



Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, April 19, 2021
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from March 15, 2021
- Variance application filed by Chris and Monica Chandler, seeking a setback variance to allow construction of a garage and porch addition with a 1-foot setback in the side yard and a 20-foot setback in the front yard, which is less than required by Section 10-7A-5 of the Village Code, for the property located at 4916 N. Glen Elm Drive, Peoria Heights, Illinois 61616 (PIN No. 14-21-281-030), which property is currently zoned R-1 (Low Density Residential District)
 - Petitioner presents case and answers questions from the board
 - Public comments – Chairperson may ask for response/input from Petitioner
 - Petitioner presents closing statements (if any)
 - Public testimony is closed (No further public comment unless questions arise from the board)
 - Commission deliberates
- Variance application filed by Sara Legel, seeking approval of a fence variance to allow construction of a fence with 7-foot set-backs instead of the required 10-foot setback, and at a height not to exceed 6 feet, which is 2 feet higher than the maximum height allowed as set forth in Section 10-4-7-D-1 of the Village Code, for the property located at 1022 E. Highland Place, Peoria Heights, Illinois, 61616 (PIN No. 14-22-160-007), which property is currently zoned R-1 (Low Density Residential District)
 - Public comments – Chairperson may ask for response/input from Petitioner
 - Petitioner presents closing statements (if any)
 - Public testimony is closed (No further public comment unless questions arise from the board)
 - Commission deliberates
- 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)
- Variance application filed by John Kepple/AZ Property One, L.L.C. seeking a building height variance to allow construction of structures with a height of 54 feet, which is ten feet higher than the maximum height allowed as set forth in Section 10-7C-3-D of the Village Code and a parking variance to allow for 1.5 parking spaces per dwelling unit, which is fewer than the 2 parking spaces per dwelling unit required by Section 10-7C-3-F of the Village Code, for the property located at 1013 East Duryea Avenue, Peoria Heights, Illinois, 61616 (PIN Nos. 14-22-327-017 and 14-22-327-018), which property is current zoned I-1 (Industrial District) and R-3 (Multiple-Family Residential District)

- Site Plan Approval application filed by John Kepple/AZ Property One, L.L.C., seeking approval of a site plan for development of a multi-family residential development for the property located at 1013 East Duryea Avenue, Peoria Heights, Illinois, 61616 (PIN Nos. 14-22-327-017 and 14-22-327-018), which property is currently zoned I-1 (Industrial District) and R-3 (Multiple-Family Residential District)
 - Public comments – Chairperson may ask for response/input from Petitioner
 - Petitioner presents closing statements (if any)
 - Public testimony is closed (No further public comment unless questions arise from the board)
 - Commission deliberates
- Site Plan Approval application filed by Scott Lewis seeking approval of a site plan for development a single family home for the property located at 1324 Samuel Avenue, Peoria Heights, Illinois 61616 (PIN No. 14-22-402-027), which property is currently zoned R-3 (Multiple-Family Residential District)
- Variance application filed by Scott Lewis seeking a lot size variance to allow a 5,625 square foot lot, which is less than the 15,000 square foot lot size required by Section 10-7C-3-A of the Village Code, and set back variances to allow a 20-foot set back in the front yard, a 4-foot setback in the side yard, and a 12-foot set back in the rear yard, which are smaller than required by Section 10-7C-3-E-1, E-2, and E-3, respectively, of the Village Code, for the property located at 1324 Samuel Avenue, Peoria Heights, Illinois 61616 (PIN No. 14-22-402-027), which property is currently zoned R-3 (Multiple-Family Residential District)
 - Public comments – Chairperson may ask for response/input from Petitioner
 - Petitioner presents closing statements (if any)
 - Public testimony is closed (No further public comment unless questions arise from the board)
 - Commission deliberates
- Other
- Adjourn