Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, February 16, 2026
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from December 15, 2025
- Comments from the Audience
- Old Business
- Variance application filed by Lamb Builders, Inc., seeking to build over the current side-yard setback requirement set forth in section 10-7A-5(B) by three feet at the property located at 5038 N. Prospect, Peoria Heights, Illinois, 61616 (PIN 14-22-405-011), 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 Bob Travers and Brooke Travers seeking a variance to (1) increase lot coverage under section 10-7A-6 by 800 feet and (2) build within current side-yard setback requirement set forth in section 10-7A-5(B) at the property located at 1516 E. Glen Ave., 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
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- Site Plan approval application filed by The 33 Room, LLC seeking approval of a site plan for an outdoor alcohol consumption area pursuant to section 10-3-4 for the property located at 4541 North Prospect Road, Sute #33, Peoria Heights, Illinois, 61616 (PIN: 14-22-331-029), which is currently zoned B-4 (Low Impact 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
- Miscellaneous Business
- Adjourn

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