A regularly scheduled Zoning Board of Appeals Meeting was held on Thursday, June 14, 2018 at 1:00 p.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Richard Russo presiding and with proper notice having been posted.

**ROLL CALL**

The following Zoning Board of Appeals Commissioners were present: Lon Lyons, Jerry Jackson, Richard Russo, and Nathan Wagner – 4. Absent: Laith Al-Khafaji, Dorian LaSaine – 2.

Staff Present: Kerilyn Gallagher, Kim Smith, and Madeline Wolf

**MINUTES**

Commissioner Jackson moved to approve the amended minutes for the Zoning Board of Appeals meeting held on May 10, 2018; seconded, by Commissioner Lyons.

The motion was approved viva voce vote 4 to 0.

**REGULAR BUSINESS**

**CASE NO. ZBA 3047**

Public Hearing on the request of Debra Young of Mid-Illinois Companies to obtain variances from the City of Peoria Unified Development Code, Section 4.3.4 CN and CG District Building Envelope Standards, to reduce the required parking setback line from 15 feet to 0 feet, and Sections 8.2.6 Front Yard Landscaping and 8.2.8 Parking Lot Perimeter Landscaping, to reduce the required landscaping points, for the property located at 905 NE Adams Street (Parcel Identification No. 18-03-359-027), Peoria, Illinois (Council District 1).

**Urban Planner, Kerilyn Gallagher, Community Development Department**, read Case No. ZBA 3047 into the record and presented the request.

Staff recommended APPROVAL of the requested variances based on the following criteria:

1. **Reasonable Return**: The subject property's ability to yield a reasonable return may be diminished without the requested variances. Application of the district setbacks would reduce the buildable area of the lot.
2. **Unique Circumstances**: The property is currently developed with commercial buildings and a limited parking area. The remaining land available for development is narrow in size.
3. **Character**: Review of the neighborhood finds other properties with front yard setbacks less than 15 feet and limited area for planting of landscaping.

And condition of approval:

1. Provide a 100 percent opaque visual barrier or screen from view of the public right-of-way, public parking areas, or adjacent residential development for the outdoor storage of materials.

Chairperson Russo opened the Public Hearing at 1:07 p.m.

**Steve Kerr**, representing the petitioner, said the request was in response to a need for additional parking, which limited room for green space for landscaping. Mr. Kerr requested to meet the condition with a 95% opaque screening that will be attached to existing fence.

**Roger Sparks**, advocate for disabled rights, expressed concern the proposed request conflicted with his request for 0 foot setback at his residential property.

Commissioner Lyons commented that he was not opposed to the requested fence due to safety concerns.
With no further interest from the public to provide public testimony, Chairperson Russo closed the Public Hearing at approximately 1:14p.m.

**Discussion:**
Chairperson Russo read the Findings of Fact, Sections 2.6.3.E. Standards for Variations. It was determined by the commission that criteria 1 was false and criteria 2 and 3 were found to be true.

Commissioner Lyons requested to review the Findings of Fact again.

Chairperson Russo read the Findings of Fact, Sections 2.6.3.E. Standards for Variations. It was determined by the commission that criteria 1, 2, and 3 were found to be true.

**Motion:**
Commissioner Wagner approve the request with the condition to provide a 95% opaque visual barrier or screen from view of the public right-of-way, public parking areas, or adjacent residential development for the outdoor storage of materials; seconded by Commissioner Lyons.

The motion was APPROVED by roll call vote 4 to 0.
Nay: None.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION**
There was no interest from the public to address the Zoning Board of Appeals at 1:20p.m.

**ADJOURNMENT**
Commissioner Wagner moved to adjourn the Zoning Board of Appeals Meeting; seconded by Commissioner Lyons.

The motion was approved unanimously viva voce vote 4 to 0.

The Zoning Board of Appeals meeting adjourned at approximately 1:21p.m.

X
Madeline Wolf
Development Technician