MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING
SEPTEMBER 15, 2025

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, September 15, 2025 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

Roll call was taken, and the following members were present: _____. Also present was Village Attorney Jeffrey J. Gaster from Miller, Hall & Triggs.

Absent were: _____.

The Chairman called the following cases:

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).

The applicant advised the ZBA that it was seeking to develop a multi-family residential townhome complex at the Property, which will consist entirely of residential use. Applicant is therefore seeking to rezone the Property to R-3 (Multiple Family Residential District). Following discussion with ZBA members, the Chairman sought public comment. Following public comment, the ZBA deliberated. Following deliberations, _____ made a motion to approve the rezoning application. _____ seconded the motion. The Zoning Board of Appeals unanimously approved the motion 6 to 0).

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).

The applicant advised the ZBA that it was seeking to a variance from the 25-foot front and side-yard setback requirements contained in Section 10-7C-3(E) of the Village Code. Applicant explained that without the ability to use a reduced setback, it would need to reduce the number of units from 5 to 4, which may render the project economically unfeasible. Following

discussion with ZBA members, the Chairman sought public comment. Following public comment, the ZBA deliberated and made the findings and determinations set forth in Exhibit A hereto. Following deliberations, Mick O'Neil made a motion to approve the request for variance. Charlie Callaway seconded the motion. The Zoning Board of Appeals unanimously approved the motion (6 to 0).

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).

The applicant advised the ZBA that he was seeking approval of a site plan for development of a multi-family residential townhome complex consisting of five townhomes on the P. Following discussion with ZBA members, the Chairman sought public comment. Following public comment, the ZBA deliberated. Following public comment, the ZBA deliberated and made the findings and determinations set forth in Exhibit B hereto. Following deliberations, Mick O'Neil made a motion to approve the Site Plan. Mike Woo seconded the motion. The Zoning Board of Appeals unanimously approved the motion (6 to 0).

The meeting adjourned at 6:10 p.m.