Zoning Board of Appeals Meeting Agenda
4901 N. Prospect Road, Peoria Heights, IL 61616
Monday, September 21, 2026
5:30 P.M.

- Call to Order
- Roll Call
- Approval of Minutes from July 20, 2026
- Comments from the Audience
- Old Business
- Rezoning application filed by David Williams seeking to rezone the property commonly known as 4413 N. California Ave., Peoria Heights, Illinois (PIN: 14-21-455-027) from R-1 (Low Density Residential District) to B-4 (Low Impact Industrial 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)

- Variance application filed by Dave & Laurie Williams seeking to construct and maintain a parking lot at the property commonly known as 4712 N. Prospect Road, Peoria Heights, Illinois (PIN: 14-22-402-002), which is currently zoned B-1 (Central Business District) and is located in an Overlay District. Applicants seek relief from the requirements of Sections 7-2-6, 10-8B-2, and 10-11A-2(b) of the Village Code

    - 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 Dave & Laurie Williams pursuant to section 10-3-4 seeking approval of a site plan for a parking lot at the property commonly known as 4712 N. Prospect Road, Peoria Heights, Illinois (PIN: 14-22-402-002), which is currently zoned B-1 (Central Business District) and is located in an Overlay 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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