Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, September 15, 2025
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from August 18, 2025
- Comments from the Audience

1. Rezoning application filed by King/Donnellan Joint Venture, LLC/William King seeking approval of a map amendment rezoning the property located at 1201 E. Duryea Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-330-030), from the current zoning classification of B-2 (General Retail Business District) and R-3 (Multiple Family Residential District) to 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

2. Variance application filed by King/Donnellan Joint Venture, LLC/ William King seeking setback variances to allow construction of a multi-family residential development that will reduce the front-yard setback to less than the 25 foot front yard setback required by Section 10-7C-3(E) of the Village Code, and to reduce the side yard setback required by Section 10-7C-3(E) of the Village Code for the property located at 1201 E. Duryea Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-330-030), which is currently zoned B-2 (General Business 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 and votes

3. Site Plan Approval application filed by King/Donnellan Joint Venture, LLC/William King seeking approval of a site plan for the development of a multi-family townhome complex consisting of five townhomes on the property located at 1201 E. Duryea Avenue, Peoria Heights, Illinois 61616 (PIN No. 14-22-330-030), which property is currently zoned B-2 (General Retail Business 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 and votes

- Miscellaneous Business

- Adjourn

\