



**Zoning Board of Appeals Meeting Agenda  
4901 N. Prospect Road, Peoria Heights, IL 61616  
Monday, June 1, 2020**

- **Call to Order**
- **Roll Call**
- **Approval of Minutes from March 16<sup>th</sup>, 2020**
- **Variance application by David Marfell, seeking a setback variance to permit reconstruction of a new garage in the same location as the original garage on the subject property, for the property located at 1013 East Euclid Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-177-010), which property is currently zoned R-1 (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**
- **Conditional Use/Special Use approval application filed by War Memorial/Paris Real Estate Trust, seeking approval of a conditional use permit for an adult use cannabis dispensary for the property located at 828-908 East War Memorial Drive and 829-911 East Paris Avenue, Peoria Heights, Illinois, 61616 (PIN Nos. 14-27-302-004; 14-27-302-005; 14-27-302-006; 14-27-302-007; 14-27-302-016, 14-27-302-017, 14-27-302-018, and 14-27-302-019), 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 and votes**
- **Site Plan approval application filed by War Memorial/Paris Real Estate Trust, seeking approval of a site plan for development of an adult use cannabis dispensary for the property located at 828-908 East War Memorial Drive and 829-911 East Paris Avenue, Peoria Heights, Illinois, 61616 (PIN Nos. 14-27-302-004;**

14-27-302-005; 14-27-302-006; 14-27-302-007; 14-27-302-016, 14-27-302-017, 14-27-302-018, and 14-27-302-019), 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 and votes**
- **Conditional Use/Special Use approval application filed by Professional Armed Transport LLC, seeking approval of a conditional use permit for an adult use cannabis transporting organization for the property located at 4703 North Ellen Court, Peoria Heights, Illinois, 61616 (PIN No. 14-22-301-011), which property is currently zoned I-1 (Industrial 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**
- **Rezoning application filed by KDB Group, LLC seeking approval of a map amendment rezoning the property located at 1201 and 1203 East Kingman Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-183-002), from the current zoning classification of R-1 (Low Density Residential District) to 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 and votes**
- **Variance application filed by KDB Group, LLC seeking a variance to eliminate the off-street parking requirements as set forth in Chapter 9 of Article 10 of the Village Code for the property located at 1201 and 1203 East Kingman Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-183-002), which property is current zoned of R-1 (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**
  
- **Site Plan approval application filed by KDB Group, LLC seeking approval of a site plan for development of a retail popcorn and candy shop for the property located at 1201 and 1203 East Kingman Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-22-183-002), which property is current zoned of R-1 (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**
  
- **Other**
  - **Site Plan Discussion for the Atrium Hotel**
  
- **Adjourn**