**MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING**
**AUGUST 18, 2025**

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, August 18, 2025 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

Roll call was taken, and the following members were present: JT Kellock, Jack Wiedeman, Mick O'Neill, Rick Picl, Mik Woo, Tanisha Cayson, Charlie Calloway, and Rick Picl. Also present was Assistant Village Attorney Kathleen Carter from Miller, Hall & Triggs.

Absent were Floyd Wombacher and Steve Cady.

Mike Woo moved to approve the Minutes from the June 16, 2025, ZBA meeting, and Jack Wiedman seconded the motion; motion approved by unanimous roll call vote.

The Chairman then called the following cases:

1. Special Use application filed by William Sharpe / Total Income Tax / Total IRS Relief seeking a special use permit for installation of one digital electronic multiple message sign pursuant to Section 9-4-10(E) of the Village Code for the property located at 1105 E. War Memorial Drive, Peoria Heights, Illinois 61616 (PIN No. 14-27-181-036), which property is currently zoned B-2 (General Retail Business District).

The applicant was present by Willam Sharpe, who explained that he wanted to install a digital electronic multiple message sign. Following discussion with ZBA members, the Chairman sought public comment; there being no comments offered from the public, the ZBA deliberated over the special use standards and Mick O'Neill made a motion to recommend approval of the special use subject to the applicant following the Peoria Heights Village Code with respect to digital electronic multiple message signs. Mike Woo seconded the motion. The Zoning Board of Appeals unanimously approved the motion 7 to 0).

2. Variance application filed by Daniel Ziebold seeking approval of a variance to allow construction of a second garage that will reduce the front-yard set back on a corner lot to less than the 25 foot front yard setback required by Section 10-7B-5 of the Village Code for the property located at 800 E. Moneta, Peoria Heights, Illinois, 61616 (PIN No. 14-22-357-001), which property is currently zoned R-2 (Medium Density Residential District).

The applicant (Daniel Ziebold) was present in person and explained that he is seeking a setback variance to construct a second garage. Following discussion with ZBA members, the Chairman sought public comment; there being no comments offered from the public, the ZBA deliberated over the variance standards for the application, and Mick O'Neill made a motion to recommend approval of the variance, subject to compliance with the site plan as presented, and Jack Wiedeman seconded the motion. The Zoning Board of Appeals unanimously approved the motion (7 to 0).

3. Site Plan Approval application filed by PH Executive Plaza, LLC seeking approval of a site plan for the re-construction and expansion of a surface parking lot for the property located at 4541 N. Prospect Road, Peoria Heights, Illinois 61616 (PIN Nos. 14-22-331-026 14-22-333-011), which properties are currently zoned B-4 (Low Impact Industrial District).

Brandon Dean appeared on behalf of the Applicant and was present in person and explained that he is seeking approval of a site plan for the re-construction and expansion of a surface parking lot for 4541 N. Prospect Road. Following discussion with the ZBA members and clarification of screening requirements, the Chairman sought public comment; there being no comments offered from the public, the ZBA deliberated over the site plan standards for the application, and Mike Woo made a motion to recommend approval of the site plan, subject to: (1) compliance with the site plan as discussed and amended and (2) screening around off-street parking in the new lot, and J. T. Kellock seconded the motion. The Zoning Board of Appeals unanimously approved the motion (7 to 0).

4. Site Plan Approval application filed by Washington Trails Edge, LLC seeking approval of a site plan for the development of a laundry establishment on the property located at 716 E. War Memorial Drive, Peoria Heights, Illinois 61616 (PIN No. 14-27-301-006), which property is currently zoned B-2 (General Retail Business District).

Sam Lahood and Joseph Lahood appeared on behalf of the Applicant and were present in person and explained that they are seeking approval of a site plan for the development of a laundry establishment on the property located at 716 E. War Memorial Drive. Following discussion with the ZBA members, the Chairman sought public comment; there being no comments offered from the public, the ZBA deliberated over the site plan standards for the application, and JT Kellock made a motion to recommend approval of the site plan, subject to the applicant causing for the reconfiguration of the tax parcels at 716 E. War Memorial. Mick O'Neill seconded the motion. The Zoning Board of Appeals unanimously approved the motion (7 to 0).

5. Special Use application filed by Washington Trails Edge, LLC seeking a special use permit for operation of a laundry establishment on the property located at 716 E. War Memorial Drive, Peoria Heights, Illinois 61616 (PIN No. 14-27-301-006), which property is currently zoned B-2 (General Retail Business District).

Sam Lahood and Joseph Lahood appeared on behalf of the Applicant and were present in person and explained that they are seeking a special use permit for operation of a laundry establishment on the property located at 716 E. War Memorial Drive. Following discussion with the ZBA members, the Chairman sought public comment; and after answering questions regarding entrance locations from the public, the ZBA deliberated over the special use standards for the application, and JT Kellock made a motion to recommend approval of the site

plan, subject to the applicant limiting business operation to 6am -10pm. Mick O'Neill seconded the motion. The Zoning Board of Appeals unanimously approved the motion (7 to 0).

6. Variance application filed by Washington Trails Edge, LLC seeking approval of a variance to allow on premises signs in excess of the size limitations set forth in Section 9-4-10(C) of the Village Code for the property located at 716 E. War Memorial Drive, Peoria Heights, Illinois 61616 (PIN No. 14-27-301-006), which property is currently zoned B-2 (General Retail Business District).

Sam Lahood and Joseph Lahood appeared on behalf of the Applicant and were present in person and explained that they are seeking a variance to allow on premises signs in excess of the size limitations set forth in Section 9-4-10(C) of the Village Code. Following discussion with the ZBA members and seeking public comment regarding the sign's size for the location, the ZBA deliberated over the variance standards for the application, and Mick O'Neill made a motion to recommend denial of the variance and Tanisha Carson seconded the motion. The Zoning Board of Appeals unanimously approved the motion to deny the variance (7 to 0).

The meeting was adjourned at 7:06 p.m.