



Agenda

Zoning Board of Appeals Meeting

Thursday, July 9, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

Minutes

- A. Approval of June 11, 2026 Regular Meeting Minutes

Regular Business

A. **CASE ZBA 222-2026**

Public hearing on the request of Mark Norris of Amentum Services, Inc, on behalf of Caterpillar, Inc, to obtain a Major Variance from the City of Peoria Unified Development Code Section 5.4.6.C. Fence Height, to increase the allowed fence height from 3 feet to 6 feet in a front yard, in a Class CG (General Commercial) District, for the property located at 501 SW Jefferson Avenue (Parcel Identification No. 18-09-180-018) Peoria, IL (Council District 1)

B. **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)

Training Session for Members of the Zoning Board of Appeals

Election of Officers

Citizens' Opportunity to Address the Commission

Adjournment

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS:**

A regular meeting of the Zoning Board of Appeals was held on Thursday, June 11, 2026, at 1:00 P.M., City Hall, 419 Fulton Street, Room 400, with Chairman Richard Russo presiding and with proper notice having been posted.

ROLL CALL

The following Zoning Board of Appeals Commissioners were present: Ryan Cannon, Lon Lyons, Mason Rue, Fernanda Sharp, and Richard Russo – 5. Absent: None.

City Staff Present: Eli Berkshier, Lamia Doueihi, Debbi La Rue, Masum Perkins, and Kerilyn Weick.

MINUTES

Commissioner Cannon moved to approve the minutes of the Zoning Board of Appeals meeting held on May 14, 2026; seconded by Commissioner Rue.

The motion was approved unanimously by voice vote 5 to 0.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Lamia Doueihi.

REGULAR BUSINESS**ZBA 83-2026**

Public hearing on the request of Deepak Gaddipati to obtain Major Variances from the City of Peoria Unified Development Code Section 4.2.4 Building Envelope Standards, to decrease the front yard setback for an accessory structure from 25 feet to 12.66 feet and Section 5.4.6 Fences and Walls, to increase the height of a fence in the front yard from 3 feet to 4.5 feet, and a Minor 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 structure and the principal structure from 10 feet to 6.58 feet in a Class R3 (Single Family Residential) District, for the property located at 11406 N Sycamore Creek Dr (Parcel Identification Number 08- 25-205-016), Dunlap, IL (Council District 5)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record, described the variances, and reviewed the analysis of the findings of fact. The Development Review Board recommends denial due to failure to meet the criteria for a major variance.

Petitioner, Deepak Gaddipati, submitted additional addendums for the Board to review during his presentation (Exhibit 1). Mr. Gaddipati stated that he intends to remove the swing set on the property. Mr. Gaddipati stated that he respectfully disagrees with Staff's conclusion of the property being able to yield a reasonable return without requesting a variance. Mr. Gaddipati stated that the question is whether the property can reasonably function in a similar manner to other properties in the neighborhood, and that most of the properties in the neighborhood have an enclosed backyard that is used for recreation. Mr. Gaddipati stated that the subject property is unique due to it being a corner lot, as well as the orientation of the house and the topography of the property.

Mr. Gaddipati stated that there is an easement for water on this property and because of this, he cannot put anything in that area of his yard. Mr. Gaddipati stated that he does not have a private backyard that many of his neighbors have. Mr. Gaddipati stated that the fence is to provide safety for his children, as well as privacy and additional screening for the property. Mr. Gaddipati stated that the pickleball court allows his family to use the property similarly to other homeowners, who have traditional backyard recreational areas.

Mr. Gaddipati stated that there were only cornfields behind the home when the lot was first purchased, and the initial intent was for there to be nothing behind the property after it was built. Mr. Gaddipati

stated that the neighbor's house was constructed a year and a half later, and the reversed orientation of the neighbor's home has impacted his and his family's ability to enjoy their property.

Mr. Gaddipati stated that the original complaint regarding the fence was not sent in by someone who lives in the neighborhood, but rather by someone who had an issue in a different neighborhood and drove through the neighborhood to file complaints. Mr. Gaddipati stated that none of his actual neighbors have an issue with the fence.

Mr. Gaddipati stated he sought approval for the pickleball court from the Copper Creek Homeowner Association before installing it in the backyard. Mr. Gaddipati stated that he also spoke with his neighbors that were immediately beside and behind him and received their approval as well. Mr. Gaddipati stated that the pickleball court matches the grade of the property and is not visible outside of the property.

Mr. Gaddipati stated that the hardship is not the size of the lot, but rather the fact that the property is a corner lot and the easements. Mr. Gaddipati stated that there are 3 easements on this property – one for water retention, one for electricity, and one for cable. Mr. Gaddipati stated that due to all these easements, and where they are placed, it is impossible for him to put the pickleball court anywhere else.

Mr. Gaddipati stated that the fence is only 4 feet tall, and that Staff has already stated that it does not alter the character of the neighborhood in any way. Mr. Gaddipati stated that the pickleball court is not used for commercial use, and that it is flat on the ground with no visibility from the street, amplified sound, or additional traffic. Mr. Gaddipati stated that there is zero intention of doing anything that would disturb his neighbors or cause any type of disturbance.

Mr. Gaddipati presented a petition signed by 11 of his immediate neighbors stating that they approve of the pickleball court and of the fence being 4.5 feet tall instead of 3 feet tall (Exhibit 2).

Commissioner Rue noted that the approval from the Homeowners Association was received on June 5, 2023, and asked when the pickleball court was added onto the property. Mr. Gaddipati stated it was completed in July of 2023. Commissioner Rue asked how the easements on the property were discovered. Mr. Gaddipati stated that the easements are visible on the property. Mr. Gaddipati stated that the easement for water retention needs to be minded, otherwise water would start seeping into people's yards, so the gradation in the back is necessary, and takes up over half of the backyard.

Chairman Russo opened the public hearing at 1:27 PM.

With no further public testimony provided, Chairman Russo closed the public hearing at 1:27 PM.

In response to Commissioner Cannon, Ms. Weick confirmed the requested front yard setback variance is for the placement of the pickleball court.

