

**MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING**  
**AUGUST 15, 2022**

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, August 15, 2022, at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

Roll call was taken, and the following members were present: Charlie Callaway, Floyd Wombacher, Bill O'Neil, Steve Cady, Robert Tenney and Mickey O'Neil. Also present was Village Attorney Mark Walton from Miller, Hall & Triggs and Community Development Director Wayne Aldrich.

Absent were Rick Picl, Mike Woo, and Jack Wiedeman.

Charlie Callaway served as meeting chairman.

The ZBA unanimously approved the minutes from its meetings on May 16, 2022, and July 18, 2022.

The Chairman then called the following case:

Variance application filed by Amy Archdale seeking approval of a variance to allow the construction of a shed within 25 feet of a front property line on a corner lot in violation of Section 10-7B-5(A) of the Village Code on the property located at 1117 E. Cox Avenue, Peoria Heights, Illinois 61616 (PIN No. 14-27-129-033), which property is currently zoned R-2 (Medium Density Residential District).

Petitioner was present and explained that she had already installed a garden closet and was now seeking a variance due to the proximity to the property line.

There being no further comments offered from the public or on behalf of the Petitioner, the ZBA deliberated over the factors and made the findings and determination as set forth in "**Exhibit A**" hereto.

Following consideration of the variance factors, Mickey O'Neil moved to recommend approval of the variance as requested, and Robert Tenney seconded the motion; the motion was unanimously approved (6 to 0 with no abstentions).

The Chairman then called the second case:

Site Plan Approval application filed by Bart Cumming seeking approval of a site plan for development of a cigar lounge on the property located at 3901 N. Prospect Road, Peoria Heights, Illinois 61616 (PIN No. 14-27-179-019), which property is currently zoned B-2 (General Retail Business District).

The Petitioner was present and explained his cigar lounge concept to the Board. Following comments from the public, the ZBA deliberated over the factors and made the findings and determination as set forth in "**Exhibit B**" hereto.

Following consideration of the variance factors, Floyd Wombacher moved to recommend approval of the site plan as requested, and Charlie Callaway seconded the motion; the motion was unanimously approved (6 to 0 with no abstentions).

The Chairman then called the next matter on the agenda:

Amendment to Title 10, Chapter 13, Section 5 of the Village Code pertaining to hours of operation of adult-use cannabis dispensing organizations.

Counsel Mark Walton explained that a proposed cannabis dispensary had requested an extension of the hours of operation for cannabis dispensaries so as to extend the closing time from 7:00 p.m. to 9:00 p.m.

Following discussion by the ZBA and comments from the public, Mickey O'Neil moved to recommend approval of the ordinance amendment as presented, and Floyd Wombacher seconded the motion; the motion was unanimously approved (6 to 0 with no abstentions).

The Chairman then gave the floor to representatives of Beck's to discuss the planned gas station, convenience store and car wash on War Memorial, which will be presented to the ZBA for site plan approval in September 2022. A preliminary site plan was presented, and Beck's representatives answered questions from the ZBA and the public. No action was taken on this matter.

The Chairman then gave the floor to representatives of Project Equity Illinois, Inc., a cannabis dispensary that will be seeking site plan approval for 1209 East War Memorial at the September 2022 ZBA meeting. Connor Johnson, a representative of the dispensary, explained their business and their plans, and answered questions after comments from the public. No action was taken on this matter.

The meeting was adjourned at 7:25 p.m.