



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

- Call to Order
- Roll Call
- Approval of Minutes from June 21, 2021
- Variance application filed by Mark A. Jones/Mark Jones Builder seeking a setback variance to allow construction of patio with a front yard setback of 20 feet, which is five feet less than the minimum depth allowed as set forth in Section 10-7A-5-A of the Village Code for the property located at 4526 Constantine Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-429-016), 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 and votes
- Variance application filed by Malynda and Michael Davis seeking approval of a variance to allow construction of a 7 foot front yard fence, which is 3 feet in excess of the maximum height allowed by Section 10-4-7(d)(1)(a)(1), and is less than 40% open in design, as required by Section 10-4-7(d)(1)(a)(1), and a variance to allow construction of an interior lot fence that is in excess of 6 feet, the maximum height allowed by Section by Section 10-4-7(d)(1)(c) of the Village Code for the property located at 1009 E. Rouse Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-27-126-014), which property is currently zoned R-2 (Medium 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 and votes
- Variance application filed by Andrew Pedraza seeking approval of a site plan and a setback variance to allow construction of a deck with a setback of less than 25 feet from a lot line abutting a street on a corner lot as required by Section 10-7B-5(A) of the Village Code for a property located at 3924 N. Vincent Avenue, Peoria Heights, Illinois 61616 (PIN No. 14-27-179-001), which property is currently zoned R-3 (Multiple Family 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 and votes
- Discussion of site plan approval/variance filed by Gwynn Gilson at 1311 E. Duryea Ave.
 - Petitioner presents case and answers questions from the board
- Other
- Adjourn