Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, July 20, 2026
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from March 16, 2026
- Comments from the Audience
- Old Business
- Variance application filed by Matthew and Pamela Gaw seeking to build over the current 25-foot front-yard setback requirement set forth in section 10-7A-5(A) by ten feet, one inch, at the property located at 4515 N. Miller Ave., Peoria Heights, Illinois, 61616 (PIN: 14-22-476-022), 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)

- Site plan approval application filed by 4319 Heights Properties, LLC, seeking approval of a site plan for an restaurant establishment pursuant to section 10-3-4 for the property commonly known as 4315-4319 N. Prospect Road, Peoria Heights, Illinois, 61616 (PINs: 14-22-382-009; 14-22-382-018; 14-22-382-020), which 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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