Chairman Russo asked to verify that nothing has been withdrawn and that the petitioner is seeking approval for two Major Variances and one Minor Variance. Ms. Weick stated yes.

Chairman Russo read the Findings of Fact for a Major Variation on decreasing the front yard setback for an accessory structure from 25 feet to 12.66 feet. It was determined by the commission that criteria 1, 2, and 3 were found to be true.

Motion:

Commissioner Cannon made a motion to approve; seconded by Commissioner Sharp.

The motion was APPROVED by roll call vote 5 to 0.

Chairman Russo read the Findings of Fact for a Major Variation on increasing the height of a fence in the front yard from 3 feet to 4.5 feet. It was determined by the commission that criteria 1, 2, and 3 were found to be true.

Motion:

Commissioner Rue made a motion to approve; seconded by Commissioner Sharp.

The motion was APPROVED by roll call vote 5 to 0.

Chairman Russo read the Findings of Fact for a Minor Variation on reducing the setback between an accessory structure and the principal structure from 10 feet to 6.58 feet. It was determined by the commission that criteria 1, 2, 3, 4, and 5 were found to be true.

Motion:

Commissioner Cannon made a motion to approve; seconded by Commissioner Rue.

The motion was APPROVED by roll call vote 5 to 0.

ZBA 190-2026

Public hearing on the request of Jade and Timothy Briggs to obtain Major Variances from Section 8.1.5.F Access/Driveways to allow a 33-foot wide driveway with a driveway extension in the front yard and from Section 8.1.7 Parking of Vehicles in Residential Districts to allow parking in the front yard in a Class R3 (Single Family Residential) District for the property located at 3523 N. Bigelow Street (Parcel Identification Number 14-28-328-009), Peoria, IL (Council District 2)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and described the variances. The Development Review Board recommends denial due to no hardship and failure to meet the criteria for a major variance.

Commissioner Canon asked how the case is related to requirements from the Public Works Department. Ms. Weick stated the Public Works Department reviewed the application. For work in the right of way, the Public Works Department would have issued permits and completed inspections.

Commissioner Rue asked if the Public Works Department would have separate requirements from this application for variances. Ms. Weick stated that the petitioner's driveway is partially in the right of way, and that slope doesn't comply with ADA requirements. Ms. Weick stated that Public Works is a member of the Development Review Board, and the Development Review Board does not support this petition; the extension does not meet City's design standards and should be removed.

Commissioner Cannon stated that he identified other examples of concrete extensions that do not lead to a legal parking space but are attached to the drive approach. Commissioner Cannon asked if the petition is approved, would the design be allowed to remain the same. Ms. Weick affirmed, the petition is to allow the driveway extension as constructed.

Chairman Russo asked if a variance would still be needed if the driveway led to legal parking in the side yard. Ms. Weick affirmed the variance for driveway width would still be needed, unless that could be reduced.

Petitioners, Jade and Timothy Briggs, presented the case. Ms. Briggs stated the street is busy, so they do not want their vehicles on the street. Ms. Briggs stated that they do not drive over the curb to pull into the driveway.

Mr. Briggs stated his willingness to construct an approach designed to better comply with city standards. Mr. Briggs apologized for not getting the permit before completing the extension. He did not realize a permit was needed; otherwise, he would have applied for one prior to construction.

Commissioner Cannon stated that a legal parking space could be made if the extension leads to a legal parking space in the backyard or side yard. Commissioner Cannon asked if this would be possible for the petitioners. Ms. Briggs stated no. Mr. Briggs stated that this side yard and backyard are both very small.

Chairman Russo opened the public hearing at 2:00 PM.

Letter by Tina Paine with concerns on the request was distributed to the board (Exhibit 3).

Michael Horn approached in support of the variances. Mr. Horn stated that he is the one who created and submitted the petition in support of the variance. Mr. Horn stated that the extension has made the road easier to drive down, since there are fewer cars parked on the road. Mr. Horn stated that he maintained the lawn on the property before the petitioners moved in, and that the area where the driveway extension is now was difficult to maintain. Mr. Horn stated that the extension provides safety coming off the intersection of Bigelow and Florence, and requests the Board consider approving the proposed variances.

Mark Guy approached in support of the variances. Mr. Guy stated that he has lived in this neighborhood for approximately 45 years. Mr. Guy stated that this home fell into disrepair and has been improved greatly since the petitioners have moved in. Mr. Guy stated that it is a privilege to have the petitioners as neighbors, due to him caring not only about his own property but the other properties in the neighborhood. Mr. Guy requests the Board consider approving the proposed variances.

Nikki Rodriguez approached in support of the variances. Ms. Rodriguez stated that she has lived in this neighborhood since 1955, and that the petitioners have done a beautiful job maintaining the subject property. Ms. Rodriguez stated that if it were not for Mr. Horn's petition, she would not have even noticed the extension on the driveway. Ms. Rodriguez stated she agrees with what Mr. Guy stated.

Kathleen Murray approached in opposition of the variances. Ms. Murray stated that she supports the City denying the variances due to the lack of regulations being followed but also understands that the petitioners are improving their property and have the support of the neighborhood. Ms. Murray stated that it would be in the City's best interest to publicize what can and cannot be done, and what is needed to begin a project on a property.

Mr. Horn approached the commission for a second time. Mr. Horn stated that one of the names on the petition of support is the president of the North Florence Neighborhood Association and another is the committee head of the Bigelow Association. Mr. Horn stated that the petitioners have made a lot of improvements to the house since moving in and hopes that the Board will approve of the extension.

Ms. Weick stated a unique hardship is something that is specific to the property, not something that would meet their individual preference for parking. The individual parking need should have been recognized before purchasing the property. Ms. Weick stated that she would like to emphasize the discussion held by the Development Review Board regarding the pedestrian path. This request is contrary to the city efforts to meet ADA compliance and long-term maintenance of the right of way. Ms. Weick stated that if there are concerns regarding Public Works regulations, the Board can defer this case for a later date.

Chairman Russo asked for clarification if the design concerns by Public Works can be addressed regardless of the outcome of this request. Ms. Perkins affirmed, if approved, the design would remain as is and recognized there are federal ADA requirements for the City, in general. Any specific requirements at this location would need to be confirmed by the Public Works Department.

