A regularly scheduled Zoning Board of Appeals Meeting was held on Thursday, June 8, 2017 at 1:00 p.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Richard Russo presiding.

**ROLL CALL**

The following Zoning Board of Appeals Commissioners were present: Dorian LaSaine, Lon Lyons, Jerry Jackson, Scott Kelsey, and Richard Russo – 5. Absent: Laith Al-Khafaji and Nathan Wagner – 2.

Staff Present: Leah Allison, Madeline Wolf

**MINUTES**

Chairperson Russo requested to amend the minutes to include the determination of the reconsideration of the Findings of Fact for Case No. ZBA 3030.

Commissioner Kelsey moved to approve the minutes as amended for the meeting held on April 13, 2017; seconded, by Commissioner Jackson.

The motion was approved viva voce vote 5 to 0.

Chairperson Russo welcomed new commissioners, Dorian LaSaine and Lon Lyons, to the Zoning Board of Appeals.

**REGULAR BUSINESS**

**CASE NO. ZBA 3032**

Hold a Public Hearing on the request of Jane Genzel of Peoria Opportunities Foundation, to obtain a variance from the City of Peoria Unified Development Code Section 4.2.4., Building Envelope Standards, to reduce the rear yard setback of a principal structure below the required 25 feet in a Class R-4 (Single-Family Residential) District, for the property located at 508 and 510 E Ravine Avenue (Parcel Identification Nos. 18-04-230-014 & 18-04-230-015), Peoria, IL. (Council District 3).

Senior Urban Planner, Leah Allison, Community Development Department, read the case into the record and presented the request. Ms. Allison provided the requested variance, petitioner justification and the Development Review Board Recommendation as outlined in the memo.

Staff’s recommendation was to APPROVE due to the presence of a hardship, as outlined in Appendix A, Section 2.6.4.F.

Chairperson Russo opened the Public Hearing.

Jane Genzel, Director of the Peoria Opportunities Foundation, said the proposed project was one (1) of thirty (30) sites (City and/or County owned lots) for the development of affordable housing units in the East Bluff. Ms. Genzel noted Councilperson Riggenbach and city staff have been involved in the discussions regarding the proposed developments. Ms. Genzel said the Peoria Opportunities Foundation will not take ownership of the properties until the funding of the project was complete. The requested variance was due to the small lot size of 34’ by 24’. Ms. Genzel noted the closeness of homes was in character with the rest of the neighborhood.

Commissioner Kelsey inquired the installation of a fence in the rear yard.

Ms. Genzel said she preferred not to install a fence. Ms. Genzel inquired if the commission had a preference for or against the installation of a fence.

Commissioner Kelsey said his question was in regard to the adjacent homeowner’s preference for a fence.

Ms. Genzel noted she had not received opposition from neighbors for the request.
With no interest from the public to provide public testimony, Chairperson Russo closed the Public Hearing at 1:13pm.

Chairperson Russo read the Findings of Fact. It was determined by the Zoning Board of Appeals all three of the criteria in Section 2.6.3.E., Standards for Variations, were true.

**Motion:**
Commissioner Jackson made a motion to approve the variance; seconded, by Commissioner Lyons.
- The motion was approved by roll call vote.
- Nays: None.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION**
There was no interest from the public to provide public testimony at 1:15p.m.

**ELECTION OF OFFICERS**

**Chairperson:**
Commissioner Kelsey moved to reelect Richard Russo as the Chairperson of the Zoning Board of Appeals; seconded, by Commissioner Lyons.
- The reelection of Richard Russo as Chairperson was approved viva voce vote 5 to 0.

**Vice Chairperson:**
Commissioner Lyons moved to elect Scott Kelsey as the Vice Chairperson of the Zoning Board of Appeals; seconded by Commissioner Jackson.
- The election for Scott Kelsey as Vice Chairperson was approved viva voce vote 5 to 0.

**ADJOURNMENT**
Commissioner Jackson moved to adjourn the Zoning Board of Appeals Meeting; seconded by Commissioner LaSaine.
- The motion was approved unanimously viva voce vote 5 to 0.

The Zoning Board of Appeals meeting adjourned at approximately 1:17p.m.

Leah Allison, Senior Urban Planner

Madeline Wolf, Development Technician