



Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, June 22, 2020

- **Call to Order**
- **Roll Call**
- **Approval of Minutes from June 1, 2020**
- **Variance application by Emily Ault seeking a variance to permit construction of a front yard fence on the property located at 3919 North Atlantic Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-27-177-036), 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**
- **Site Plan approval application filed by KDB Group, LLC and Atrium Hotel, LLC seeking approval of a site plan for development of a hotel on the property located at 4615 North Prospect Road, Peoria Heights, Illinois, 61616 (PIN No. 14-22-331-007, 14-22-331-008, 14-22-331-009, 14-22-331-010, 14-22-331-019), which property is current zoned B-1 (Central 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 and votes**
- **Variance application filed by KDB Group, LLC and Atrium Hotel, LLC seeking variances for building height, storefront glass requirements, decks and wall that project onto Village right-of-way, and sidewalk width, for development of a hotel on the property located at 4615 North Prospect Road, Peoria Heights, Illinois, 61616 (PIN No. 14-22-331-007, 14-22-331-008, 14-22-331-009, 14-22-331-010, 14-22-331-019), which property is current zoned B-1 (Central 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 and votes**
- **Other**
- **Adjourn**