With no further public testimony provided, Chairman Russo closed the public hearing at 2:11 PM.

Commissioner Cannon stated he supports the request, because of the petitioner's willingness to make the extension meet both accessibility and Public Work's requirements, and his opinion that cars being parked off the street is better than being parked on the street.

Commissioner Sharp agreed with Commissioner Cannon.

Commissioner Lyons stated that he supports the request because of the overwhelming support of the

neighborhood combined with the safety aspect of the extension.

Commissioner Rue stated that the parked vehicle with the trailer does not impede the sidewalk at all, and the petitioner is willing to add an ADA accessible curb and approach. Commissioner Rue asked if adding that as a condition for the motion would be possible. Chairman Russo asked if that would be appropriate. Ms. Perkins stated that such condition may not have a feasible. The specific design requirements would be needed.

Chairman Russo asked what specifically the issue is that Public Works has with the extension, besides the ADA compliance. Ms. Weick stated that Public Works reviews design and installation of approaches and sidewalks in the City's right of way and reviews them for compliance with ADA standards. This can result in needing the sidewalk and approach in front of the property to meet ADA compliance. Ms. Weick stated that driveway flares and the sidewalk across the driveway are too steep. Ms. Weick stated that part of the driveway extension is in the right of way, so that would have been inspected. Ms. Weick stated that Public Works has a maximum 30-foot width for driveways in the right of way. Chairman Russo stated that since the extension is already there, it would be difficult to add any conditions because it would be difficult to know it can be constructed to meet those conditions. Ms. Weick agreed. Commissioner Cannon stated that the reason the driveway is too steep is because it was originally made that way when the driveway was first installed decades ago, and the only reason it is being brought up now is because of the extension being done. Ms. Weick agreed.

Commissioner Rue stated he is okay with approving the variances without conditions. Commissioner Cannon agreed.

Chairman Russo read the Findings of Fact for a Major Variation to allow a 33-foot-wide driveway with a driveway extension in the front yard. It was determined by the commission that criteria 1, 2, and 3 were found to be true.

Motion:

Commissioner Rue made a motion to approve; seconded by Commissioner Sharp.

The motion was APPROVED by roll call vote 5 to 0.

Chairman Russo read the Findings of Fact for a Major Variation to allow parking in the front yard. It was determined by the commission that criteria 1, 2, and 3 were found to be true.

Motion:

Commissioner Sharp made a motion to approve; seconded by Commissioner Cannon.

The motion was APPROVED by roll call vote 5 to 0.

Speakers were sworn in by Lamia Doueihy.

Chairman Russo called a five-minute recess at 2:26 PM.

Chairman Russo called the meeting to reconvene at 2:31 PM.

ZBA 191-2026

Public hearing on the request of Lizabeth Middleton, to obtain a Major Variance from the City of Peoria Unified Development Code Section 5.4.7.B. Home Occupations, to increase the number of visitors from 8 in a day to 16 in a Class R2 (Single Family Residential) District, for the property located at 115 E Coventry Ln (Parcel Identification Number 14-09-254-011), Peoria, IL (Council District 5)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and described the variances. The Development Review Board recommends denial due to failure to meet the criteria for a major variance.

Petitioner, Elizabeth Middleton, presented the case. Ms. Middleton stated that she has been teaching swimming lessons for approximately 5.5 years, and it has not been an issue so far. Ms. Middleton stated that she had reached out to the city and was told her use was fine to continue. Ms. Middleton stated that she received a notice on April 26 and immediately called all the families she is teaching to inform them of the changes so that she could comply with City regulations.

Ms. Middleton stated that kids who are old enough to come in on their own are now being dropped off by their parents. Ms. Middleton stated that she is concerned about this being a safety hazard since she cannot see if the children get into their parents' vehicle when they leave, and that the parents do not get to experience watching their children grow and improve.

Ms. Middleton submitted 15 letters of support and read excerpts from several of the letters (Exhibit 4).

Ms. Middleton stated that parents like to watch their children participate in events and sports. Ms. Middleton stated that if the main concern is car traffic, it would cause more traffic if the parents must drop off their children, leave, and then come back for pick up. Ms. Middleton stated that she is not looking to grow her business but would like to keep the number of students and be able to allow parents to stay during the lessons.

Commissioner Lyons asked what season the lessons operate. Ms. Middleton stated that she has an indoor pool, so she teaches year-round.

Chairman Russo opened the public hearing at 2:52 PM.

Letter by Debi and Aaron Legaspi in opposition to the request was distributed to the board (Exhibit 5).

Letter by Kimberly Maroon in opposition to the request was distributed to the board (Exhibit 6).

Letter by Scott and Lori Williams in opposition to the request was distributed to the board (Exhibit 7).

Jill and John Wahlfeld spoke in opposition to the request. Ms. Wahlfeld stated that this is not an issue regarding the swimming lessons, but about traffic in the neighborhood. Ms. Wahlfeld stated that before the lessons began there was an average amount of traffic for a residential neighborhood, and now people are coming in and out of the neighborhood every day. Ms. Wahlfeld stated that people park in front of her house and turn around in her driveway every day. Ms. Wahlfeld stated that the road is two-lane, and it is difficult to navigate when people are parking on both sides of the street.

Mr. Wahlfeld stated that it was indicated earlier that neighbors were asked if they had any concerns regarding the swimming lessons; however, no one approached them. Mr. Wahlfeld stated that the increased traffic is a safety hazard, especially for the children in the neighborhood. Mr. Wahlfeld stated that this is a residential neighborhood, and there should not be a business in a residential neighborhood. Mr. Wahlfeld stated that he is concerned that if he attempts to sell his home, with the increased traffic, the value of the home will go down.

Sie Maroon submitted a letter from Diane Bussman in opposition to the request (Exhibit 8).

