North, South, & East sides.
 - c. Rick asks if Jerry has had his land surveyed? Jerry has not but he has pins on the property. He owns combined lots of 1415 & 1417. He has measured with very good accuracy. Steaks have been placed 4 ft from the property lines. If the board would like Jerry is willing to move them to 5ft as an extra precaution. Jerry stated that Brian Harn assisted with the measuring. Cathy asks if the overhangs are where the measurements are. Jerry believes that they are but will double check.
 - d. Rick asks if there are any questions:
 - What is the height of the house? Jerry states at least 35 ft. Craig asks what the outside of the garage will look like. Jerry tells the board that it will be white, with metal skirting, a roof the same as the house and vinyl windows.
 - e. Board reviews the findings and determining sheet. All members voted in favor.
3. Approval to Cancel January 15, 2018 meeting to Observe Martin Luther King Jr. Day
 - a. Cathy Motioned to Approve; Tessie seconded the motion. All board members present voted in favor
4. Not on the Agenda the following topic was discusses: A couple of properties need to be checked on for proper fencing that has been installed. One on Forest Park Drive at the 90 and one on the 1300 block of Atlantic
5. Motion to Adjourn the meeting at 6:40 PM made by Craig, Tessie seconded the motion.