MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING
JUNE 17, 2024

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, June 17, 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, Mickey O'Neil, Mike Woo, and Rick Picl. Also present was Village Attorney Mark Walton from Miller, Hall & Triggs.

Absent were Steve Cady, Bill O'Neill and Charlie Callaway.

The Chairman then called the following cases:

1. Variance application filed by Cedric Volkmer/Volkmer Group LLC seeking a variance to allow the construction of a front yard fence located between the front lot line and the nearest line of a structure as provided in Section 10-4-7(D)(1)(a)(3), and a variance from Section 10-4-7(d)(1) to allow construction of a 6 foot privacy fence along the East lot line for the property located at 1105 E. Moneta Avenue, Peoria Heights, Illinois (PIN: 14-21-377-013), which property is currently zoned R-2 (Medium-Density Residential District).

The applicant was absent but the tenant appeared to explain that they are installing a six-foot privacy fence along the east property line along the driveway, and they are replacing some original fencing in the front yard. 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 for the six-foot privacy fence along the east property line, and made the findings and determination as set forth in "**Exhibit A**" hereto. Following deliberations, Mickey O'Neil made a motion to approve the variance and Jack Wiedeman seconded the motion. The Zoning Board of Appeals unanimously approved the motion (6 to 0). Following further discussion with ZBA members regarding the replacement of the existing front yard fence with a new four-foot fence that is not less than 40% open, the ZBA deliberated over the variance standards and made the findings and determination as set forth in "**Exhibit B**" hereto. Following deliberations, Mickey O'Neil made a motion to approve the variance and Floyd Wombacher seconded the motion. The Zoning Board of Appeals unanimously approved the motion (6 to 0).

2. Variance application filed by Gary and Tammy Rousch seeking a variance to allow the construction of a front yard fence per Section 10-4-7 along the east lot line for the property located at 1107 E. Moneta Avenue, Peoria Heights, Illinois (PIN: 14-21-377-014), which property is currently zoned R-2 (Medium-Density Residential District).

The applicants explained that they are installing a four-foot privacy fence along the west property line from the front corner of the house to the front property line. 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 C**" hereto. Following deliberations, Mike Woo made a motion to approve the variance and Mickey O'Neil seconded the motion. The Zoning Board of Appeals unanimously approved the motion (6 to 0).

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