Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, December 15, 2025
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from August 18, 2025, and September 15, 2025
- Comments from the Audience
- Old Business
    - Variance application filed by Washington Trails Edge, LLC, seeking a variance to increase the allowable square footage for on-premises signs under Section 9-4-10(C)(2) to permit an on-premises sign of 222 square feet at the property located at 716 E. War Memorial Drive, Peoria Heights, Illinois, 61616 (PIN 14-27-301-006), which is currently zoned B-2 (General Business District).

- Variance application filed by Dan Waibel Designer Builder, LLC, seeking a variance to construct a detached garage within six feet of the front property line but outside the front building setback requirement of 25 feet under Section 10-7A-5(A) at the property located at 5128 N. Prospect Road, Peoria Heights, Illinois, 61616 (PIN: 14-22-176-003), which 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

- Variance application filed by Atelier, P.C., seeking (1) a variance under Section 10-11A-2(B) to permit the construction of a parking lot along Prospect Road under Section 10-11A-2(B) and (2) a variance to reduce the required storefront glazed surface coverage requirement from the current requirement of 75% under Section 10-11A-2(E), both requests pertaining to the property located at 4425 N. Prospect Road, Peoria Heights, Illinois, 61616 (PIN: 14-22-380-013), which is currently designated as an Overlay 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 seeking approval to construct a mixed-use development consisting of a three-story building with retail and restaurant on the first floor, and office space on the second and third floors, at the property located at 4425 N. Prospect Road, Peoria Heights, Illinois, 61616 (PIN: 14-22-380-013), which is currently designated as an Overlay 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

- Miscellaneous Business

- Adjourn

\