1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MARCH 12, 2020 MINUTES

4. REGULAR BUSINESS
   Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

   **CASE NO. ZBA 3065**
   Petitioner Joseph Richey, a general partner of Richey Family, is seeking to appeal the Zoning Administrator’s decision related to Boarding Houses in the WH (Warehouse) District for the property located at 1212 SW Adams Street (Parcel Identification No. 18-09-355-004), Peoria IL. (Council District 1)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

Please note:
Governor JB Pritzker’s Executive Order 2020-10, issued on March 20, 2020, prohibits all public and private gatherings of 10 people or more in a single room or single space at the same time. Governor JB Pritzker’s Executive Order 2020-18, issued on April 1, 2020, extended Executive Order 2020-10 through April 30, 2020. The Centers for Disease Control and Prevention (CDC) recommends gatherings of no more than 10 people in a single room or space and social distancing of at least six feet between persons. On March 18, 2020 Mayor Ardis declared a local State of Emergency, and has closed City Hall to the public to contain the spread of COVID-19. On March 24, 2020, the City's Council granted Mayor Ardis emergency powers. The City Council extended the Mayor's emergency powers on April 21, 2020. The City Council extending the Mayor's emergency powers allows the Mayor to continue the City's local State of Emergency. To comply with these recommendations and requirements, and the spirit of the Open Meetings Act, the City is implementing a remote video meeting for the Zoning Board of Appeals meeting on May 14, 2020.

Anyone wishing to make a public comment can do so by sending those to Leah Allison by 5:00 p.m. on May 13, 2020. Public comments can be emailed to lallison@peoriagov.org or via fax at 309-494-8674. The email or fax should be labeled "Public Comment for the May 14, 2020 Meeting" along with your name and address.

All submissions received prior to the deadline by the public will be read into the record with up to five (5) minutes of each comment read aloud. The written comments, in their entirety, will be entered into the official minutes of the meeting as an attachment.

The agenda, minutes and a video podcast of the meeting will be available online at:
http://www.peoriagov.org/boards-commissions/
A regularly scheduled Zoning Board of Appeals Meeting was held on Thursday, March 12, 2020 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: Richard Russo, Doug Draeger, Lon Lyons, and Laith Al-Khafaji– 4. Absent: Jerry Jackson, Dorian LaSaine, Ryan Cannon – 3.

Staff Present: Leah Allison, Megan Nguyen, Brandon Hayes

SWEARING IN OF SPEAKERS
Speakers were sworn in by Megan Nguyen.

MINUTES
Commissioner Draeger moved to approve the minutes for the Zoning Board of Appeals meeting held on Thursday, November, 14, 2019; seconded, by Commissioner Al-Khafaji.

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS
CASE NO. ZBA 3064 MV
Public Hearing on the request of Domini Ardis of Advanced Medical Transport to obtain a variance from the City of Peoria Unified Development Code Section 5.3.2.G Community Gardens, to increase the height of a fence from 4 feet to 5 feet, in a Class O-1 (Arterial Office) District, for the property located at 2308 W Nebraska Ave (Parcel Identification No. 18-06-201-027), Peoria IL. (Council District 2)

Senior Urban Planner Leah Allison, Community Development Department, read Case No. ZBA 3064 MV into the record and presented the request to increase the height of a fence from 4 feet to 5 feet for their community garden.

Staff does not object to the requested five-foot tall fence based upon the criteria for a minor variance.

1) The plight of the owner is due to unique circumstances.
2) The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.
3) The proposed variance represents the minimum deviation from the standards necessary to accomplish the desired improvement.
4) The conditions of the variances requested are not self-created.
5) The granting of the variation will result in a public benefit to the surrounding neighborhood and the City as a whole. The public benefit may include, but is not limited to, preservation or enhancement of desirable site characteristics or natural features or historic resources, design that enhances the surrounding area, economic development which may enhance the local economy, or efficient use of land as it relates to surrounding structures and services.

Chairman Russo opened the Public hearing at 1:08 pm.
**Wes Smith**, Director of Communications, provided a brief explanation of the case. He discussed that the organization over the years has demonstrated that they value the harmony and aesthetics as valued by the community at large, as well as the unified development ordinance. He stated that taller fencing will not impede the view to a street or parking area and will bring a larger sense of community and beautification to the neighborhood.

Commissioner Lyons asked if Mr. Smith had heard back from neighbors. Mr. Smith, as well as Senior Urban Planner Leah Allison, mentioned that they have not received any feedback from neighbors.

With no further interest from the public to provide testimony, Chairperson Russo closed the Public Hearing at 1:09 pm.

**Discussion:**
Chairperson Russo read the Findings of Fact for Minor Variations. It was determined by the commission that criteria 1, 2, 3, 4, and 5 were found to be true.

**Motion:**
Commissioner Draeger moved to approve the variance, seconded by Commissioner Lyons.

**CITIZENS OPPORTUNITY TO ADDRESS THE COMMISSION**
There was no interest from the public to address the Zoning Board of Appeals.

**ADJOURNMENT**
Commissioner Al-Khafaji moved to adjourn the Zoning Board of Appeals Meeting; seconded by Commissioner Draeger.

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

The Zoning Board of Appeals meeting adjourned at approximately 1:12 pm.

Brandon. J. Hayes  
Development Technician