

MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING
JULY 18, 2022

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, July 18, 2022 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

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

Absent were: Steve Cady, Robert Tenney and Mickey O'Neil.

The meeting chairman called the following case:

Variance application filed by Bryan Harn seeking approval of a variance to allow the construction of a front deck and steps within 25 feet of the front property line in violation of Section 10-7B-5(A) of the Village Code on the property located at 1405 E. Samuel Avenue, Peoria Heights, Illinois 61616 (PIN No. 14-22-405-014), which property is currently zoned R-2 (Medium Density Residential District).

Petitioner was present and explained that he desired to build a deck with stairs in front of his house replacing an original deck that has degraded over time. After discussion, it was determined that the deck and stairs would be approximately five feet from the front 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; the Board approving the variance as shown on the site plan included with Petitioner's application.

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

The meeting was adjourned at 5:50 p.m.