Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, February 17, 2025
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from September 16, 2024

1. Variance application filed by Dave Williams seeking approval of a variance to allow construction of a garage with a setback, which is less than the 25 foot front yard setback required by Section 10-7C-3(E) of the Village Code for the property located at 1337 E. Seiberling Avenue, Peoria Heights, Illinois (PIN No. 14-22-403-024), which property is currently zoned R3 (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 Dave Williams seeking approval of a variance to allow construction of a garage with a setback, which is less than the side yard setback required by Section 10-7C-3(E) of the Village Code for the property located at 1311 E. Samuel Avenue, Peoria Heights, Illinois (PIN No. 14-22-401-016), which property is currently zoned R3 (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. Variance application filed by Dave Williams seeking approval of a variance to allow construction of a garage with a setback, which is less than the side yard setback required by Section 10-7A-5 of the Village Code for the property located at 1428 E. Kelly Avenue, Peoria Heights, Illinois (PIN No. 14-22-457-011), which property is currently zoned R1 (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

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4. Variance application filed by Dave Williams seeking approval of a variance to allow construction of a house with a setback, which is less than the 25-foot front yard setback required by Section 10-7B-5 of the Village Code for the property located at 1400 E. Samuel Avenue, Peoria Heights, Illinois (PIN No. 14-22-406-001), which property is currently zoned R2 (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

5. Rezoning application filed by Consider, LLC/Heidi Rinkenberger seeking approval of a map amendment rezoning the property located at 1003 and 1007 E. Moneta Avenue, Peoria Heights, Illinois (PIN No. 14-22-377-008), from the current zoning classification of R2 (Medium-Density Residential District) to B2 (General Retail Business District).

    a. Petitioner presents case and answers questions from the board
    b. Public comments – Chairperson may ask for response/input from Petitioner
    c. Petitioner presents closing statements (if any)
    d. Public testimony is closed (No further public comment unless questions arise from the board)
    e. Commission deliberates and votes

- Adjourn

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