Sie Maroon spoke in opposition to the request. Mr. Maroon stated no one is stating that the swimming lessons are not a benefit to the children being taught. Mr. Maroon stated that the issue is that there is less room in the neighborhood because of the off-street parking and that issue is also a Homeowners Association item to deal with. Mr. Maroon stated that there is an incident mentioned in one of the letters stating there is a neighbor-to-neighbor dispute due to an incident with a dog. Mr. Maroon stated that this has nothing to do with that incident. Mr. Maroon stated that the only thing he would want to see is if there is a business run out of the home, that the current City ordinances are abided by, whether that be 4 cars or 8 people.

Scott Saur spoke in opposition to the request. Mr. Saur stated that he has heard from several neighbors that the Homeowners Association has a covenant that says that a commercial business in the

home is not allowed. Mr. Sauris stated that he moved to this neighborhood specifically because it is a residential area with very little traffic. Mr. Sauris stated that everyone in the neighborhood is courteous and will let people know if there is an event happening on their property, and that the petitioners have not extended that courtesy to their immediate neighbors.

Ms. Weick stated that this variance would run with the land, and if the petitioner were to move in the future the variance would be attached to the subject property, not the petitioner requesting the variance.

Petitioner, Ms. Middleton stated that in reference to the issue of too many vehicles being on the street, once she had been made aware that it was an issue, she rectified it by informing all of her clients to only turn around in her driveway and to park in front of either her home or in front of her neighbor's home to the right, who gave her explicit permission to allow this. Ms. Middleton stated she also put a gap in between each of her lessons so that parents and students would not be coming in and leaving at the same time, to prevent more traffic. Ms. Middleton stated that she resolved these issues as she found out they were issues and will continue to do so if an issue is brought to her attention. Ms. Middleton stated that she enjoys teaching, and it would be a shame if she would not be able to provide the same level of service that she has been for the past several years.

Commissioner Cannon asked if there is a reason for specifically requesting 16 visitors. Ms. Middleton stated 16 would allow parents to come in with their child and would not change the number of vehicles or traffic on the street. Commissioner Cannon verified that there are not 16 visitors every day. Ms. Middleton stated that is correct, and that there are not 16 cars, emphasizing that this would not change the number of vehicles or traffic, just the amount of people allowed inside the home.

With no further public testimony provided, Chairman Russo closed the public hearing at 3:09 PM.

Commissioner Rue stated that he lives near this address and he regularly attends the Homeowners Association meetings for Edgewild Homeowners Association. Commissioner Rue stated that the Homeowners Association has not given their input on the matter but the main source of complaints at the meetings is the amount of traffic and safety on the road. Commissioner Rue stated that one of the letters mentioned that as the petitioner began following the regulations, the traffic in the area decreased, and that he will be taking that comment into consideration in his decision on whether to approve.

Commissioner Lyons stated that he is concerned about there being a commercial business inside of a residential neighborhood, and there are several neighbors that have voiced opposition. Commissioner Lyons stated that while he admires the petitioner teaching swimming lessons, he is against the variance.

Commissioner Cannon stated that there is a difference between the number of visitors and the number of vehicles. Commissioner Cannon stated that if one person brought nine children for a lesson in a singular van, that would still violate the ordinance as written. Commissioner Cannon stated that some of the traffic is connected to the business, but some of it could be unrelated. Commissioner Cannon stated that the biggest complaint from the neighbors is the traffic, not the amount of people coming out of each car. Commissioner Cannon stated that he supports the variance.

Chairman Russo agreed with Commissioner Cannon, stating that if a child goes into the business to learn how to swim while being dropped off by their parent versus the parent and child going into the business for the same lesson, it is the same amount of vehicles. Chairman Russo stated that there may even be less traffic, because the child is not being dropped off and picked up.

Chairman Russo read the Findings of Fact for a Major Variation on increasing the number of visitors from 8 in a day to 16. It was determined by the commission that criteria 1 was found to be false, and criteria 2 and 3 were found to be true.

Motion:

Commissioner Cannon made a motion to approve; seconded by Commissioner Sharp.

The motion was DENIED by roll call vote 2 to 3.

Yeas: Cannon, Sharp

Nays: Russo, Lyons, Rue

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)

Senior Urban Planner, Kerilyn Weick, Community Development Department, stated that applicant requests a deferral to the July 9, 2026, public meeting due to their lack of availability. This case was previously deferred from the May 14, 2026, meeting.

Motion:

Commissioner Rue made a motion to defer; seconded by Commissioner Sharp.

The motion was APPROVED by voice vote 5 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the board.

ADJOURNMENT

Commissioner Rue made a motion to adjourn; seconded by Commissioner Cannon and unanimously approved by voice vote. The meeting was adjourned at 3:19 PM.

Eli Berkshier

Development Technician

Addendum NI: Requesting the approval from Coppercreek HOA

Question regarding: pickle ball court in the backyard ☐ Sent

EXHIBIT 1

DG

deepak.gaddipati

To: coppercreek12hoa@gmail.com Mon, Jun 5, 2023 at 4:04 PM ✓

Hello,

I am Deepak, I live in 11406 Sycamorecreek. I was wondering if we can put in a pickleball court in our backyard. Are there any HOA regulations that we should be aware of? Thank you.

