

MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING
FEBRUARY 19, 2024

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, February 19, 2024 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

Roll call was taken, and the following members were present: Jack Wiedeman, Floyd Wombacher, Tanisha Cayson, Mickey O’Neil, Charlie Callaway, and Mike Woo. Also present was Village Attorney Mark Walton from Miller, Hall & Triggs.

Absent were Bill O’Neil, Rick Picl, and Steve Cady.

Unanimous approval of November 2023 Minutes.

Mickey O’Neil served as Chairman for the meeting. The Chairman then called the following cases:

1. Variance application filed by Andrew Marrack seeking approval of variance to allow construction of a 7x7 storage shed within the setback for the property located at 5022 N. Park Place, Peoria Heights, Illinois (PIN No. 14-22-184-001), which property is currently zoned R1 (Low-Density Residential District).

The property owner’s father-in-law had appeared at the November 2023 meeting on behalf of the owner, and advised the ZBA that the storage shed could be moved to a location along the existing neighboring property owner’s fence that is at least 25 feet off of the property line, so that variance request was withdrawn. Andrew Marrack was present at this meeting to renew his request for a variance on the east property line along the back side of the house, seeking to place the shed one and one-half feet from the property line. Following discussion with ZBA members, the Chairman sought public comment; there being no comments offered from the public, the ZBA deliberated over the variance standards and made the findings and determination as set forth in “**Exhibit A**” hereto. Following deliberations, Mike Woo made a motion to approve the variance and Charlie Callaway seconded the motion. The Zoning Board of Appeals unanimously approved the motion (6 to 0).

2. Variance application filed by Lindsey Rajkowski seeking approval of a variance to allow a total sign area in excess of the 200 sq ft limitation imposed by Section 9-4-10(C)(2)(a) for the business located at 921 E. War Memorial Drive, Peoria Heights, Illinois (PIN: 14-27-155-030), which property is currently zoned B-2 (General Retail Business District).

The ZBA skipped this matter without consideration due to the applicant’s failure to attend.

The meeting was adjourned at 6:05 p.m.