



Agenda – **REVISED**
Special Meeting of the Zoning Board of Appeals
Of The City of West Peoria, Illinois
February 28, 2017 at 6:00 p.m.
West Peoria City Hall
2506 W. Rohmann Avenue, West Peoria, IL 61604

1. Call to Order
2. Roll Call
3. Additions to/or Deletions from Agenda
4. Approval of Minutes
5. Old Business
6. New Business
 - a. Public Hearing Case No 17-ZBA-01
The purpose of the public hearing is for the West Peoria Zoning Board of Appeals to A **Special Use Permit for 2018 W. Rohmann Avenue** as described on Exhibit A below.

EXHIBIT A

Legal Description: Lot 1 in Block 1 in JOHN MCDUGAL'S ADDITION northeast ¼ section 7-8-8E to the City of Peoria, according to the plat thereof recorded in Plat Book "H" page 59, situate, lying and being in the County of Peoria and State of Illinois.

Commonly known as: 2018 W. Rohmann Avenue, West Peoria, IL 61604

Parcel Identification No.: 18-07-226-012

7. Other Business
8. Public Comment
9. Determination of Future Agenda
10. Adjourn



Official Minutes
Of the West Peoria Zoning Board of Appeals
February 28, 2017

A special meeting of the West Peoria Zoning Board of Appeals was held at West Peoria City Hall located at 2506 W. Rohmann Avenue, West Peoria, Illinois 61604 on February 28, 2017 at 6:00 p.m.

1. Call to Order
Chair McBride called the meeting to order at 6:00 p.m.
2. Roll Call
Members present were Chair Sharon McBride, Gerald Bennett Barker, Gary Dutro, Cindy Volk, Marianne Topper and Rick Wehrli. Also present were City Attorney Bill Connor, Interim City Administrator Krider, Mayor Dillon, Karen Paul, John Christiansen, Tina Christiansen, Carmen Swearingen, Theodore Swearingen and Clerk Silver.
3. Additions to/or Deletions from Agenda
No additions or deletions to the agenda were offered.
4. Approval of Minutes
Gary Dutro made a motion to approve the minutes of the September 6, 2016 meeting. Gerald Bennett Barker seconded the motion. Cindy Volk stated she was present at the September 6, 2016 meeting. Clerk Silver will amend the minutes accordingly. Motion carried unanimously by voice. Cindy Volk was present at the September 6, 2016 meeting,
5. Old Business
No old business was brought forth.
6. New Business
 - a. Public Hearing Case No 17-ZBA-01
The purpose of the public hearing is for the West Peoria Zoning Board of Appeals to consider a **Special Use Permit for 2018 W. Rohmann Avenue** (described in Exhibit A below) for the following: offices of doctors, dentists, lawyers, accountants, and bookkeepers, tax preparers, architects, engineers, and similar professionals, day care center non-resident occupied.

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Chair McBride recited the purpose of the public hearing at 6:02 p.m.

- i. Motion to Open Public Hearing
Motion to open public hearing was made by Gerald Bennett Barker at 6:03 p.m. Rick Wehrli

seconded the motion. Motion carried unanimously by voice.

ii. Swearing in of Witnesses

Clerk Silver conducted the swearing in of property owner John Christiansen.

iii. Presentation

Property owner Christiansen outlined his request to the city for a special use permit for a law office at the property. Cindy Volk inquired of the nature of the business as well as parking. It was determined that the language of the permit was for statutory purposes and the current special use request is specific to a law office. Christiansen responded to the inquiries and stated that the plans are to tear down a garage and add additional parking. Overflow of the parking was debated. Maximum occupancy is estimated at 5.

iv. Other Witness Testimony

No witnesses stepped forward to give testimony.

v. Motion to Close Public Hearing

Motion to close public hearing was made by Gerald Bennet Barker at 6:08 p.m. and seconded by Gary Dutro. Motion carried unanimously by voice.

7. Findings of Fact

Chair McBride read the findings of fact and the committee responded as follows:

Question A - 5 Ayes (McBride, Barker, Dutro, Topper, Wehrli) - 1 Abstain (Cindy Volk)

Question B - 6 Ayes (McBride, Barker, Dutro, Topper, Wehrli)

Question C - 6 Ayes (McBride, Barker, Dutro, Topper, Wehrli)

Question D - 6 Ayes (McBride, Barker, Dutro, Topper, Wehrli)

Question E - 6 Ayes (McBride, Barker, Dutro, Topper, Wehrli)

8. Recommendation

Motion to approve and send to council for approval was made by Gerald Bennett Barker, seconded by Gary Dutro. Chair McBride called for all those in favor, McBride, Barker, Dutro, Topper, Wehrli (5) signaled Aye, Cindy Volk abstained (1). Motion carried.

9. Other Business

No other business was presented.

10. Public Comment

No public comment was offered.

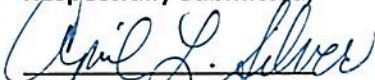
11. Determination of Future Agenda

The next meeting for approval of the minutes of this meeting will be 5 p.m. on March 14, 2017.

12. Adjourn

Motion to adjourn the meeting at 6:20 p.m. was made by Gerald Bennett Barker. Rick Wehrli seconded the motion. Motion carried unanimously by voice.

Respectfully Submitted,



April L. Silver, City Clerk