Deepak

CC

Copper Creek

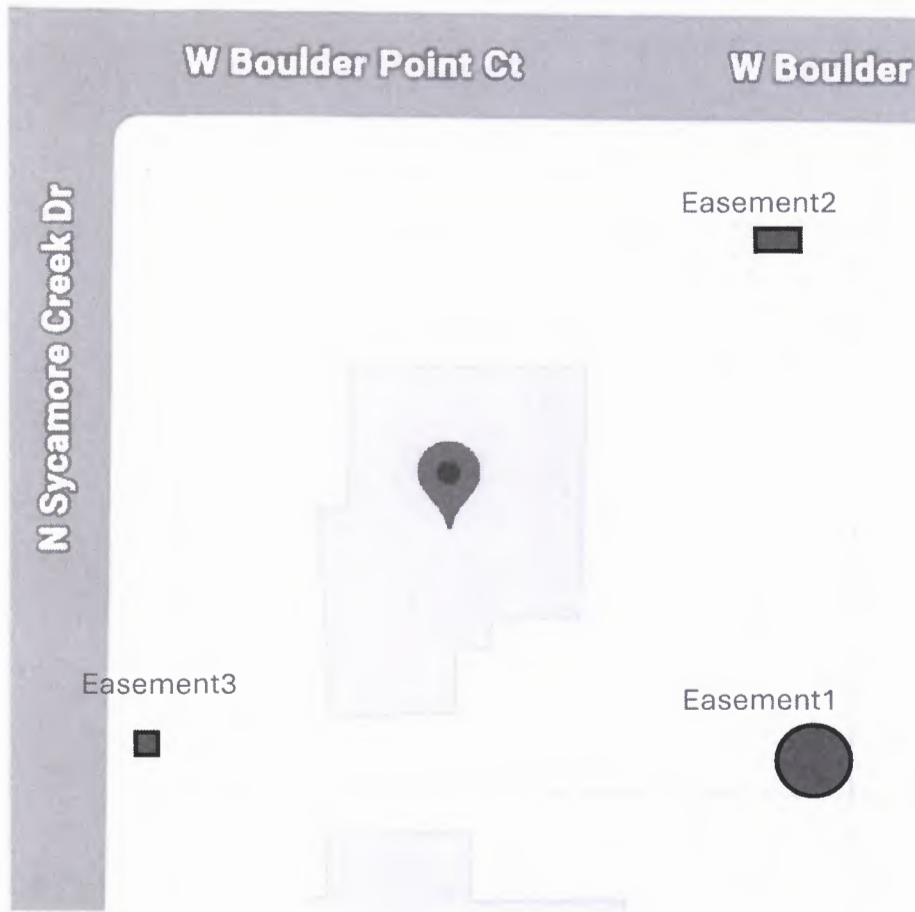
To: me Thu, Jun 8, 2023 at 2:22 PM ✓

Hello Deepak,

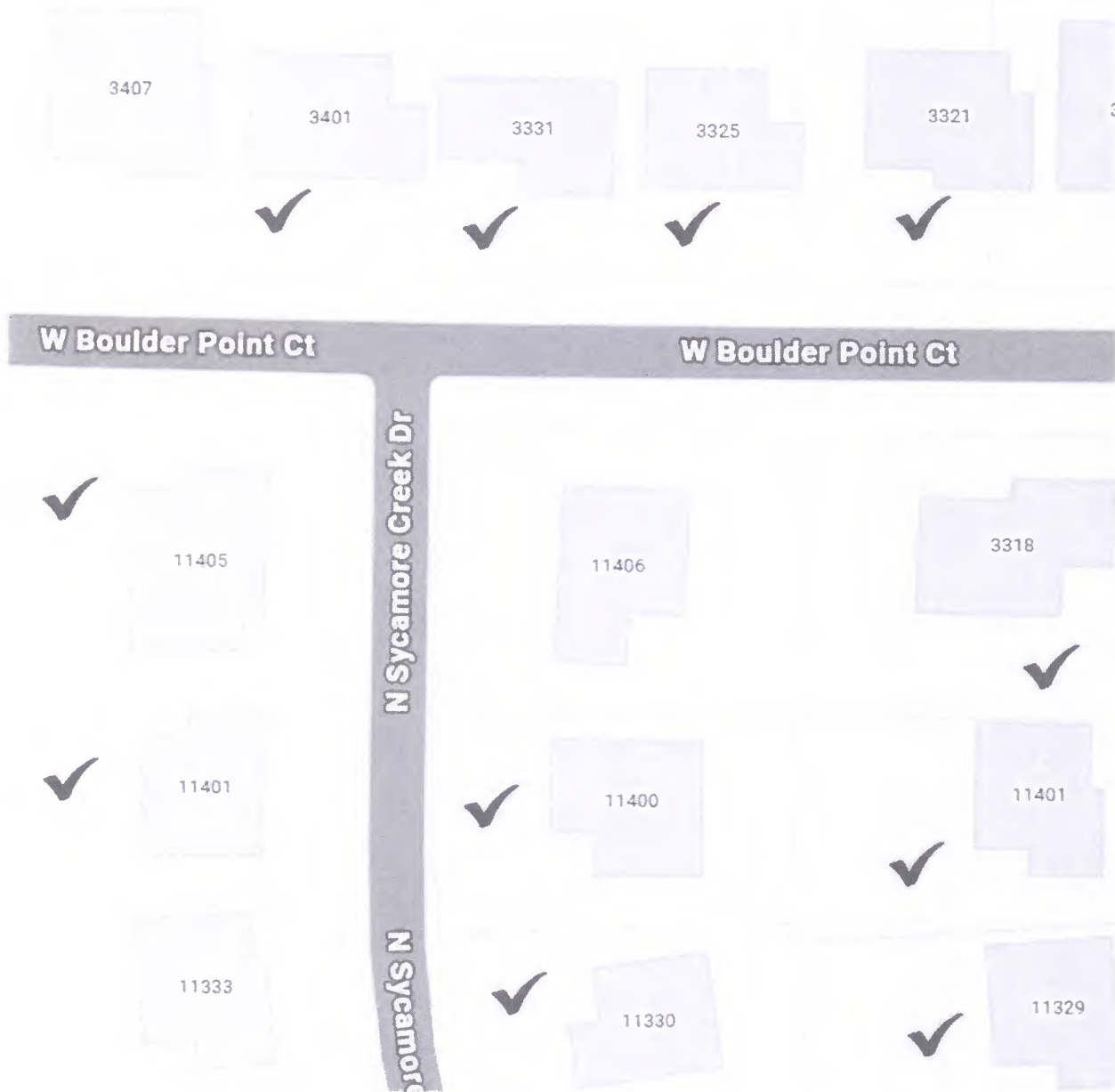
Thanks for reaching out to the Board with this request. We have double checked the bylaws and don't see any restrictions that would prohibit a pickleball court in your backyard. Please feel free to proceed.

