June 16, 2025 Peoria Heights Zoning Board of Appeals Meeting.

Chairman Picl called the Peoria Heights ZBA meeting to order at 5:30.

Roll was called and the following members of the Board were present;

Mick O'Neil
Rick Picl
Jack Wiedeman
Steve Cady
Mike Woo

Chairman Picl called the first item on the agenda, the Site Plan Approval filed by Gary Pearl/Pearl Enterprises of Illinois LLC seeking approval of a site plan for the development of office and retail space for the property located at 1200 E. Glen Aveenue, Peoria Heights, IL.

The project was described by James Kemper of Demonica Kemper Architects. The project includes removal of the existing mansard roof, which appears to be a second floor, on the on the eastern portion of the building, facing Prospect, and construction an actual second floor. This addition will be approximately 4200 square feet and will be office space.

There will be no need for additional parking because the existing lot provides more space than needed even with the addition. The project includes three (3) parking spaces on Prospect.

The addition will give the building a more modern look.

This is Phase 1A of the project. Phase 1B will renovate the rest of the building. Phase 1B will be presented to the board when the plans are approved.

This project will improve the drainage on the building.

The new roof will be 1.5' higher than the existing roof.

Landscaping plans for the project are being developed.

There were no questions from the Board.

The meeting was opened to public comment.

Cynthia Hall, 1207 W. Glen Ave. asked that 1207 and 1203 W. Glen be rezoned as business as part of this project. Chairman Picl informed her we cannot do that in this meeting but she can petition to have the properties rezoned.

Chairman Picl closed the public comment.

The “Finding of Facts’ was presented by Chairman Picl. All statements were approved by a roll call vote.

Mick O’Neil made a motion to approve the site plan, seconded by Mike Woo.

The site plan was approved by a roll call vote.

There being no additional items on the agenda, a motion to close the meeting was made, seconded and approved.