



**ZONING BOARD OF APPEALS
THURSDAY, MAY 14, 2026
CITY HALL, ROOM 400 – 1:00 P.M.**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MARCH 12, 2026 REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**

Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

CASE NO.
ZBA 87-2026 Public Hearing on the request of Randall and Laura Laninga to obtain a Major Variance from the City of Peoria Unified Development Code, Section 5.4.2. Residential Accessory Structures and Storage Buildings, to reduce the setback between an accessory storage building and the principal structure from 10 feet to 0 feet, in a Class R3 (Single-Family Residential) District for the property located at 428 W Stratford Dr (Parcel Identification Number 14-28-161-002), Peoria, IL (Council District 3)

CASE NO.
ZBA 138-2026 Public hearing on the request of Thomas Dluski of Dluski & Smith, on behalf of Ramoji Ravuri, to obtain a Major Variance from the City of Peoria Unified Development Code Section 5.4.6 Fences and Walls, to increase the height of a fence in the front yard from 3 feet to 5 feet in a Class R3 (Single Family Residential) District, for the property located at 3114 W Boulder Point Ct (Parcel Identification Number 08-25-229-007), Dunlap, IL (Council District 5)

CASE NO.
ZBA 158-2026 Public Hearing on the request of Clay Bishop, on behalf of Michael Eddy Jr., to obtain a Major Variance from the City of Peoria Unified Development Code, Section 8.1.7 Parking of Vehicles in Residential Districts, to reduce the side yard setback from 4 feet to 0 feet to allow for a driveway extension in the side yard in a Class R3 (Single Family Residential) District for the property located at 3514 W Bonnaire Ct (Parcel Identification Number 13-25-254-004), Peoria, IL (Council District 4)

CASE NO.
ZBA 159-2026 Public Hearing on the request of Brett Beachler of Beachler Inc. and EOOSOTWL LLC, to obtain Major Variances from the City of Peoria Unified Development Code Section 8.3.12.A Permanent Signs and Section 8.3.12.B Permanent On-Premises Freestanding Signs to add a 146 sq. ft, 2 foot tall, on-premises freestanding sign with a 1 foot side yard setback and a 64 foot separation between an existing on-premises freestanding sign, in a Class C2 (Large-Scale Commercial) District for the property located at 3623 N University Street (Parcel Identification Nos. 14-29-326-006 and 14-29-326-005), Peoria, IL (Council District 2)

- 5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
- 6. ADJOURNMENT**