Thank you,
Bill Sullivan
Ryan Hams
Christine Johnson
Omar Malcolm
Copper Creek HOA Board

Addendum N2: Multiple easements on the property not normal for other Lots



Addendum N3: Support from all immediate neighbors for fence & recreational surface



Letter of Support for Zoning Variance

Date: March 18, 2026

To: City of Peoria Zoning Board of Appeals

419 Fulton Street, Room 400, Peoria, IL 61602

Re: Support for Zoning Variance – 11406, N SycamoreCreek, Dunlap, IL 61525

To Chairperson and Members of the Board,

We, the undersigned residents and property owners neighboring 11406, N SycamoreCreek, Dunlap, IL, are writing to formally express our support for the zoning variance request submitted by our neighbor.

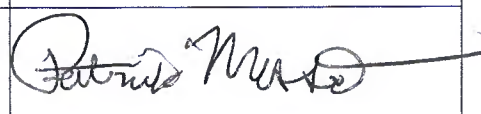
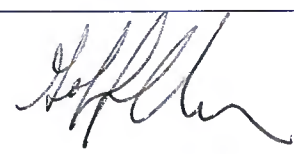
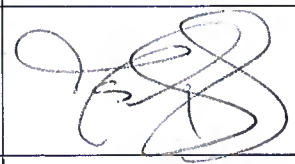
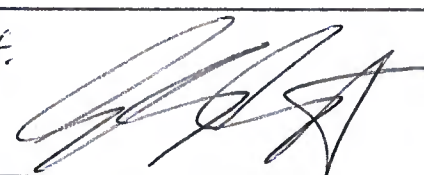
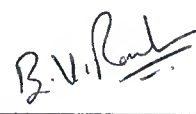
We understand the request involves the following modifications to the property:

1. Fence Height Increase: An increase in the allowable fence height from 36 inches to 54 inches in the designated area.
2. Recreational Area: The use of a concrete slab to support a private recreational area.

After reviewing the plans, we believe these improvements are professionally handled and will not negatively impact the sightlines, safety, or aesthetic harmony of our street.

Furthermore, we do not believe these changes will interfere with the enjoyment of our own properties or create any public nuisance.

We respectfully request that the Board take our support into consideration and approve the requested variances.

Name	Address	Signature
Srikanth Attem	3318 W Boulder Pt Ct Dunlap IL	
Saneeb Ummer	3321 W Boulder Pt Dunlap IL	
Patrick Masso	11400 N Sycamore Creek Dunlap, IL	
Geoff Chovanec	3325 W, Boulder Pt Dunlap	
Jason Sprater	11405 N Sycamore Creek Dunlap	
Tim Mitchell	3401 W Boulder Point Dunlap	
Doug Pintee	3331 W Boulder Pt Ct. Dunlap	
Srinivas Muthyala	11329 N Chesapeake Ln Dunlap IL 61525	
Ramesh Barlagadda	11401 N Chesapeake Ln Dunlap IL 61525	

Name	Address	Signature
SAIRAM VELAMAKANNI	11401 N SYCAMORE CREEK DR DUNLAP IL-61525	V. C. <u>huz</u>
Xayn Zhang	11330 N Sycamore Creek Dr Dunlap IL	Xayn Zhang

Exhibit 3

Regarding major variance request for 3523 N Bigelow, I have the following questions /concerns.

The original driveway has already been widened to accommodate additional vehicles and trailer (or so I understand)

If that is in fact the case, why isn't the extension being used for that purpose? Why is the truck and trailer still parked on the street in close proximity to the intersection? Photo was taken at 8:11pm on Monday June 9, 2026. See attachment.

Homeowner occasionally has a travel trailer parked in the driveway. Was the driveway expanded for the travel trailer and utility trailer to park in front of the house or one or the other? Despite the concrete addition, are trailers permitted to park in front of homes in the city? If this modification had been requested prior to installation, would it have been approved?

I would also like to add that a petition in support of the homeowners request was randomly circulated amongst neighbors. Apparently only select neighbors were solicited for signatures. Many households, including ours, were not approached. This does not seem to be a fair assessment of public opinion. Were signatures in opposition also collected?

Should this variance request be approved, how will it impact similar requests in the future? Should this variance request be denied, what recommendation will be made to the homeowner?

Our North Florence neighborhood is still a highly desirable neighborhood in the heart of Peoria. Primarily owner occupied, well maintained and boasting two beautiful boulevards I am opposed to any request that could devalue our home values, degrade our streets/sidewalks or open door for more concrete and more trailers or other business equipment.

Thank you for taking my questions and concerns into consideration when making your decision.

Tina Paine





Exhibit 4

print please

1 message

Biz Middleton <middletonswimlessons@gmail.com>
To: Justin Middleton <toto452334@gmail.com>

Tue, Jun 9, 2026 at 7:15 AM

5:45



Roz, Ron



I think i am good.

MAY 29 AT 10:16 PM

Roz

Well, good luck.

The Helms have no issue with it, we
are so glad you are able to
continue to teach such a valuable
skill.

-Biz
Sent from my iPhone

On Jun 9, 2026, at 7:03 AM, Justin Middleton <toto452334@gmail.com> wrote:

[Quoted text hidden]

Tricia Starkey
111 E. Coventry Lane
Peoria, IL 61614
pjshadid@gmail.com

To Whom It May Concern,

I am writing this letter on behalf of Biz Middleton, who lives directly next door to my family and I, and provides swimming lessons for our three young children, aging 18 months to six years old. It has been a pleasure having her as a neighbor for both swim lessons, as well as any other reason that would make someone pleasant to live next door to. We have lived in our home since June of 2020 and have known the Middleton's since they moved in after this.

Regarding traffic on our street, we have felt very little impact, if any really, from her conducting swim lessons next to our residence. As Mrs. Middleton works full-time, swim lessons are often held during after-school times, usually finishing up by 7:00 pm, if not sooner. Weekends are also occasional times that we notice cars parked for swim lessons, mainly Saturday mornings between 8:00 am and 10:00 am. Given that it is a weekend, many neighborhood homes are having various cars in and out of their driveways for various reasons, and traffic on weekends at the Middleton's seems no different than any other neighbor family's weekend traffic.

