

MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING
SEPTEMBER 18, 2023

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, September 18, 2023 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

Roll call was taken, and the following members were present: Jack Wiedeman, Floyd Wombacher, Rick Picl, Steve Cady, and Mickey O’Neil. Also present was Assistant Village Attorney Kathleen Carter from Miller, Hall & Triggs.

Absent were Mike Woo, Charlie Callaway, and Bill O’Neil.

Approval of December, 2022 Minutes. Mickey O’Neil made a motion to approve the minutes and Jack Wiedeman seconded the motion. The Zoning Board of Appeals unanimously approved the motion (5 to 0).

Approval of April, 2023 Minutes. Steve Cady made a motion to approve the minutes and Floyd Wombacher seconded the motion. The Zoning Board of Appeals unanimously approved the motion (5 to 0).

Approval of May, 2023 Minutes. Mickey O’Neil made a motion to approve the minutes and Jack Wiedeman seconded the motion. The Zoning Board of Appeals unanimously approved the motion (5 to 0).

Approval of August, 2023 Minutes. Mickey O’Neil made a motion to approve the minutes and Steve Cady seconded the motion. The Zoning Board of Appeals unanimously approved the motion (5 to 0).

The Chairman then called the following cases:

1. Variance application filed by Shanon Wolf-Street seeking approval of a variance to allow construction of a wooden privacy fence on a corner lot in excess of the height limitation required by Section 10-4-7(D)(1)(b) and (c), with less than 40% open in design as required by Section 10-4-7(D)(1)(A)(1), and with less than the required rear yard set back as required by Section 10-7A-5 for the property located at 4404 N. Constantine Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-478-005), which property is currently zoned R-1 (Low Density Residential District).

The property owner was present and she presented her petition to the Zoning Board, explaining the need for a 6 ft privacy fence to close in her backyard for the safety of her children when playing in the backyard, particularly given the location of the trail by the property. There being no further comments offered from the public or on behalf of the Petitioner, the ZBA deliberated over the variance standards and made the findings and determination as set forth in “**Exhibit A**” hereto. Following deliberations, Floyd Wombacher made a motion to approve the variance [6 foot privacy fence (less than 40% open) located

along the rear property line] and Jack Wiedeman seconded the motion. The Zoning Board of Appeals unanimously approved the motion (5 to 0).

2. Variance application filed by Eric Alan seeking approval of a variance to allow construction of a front yard fence on a corner lot as required by Section 10-4-7 for the property located at 5028 N. Clarendon Place, Peoria Heights, Illinois, 61616 (PIN No. 14-22-180-009), which property is currently zoned R-1 (Low Density Residential District).

The property owner was present and presented his petition to the Zoning Board, explaining the need for a 6 fence to contain his dog in a dog run. The Petitioner discussed the installation of a chain link fence, but was open to alternative materials. There being no further comments offered from the public or on behalf of the Petitioner, 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 [6 foot fence on a corner lot, provided that the fence is decorative (not chain link) and approved by the ZBA Board Chairman prior to installation] and Jack Wiedeman seconded the motion. The Zoning Board of Appeals approved the motion (4 to 1).

The meeting was adjourned at 5:50 p.m.