Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, August 18, 2025
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from June 16, 2025
- Comments from the Audience

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).

    - 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

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).

    - 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

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).

    - Petitioner presents case and answers questions from the board

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- 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

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).

    - 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

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).

    - 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

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).

    - 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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