Conducting private swim lessons out of one's home a few times a week for a 2-4 hour period seems no different traffic-wise to me than those who provide individual and small-group ACT-prep lessons out of their homes; provide esthetician and/or cosmetology services; have regularly scheduled church meetings, book clubs, or youth group gatherings; or run other regularly scheduled work-related activities out of their homes for their small businesses or volunteer activities. As any parent knows, having your child learn how to swim is lifesaving, and therefore, a necessary life skill. Competitors in the area often cost the same, if not more, for a group lesson that requires full parent-participation and sometimes very little attention to one's child during a class, making the process of learning how to swim much longer and more burdensome. We feel extremely lucky and blessed to have a neighbor who has an indoor pool and is willing and able to provide this service.

As neighbors, we have maintained polite, professional, and friendly communication throughout the years. The Middleton's have always communicated concerns in a neighborly manner, and in return, have listened to ours as well.

Thank you, and if you have further questions about our experience, please feel free to reach out to me.

Kindly,

Tricia Starkey

Subject: Letter of Support for Biz Middleton's In-Home Swim Lessons

To Whom It May Concern,

I am writing to express my strong support for the approval of in-home swim instruction operated by Biz Middleton.

As a parent of three young children, water safety is a top priority for our family. I have had the opportunity to work with Biz, and I can confidently say that she is exceptional with children. Her approach to teaching is patient, engaging, and highly tailored to each child's individual needs. All three of my children have shown remarkable growth in both skill and confidence in the water under her guidance.

This progress provides our family with a significant sense of comfort and reassurance when we are in environments such as pools, lakes, and beaches. Knowing that my children are developing strong swimming fundamentals and water safety awareness is invaluable.

The need for high-quality swim instruction in our area is considerable. There are limited indoor pool options in the Peoria area, and while we have tried several programs—including group lessons at RiverPlex and River City, as well as private lessons at Arrowhead—we have not experienced the level of individualized attention and skill development that Biz consistently provides. Her instruction stands out because of its focus on technique, confidence-building, and personalized progression.

As someone with a background in swimming, I have a strong understanding of what constitutes high-quality instruction. Biz's teaching methods meet and exceed those standards, which is why I trust her fully with my children's learning and development.

Additionally, as my oldest child has progressed to small group lessons, current limitations on the number of visitors has prevented me from staying to observe. This is extremely challenging as a parent. Being able to watch my child in the water is critical—not only to understand her abilities, but also to build the confidence I need to safely allow her greater independence in deeper water, on diving boards, or slides.

For these reasons, I strongly support the establishment and operation of Biz's in-home swim lessons. It fills a clear gap in our community and provides a level of instruction and safety that is deeply needed and highly valued.

Please feel free to contact me if you have any questions.

Sincerely,

Kirsten Garrabrant

(636) 578-1026

6/6/26

Dear Members of the Hearing Committee,

I hope this message finds you well. I am writing regarding the variance request for swim lessons at 115 E. Coventry Lane. As a neighbor, I want to share my observations while remaining neutral about the matter.

I understand that there are concerns among some residents regarding traffic generated by the swim lessons. From my own experience, I have not noticed any significant impact on my daily routine or on the neighborhood as a whole. The current swim lessons, primarily consisting of private sessions, result in only a small number of vehicles during lesson transitions. While I recognize there are complaints about traffic, my perspective is that the impact on me has been minimal.

I appreciate the proposed variance that would allow parents to park and stay during lessons, as this could help alleviate some of the traffic concerns associated with drop-offs and pick-ups. Perhaps one potential solution is to allow up to two cars in the driveway and two on the street at any given time to better manage the situation.

Thank you for considering my perspective as you review this variance request. I appreciate your efforts to balance the needs and concerns of all residents in the neighborhood.

Sincerely,

Patrick McSherry

Kim McSherry

122 E. Coventry Lane.

Todd & Kim Anderson

9127 North Frye Road
Peoria, IL 61615
217.714.3622
271.714.3623
coachta@gmail.com

June 5, 2026

To Whom it May Concern,,

It is with great pleasure that we write this letter of support for Biz Middleton, our granddaughter's swim instructor. It wasn't long after we relocated back to Peoria that our dear friends, The Parkers, recommended we try to get our granddaughter, Cora, into swim classes with "Ms. Biz." We are so thankful to have taken their advice.

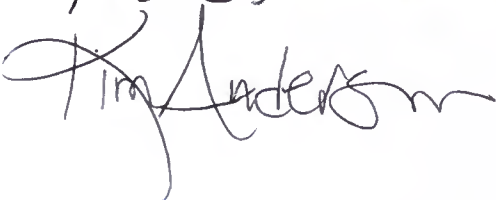
Cora has flourished under her patient, clear, and supportive teaching. She went from being unable to put her face in the water to now swimming the length of the pool.

Her lessons quickly became one of the high points of our week. We loved listening to excited chatter on the drive to the lessons and then we were the ones excited as she seemed to take to swimming like she was born for it. It was music to our ears when Ms. Biz stated "She is at a level now that she can save herself."

The best part of being present for her lessons is that we were there to watch her grow and develop. We cannot express how disappointing it has been to miss each lesson. We don't get to witness her real-time development, watch her successes and struggles as she overcomes challenges, and we don't get this time together as a family.

Thank you for your consideration.

Sincerely,

From: Elizabeth Walther lizwalther@hotmail.com
Subject: Attn: City of Peoria Zoning (Behalf of Biz Middleton from Stewart Family)
Date: Jun 1, 2026 at 11:05:33 AM
To: middletonswimlessons@gmail.com

To the City of Peoria Zoning Committee,

I'm writing this letter on behalf of Biz Middleton, who is our beloved swimming instructor. My son Will is now almost 8 years old. He has been taking swim lessons at Ms. Biz's residence on Coventry Lane for 5 ½ years now.

As a parent, it was beyond critical that my young toddler at 2 ½ years old learned the fundamental basics of how to swim; a life-saving necessity to prevent himself from drowning (every parent's worst nightmare). Over these years, the bond my son has formed with Ms. Biz is unique and incredibly special, that is simply irreplaceable.

