



Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, October 17, 2022
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from September 19, 2022
- Variance application filed by Brad and Barb Chernauski seeking approval of a variance to allow construction of a front yard fence on a corner lot within the 10-foot setback required by Section 10-4-7(D)(1)(a), (b), for the property located at 607 E. Sciota Avenue, Peoria Heights, Illinois, 61616 (PIN No. 14-21-478-048), 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 seeking approval of a site plan for the development of office space for the property located at 4615 North Prospect Road, Peoria Heights, Illinois 61616 (PIN Nos. 14-22-331-019, 14-22-331-010, 14-22-331-008, 14-22-331-007, 14-22-331-009), which property is currently zoned B-1 (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 approval of variances to allow angled parking spaces less than 20 feet deep as required by Section 10-9-8 of the Peoria Heights Village Code and transparent glazed storefront surfaces on less than 75% of the first story façades as required by 10-11A-2(E) of the Peoria Heights Village Code, for the property located at 4615 North Prospect Road, Peoria Heights, Illinois 61616 (PIN Nos. 14-22-331-019, 14-22-331-010, 14-22-331-008, 14-22-331-007, 14-22-331-009), which property is currently zoned B-1 (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
- Ordinance No. 2022-1688, an Ordinance Amending Title 10, Chapter 2, Section 1 of the Village Code of the Village of Peoria Heights Regarding the Definition of Massage and Massage Therapy
 - Public comments
 - Public testimony is closed (No further public comment unless questions arise from the board)
 - Commission deliberates and votes
- Adjourn