



Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, March 15, 2021
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from November 16, 2020
- 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 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)
 - 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
- 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)
 - 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
- Other
 - 1324 Samuel Ave Presentation and Review
- Adjourn