**MINUTES FOR PEORIA HEIGHTS ZONING BOARD OF APPEALS MEETING**
**FEBRUARY 16, 2026**

The Peoria Heights Zoning Board of Appeals meeting was called to order at 5:30 p.m. on Monday, February 16, 2026 at Village Hall, 4901 N. Prospect Road, Peoria Heights, Illinois.

Roll call was taken, and the following members were present: Rick Picl, Charlie Callaway, J.T. Kellock, Mike Woo, Mickey O'Neil, Steve Cady, and Jack Wiedeman. Also present was Village Attorney Jeffrey J. Gaster from Miller, Hall & Triggs.

Absent was: Floyd Wombacher and Tanisha Cayson.

Mike Woo made a motion to approve the minutes from the December September 15, 2025 meeting. The Motion was seconded by J.T. Kellock and approved unanimously.

The Chairman called the following cases:

1. 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).

The Applicant was present by Charlie Lamb. Mr. Lamb discussed the parameters of the proposed project and clarified a discrepancy in the drawings submitted by Applicant. 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 Mike Woo seconded the motion. The motion was approved unanimously with no conditions.

2. 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).

The Applicants were present by Bob Travers. After discussing the layout of the property and a pending application with the County to combine the affected lots, Mr. Travers suggested that Applicants may not need to proceed on the application to increase lot coverage. Chairman Picl explained that Applicants would be able to proceed with seeking building permits if both variance requests were approved. Applicant decided not to withdraw the application for lot coverage variance. After deliberating, the Zoning Board

of Appeals made the findings set forth in **Exhibit B** hereto with respect to Applicants' request for lot coverage variance under Section 10-7A-6. Mickey O'Neil made a motion to approve the variance, and J.T. Kellock seconded the motion. The motion was approved unanimously with no conditions. With respect to Applicants' request for a side-yard setback variance under Section 10-7A-5(B), the Zoning Board of Appeals made the findings set forth in **Exhibit C** hereto. Mickey O'Neil made a motion to approve the variance, and J.T. Kellock seconded the motion. The motion was approved unanimously with no conditions.

3. 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 4145 North Prospect Road, Sute #33, Peoria Heights, Illinois, 61616 (PIN: 14-22-331-029), which is currently zoned B-4 (Low Impact Industrial District).

The applicant was present by Dustin Crawford and Blake Kennedy. After discussing the nature and parameters of Applicant's proposed project, the Zoning Board of Appeals deliberated and then made the findings of facts set forth in **Exhibit D** hereto. J.T. Kellock made a motion to approve the site plan, and Mike Woo seconded the motion. The Motion was approved unanimously. Mickey O'Neil abstained from deliberations and the voting.

The meeting adjourned.