MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING
MAY 20, 2024

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, May 20, 2024 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

Roll call was taken, and the following members were present: Floyd Wombacher, Tanisha Cayson, Jack Wiedeman, Steve Cady, and Rick Picl. Also present was Village Attorney Mark Walton from Miller, Hall & Triggs.

Absent were, Mickey O'Neil, Charlie Callaway, and Mike Woo.

Motion by Floyd Wombacher, seconded by Steve Cady, for approval of March 2024 Minutes. Roll call vote was unanimous for approval of minutes.

The Chairman then called the following cases:

> Variance application filed by Ben Morrow 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 4312 N. Prospect, Peoria Heights, Illinois (PIN: 14-22-301-011), which property is currently zoned B-2 (General Retail Business District).

The applicant advised the ZBA that he was seeking approval of a temporary sign, and that the permanent sign would by no more than 86 square feet in compliance with the size limitation of 2 square feet for each foot of building frontage (43"). 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, Steve Cady made a motion to approve the variance subject to the condition that the oversized sign be removed not later than September 30, 2024. Floyd Wombacher seconded the motion. The Zoning Board of Appeals unanimously approved the motion (5 to 0).

The meeting was adjourned at 5:55 p.m.