

Peoria Heights Zoning Board of Appeals

Rick Picl, Chairman

Minutes for March 15, 2021

A meeting of the Village of Peoria Heights Zoning Board of Appeals was held on March 15, 2021 at the Peoria Heights Village Hall. The meeting was called to order by Chairman Picl at 5:30pm.

Mr. Wigginton called roll. All members were present apart from Mr. Tjerina and Ms. Backs.

Chairman Picl entertained a motion to approve the minutes from the previous meeting held November 16, 2020. The motion was made Mr. Woo and seconded by Mr. Calloway and there was unanimous consent to approve.

Chairman Picl introduced the first order of Business:

- Rezoning application filed by John Kepple/AZ Property One, L.L.C. seeking approval of a map amendment rezoning the property located on East Duryea Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-327-017), from the current zoning classification of I-1 (Industrial District) to R-3 (Multiple-Family Residential District)
 - o There would be a request of the Village Board for a vacation of the existing alley behind the property to satisfy the setback requirement.
 - o There would be a request for a parking variance because there will be 27 units and there will be 41 parking spots. John Kepple noted that he has worked with other zoning boards and they look at occupancy of the various units not just units and there will be nine (9) single occupancy units.
 - o There will be a request for a height variance to bring the building under the previous existing code's 55 feet limitation rather than the current more restrictive limit.
 - o Mr. Calloway asked about the number of the occupancy units and the answer was nine single occupancy on the lower floor and then double occupancy units on the second and third floors.
 - o Chairman Picl asked about the elevation difference between Duryea and Atlantic. The answer was unclear but the elevation was downhill from Prospect. GIS was consulted and 14-15 feet difference. Chairman Picl noted that aesthetically, it will not appear as tall to an observer.
 - o A PowerPoint presentation was then given to demonstrated the exterior and the interior of the planned building.
 - o Mr. Calloway asked about the size of the parking spaces and it was eight feet and six inches.
 - o Mr. Wigginton asked about the vacation on the alley and whether the a variance for the setback would be more appropriate given that the vacation of the alley cannot be completed by the Zoning Board. AZ Property One, L.L.C. would prefer to have ownership of the property due to landscaping concerns. Village Counsel noted that the application would

need to be amended because the parking variance was not included and this issue could also be addressed. Chairman Picl noted that a condition could be for the vacation of the alley to occur.

- Public Comment was opened:
 - Debra Riney from 1111 E Duryea, Peoria Heights noted that she was concerned with the water pressure which is already limited as is. Her concern was that 27 additional units will yield additional strain on the system. AZ Property One, L.L.C. noted that as part of the development the building will need to be “sprinkled” thus a new water main will need to be run with an eight-inch line due to fire code. This should increase the pressure to the building as well as to the other property owners on the street.
 - Gaylen Lowman from 1111 E Duryea, Peoria Heights is concerned about the height of the development and how that will impact the privacy of the surrounding property owners. Ms. Lowman also was concerned about taxation. Ms. Lowman noted that Illinois is losing people every day due to taxation and Peoria Heights does not have enough children to fill the schools’ classrooms. Ms. Lowman’s concern is that criminal activities that may occur down the road and the traffic that will come.
 - To address these issues, AZ Property One, L.L.C. stated that the tax revenue generated from this development will be beneficial to the Village and there will be landscaping to provide privacy to the neighbors in the back. The \$3000 that the current property generates in taxes will likely increase to \$30000 once the development is complete.
 - The public comment was closed.
- Chairman Picl requested clarification of what should be considered with a zoning change. Village Counsel stated that property values, character of a neighborhood, traffic and the use that the owner can use as zoned.
- Chairman Picl then proceeded to entertain a motion to rezone PIN 14-22-327-017 to R-3.
- Mr. Wigginton moved to rezone the above PIN to R-3 and Mr. Tiney seconded. The Board approved the motion unanimously. All other variances and the site plan will be addressed at the following meeting.

Chairman Picl introduced the second order of business:

- Special Use and Site Plan Approval application filed by Ted Clark/PC Holdings, LLC seeking a special use and site plan approval for operation of a carwash at 829 and 901 East Paris Avenue Peoria Heights, Illinois, 61616 (PIN Nos. 14-27-302-016 and 14-27-302-017), which property is currently zoned B-2 (General Retail Business District)Ms. Kim explained that the fence was to be iron between pillars. The fence will be right on the property line.
 - Chairman Picl asked what the setback was from Super Liquors and the answer was eight feet, six inches.
 - Mr. Tiney asked if the setback of eight feet six inches would also include Paris and War Memorial as well and the answer was no.

- Mr. Calloway asked what the expectation of cars for the car wash and the answer was there is a science to this but War Memorial can support this car wash.
 - Mr. Wigginton asked about the traffic to and off Paris Avenue and the answer was that this is required because there cannot be an inlet on War Memorial Drive.
 - Chairman Picl asked about volume and the answer was up to 160 cars an hour is the maximum this facility could produce given 145 feet length. There are certain days that people wash their cars but the to be able to meet the demand during that time frame.
 - Mr. Woo noted that he was concerned that congestion may happen on Paris where the line to wash your car would spill out onto Paris. Mr. Woo also asked about waste water and the answer was that there will be a series of tanks that will re-use the water.
- Public Comment was opened:
 - Chief Sutton did address the volume on Paris given that this facility will have an entrance and exit onto Paris. As far as the public safety element, Chief Sutton does not support this development.
 - Public Comment was closed and the issue will be addressed at the following meeting

Chairman Picl introduced the third order of business:

- 1324 Samuel Ave Presentation and Review
 - Scott Lewis noted that he had purchased Katie Kim's lot and Mr. Lewis did not realize that he needed to go through the various variances for the parcels.
 - Chairman Picl noted that the front yard setback will need a five-foot variance and it will need two side yard variances.
 - Mr. Lewis said the building will be 25 feet from the ground. There will not be a fence.
 - Mr. Wiederman stated that he is anxious to get something done. Village Counsel and Chairman Picl noted that notice requirements still need to be followed.
 - Mr. Lewis stated that he was hoping that he could get some approval to move forward
 - Chairman Picl stated that it is required for a variance to have notice to the neighbors and letters need to be sent and a local newspaper must print notice. April 19th will be the first that the Zoning Board will be able to approve and the site plan will need to be heard by the Village Board on April 20th.

Chairman Picl entertained a motion to adjourn which was made by Mr. Woo and seconded by Mr. Calloway at 6:51pm.