MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING
DECEMBER 15, 2025

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, December 15, 2025 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

Roll call was taken, and the following members were present: Rick Picl, Charlie Callaway, JT Kellock, Mike Woo, Mickey O'Neil, Tanisha Cayson, Steve Cady, and Jack Wiedeman. Also present was Village Attorney Jeffrey J. Gaster from Miller, Hall & Triggs.

Absent was: Floyd Wombacher.

Mike Woo made a motion to approve the minutes from the September 15, 2025 meeting. Motion was seconded by Mickey O'Neil and approved unanimously.

The Chairman called the following cases:

1. 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).

After deliberating, the Zoning Board of Appeals made the findings set forth in **Exhibit A** hereto. Mickey O'Neil made a motion to approve the variance, and JT Kellock seconded the motion. The motion was approved unanimously with no conditions.

2. 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).

The applicant was present by Will Waibel, who explained that the existing garage was not functional for modern-sized vehicles and that owners wanted to build a detached garage that matched the architectural style of the residence located on the property. Rick Picl noted that the plans submitted by applicant showed they also intended to construct an addition to the current garage and questioned whether a variance was necessary if owners could build an addition to the existing garage. Rick Picl also observed that the current plans would require a height variance, which had not yet been applied for. Rick Picl further commented that the proposed detached garage looked like a second house, and expressed concern that the structure would be too close to the right-of-way. Following deliberations, the Zoning Board of Appeals made the findings set

forth in **Exhibit B** hereto. Mickey O'Neil made a motion to deny the variance request, seconded by Mike Woo. The motion carried unanimously.

3. 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.

The applicant was present by Brandon Dean. Mr. Dean explained that the plan was to demolish the current building, but they cannot meet current 75% requirement for glass coverage because the building design called for wood framing, and potential tenants were requesting front parking. Various members of the Zoning Board of Appeals indicated they understood that 75% glass coverage would be a non-starter with wood framing. Members of the Zoning Board of Appeals expressed concern that allowing front parking would effectively create a strip mall, which was inconsistent with the property's designation as an Overlay District. Mickey O'Neil stated that he believed any deviation from the Village Board's zoning plan should come from the Village Board rather than the Zoning Board of Appeals.

Following deliberations, the Zoning Board of Appeals made the findings set forth in **Exhibit C** hereto pertaining to the glass coverage. Mike Woo moved to approve the variance with respect to the glass coverage, seconded by Mickey O'Neil. The motion was approved unanimously with no conditions.

Following deliberations, the Zoning Board of Appeals made the findings set forth in **Exhibit D** hereto pertaining to front parking. Mickey O'Neil made a motion to deny the variance with respect to parking, seconded by JT Kellock. The motion carried by a 7-1 vote.

4. 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.

The applicant was present by Brandon Dean. Following discussion and deliberations, the Zoning Board of Appeals made the findings set forth in **Exhibit E** hereto. Mickey O'Neil voted to deny the site plan application, seconded by Mike Woo. The motion carried by a 7-1 vote.

The meeting adjourned.