Ms. Biz has become more to us than his swimming instructor, she is like family. Today, Ms. Biz has transformed my son from a very timid, terrified toddler to get into pool water ... to a confident youth who can't wait to excitedly jump into Ms. Biz's pool weekly to learn more life-saving swimming tips and key fundamentals to excel in the swimming sport (currently strengthening swim strokes, improving breath movements, diving for rings in the deep end & learning how to tread water, etc).

In the 5 ½ years, we have been taking my son to Ms. Biz's residence, parked cars have never been an issue before. Every parent or grandparent and sibling in attendance has always been incredibly respectful to park in front of Ms. Biz's house or driveway, and to enter and exit quickly from lessons. Mostly, 1-2 cars are parked at a time for the (20 minute) individual private lesson. For the current (40 minute) group swim training lesson, 4-5 parents are quickly dropping off their kids in Ms. Biz's driveway and picking up immediately after the lesson to eliminate parked car traffic - due to a neighbor's unforeseen complaint, after all these years with no objection (it doesn't make sense).

With the current group swimming lesson traffic, there is ample space for each parent to respectfully park in front of Ms. Biz's house or driveway - to enter the pool through the garage - and watch our child's lesson. It is incredibly discouraging that we can no longer witness our child excel at this essential life-saving sport, due to a neighbor's unpredictable grievance.

Each parent should have the right to witness their child's swimming progression, like any other sport. This is an unwarranted restriction and disservice on us parents and Ms. Biz, that I am respectfully requesting this committee abolishes immediately. I look forward to watching my son's swimming lessons again, very soon.

Regards,

Liz & Craig Stewart (Parents of Will Stewart)

April 24, 2026

Claire Evans

7407 N. Windsor Ln.

Peoria, IL 61614

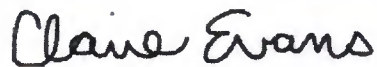
To whom it may concern:

I write in regards to Biz Middleton's appeal for a use variance regarding her home-based business, which provides swimming lessons at her home.

I am a neighbor. We live four houses away from each other. My daughter takes swim lessons at her home, and usually walks there as we are so close. In inclement weather, we do drive, and park on the street in front of her home for no longer than 30 minutes.

As a neighbor with some proximity to this business, I have never had any issue with excessive traffic or congested parking situations. I have zero objection to families bringing their children for lessons, including multiple people visiting the home at once. Her business does not at all detract from Edgewild as a residential neighborhood. I support her appeal for a variance, increasing the number of people who can visit her home from its current limit of eight per day in light of the small children and families who often accompany each other to lessons.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Claire Evans". The ink is dark and the signature is fluid, with the first and last names clearly legible.

Claire Evans

To Whom It May Concern:

I am writing in support of Biz Middleton and Middleton Swimming Lessons regarding the request to allow more than eight (8) participants per 24-hour period at their home-based swim lesson program at 115 Coventry Lane in Peoria. I hope the board will consider the important role this program plays in our community and approve an increase that better reflects the demand for safe, high-quality swim instruction for children and families.

Learning how to swim is much more than just a fun activity, it's truly a life-saving skill. According to national data, millions of Americans do not know how to swim, and many children never receive formal swim lessons. Unfortunately, that lack of water safety education can have devastating consequences. I have family members who fall into this category, which has only made me more committed to making sure my own child learns how to swim and feels confident around water.

Drowning remains one of the leading causes of accidental death for children. Thousands of people die from drowning each year in the United States, and many more experience serious, life-changing injuries after nonfatal drowning incidents. Research has shown that formal swim lessons can significantly reduce the risk of drowning, especially for young children.

Here in Illinois, drowning continues to be a real concern. In recent years, the state has seen an increase in drowning deaths, including tragic losses involving children. Closer to home, our community has experienced heartbreaking incidents, including the loss of a child in nearby water-related accidents. These tragedies remind us why access to swim education matters so much.

Programs like Biz's help address this need in a meaningful and accessible way. Smaller, home-based swim lessons offer a level of individualized instruction and attention that larger facilities often cannot provide. Families benefit from a calmer, more personal learning environment where children can build skills and confidence at their own pace.

One of the biggest benefits of a small swim program is that parents and caregivers are often able to observe lessons. This is incredibly valuable because it helps families understand what their child is truly capable of in the water. A child may seem comfortable swimming, but parents who watch lessons can better recognize their strengths, limitations, and areas where close supervision is still needed.

Watching lessons also allows families to reinforce important skills outside of class. Parents can better support what their child is learning, whether it is floating, breathing techniques, or water safety habits, helping children retain those lessons and build confidence more quickly.

Most importantly, programs like Middleton Swimming Lessons help make swim instruction more available to families in our community. Limiting participation too strictly may unintentionally reduce access for children who could benefit from these lessons and potentially save lives through stronger water safety skills.

From what I have observed since 2023, Biz operates a thoughtful, safety-focused, and family-centered program. Granting this request would not take away from the neighborhood, it would strengthen our community by helping more families access an essential life skill in a safe and supportive environment.

I respectfully ask the board to approve this request and allow Middleton Swimming Lessons to continue serving more families in our area. Thank you for your time, consideration, and commitment to the safety and well-being of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Erica Litzsey". The signature is fluid and cursive, with the first name "Erica" being more prominent and the last name "Litzsey" following in a similar style.

Erica Litzsey

309.370.6466

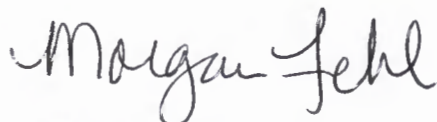
April 26, 2026

To Whom It May Concern,

I am writing this letter on behalf of Elizabeth "Biz" Middleton. I live in Edgewild, at 113 W. Coventry Lane, just down the street from where Biz resides and teaches swimming lessons. Biz has been my daughter's swim coach for the past year and I have seen immense growth in her abilities in that time. Through Biz's one-on-one coaching of my daughter, she is not only safer in water, but is also more confident, in and out of the water. Biz's twenty minute swim lesson format is appropriate for young swimmers especially, giving them enough time to get acclimated to the water, directly teaching skills, and allowing them time to practice before they tire. Limiting Biz to eight students in a twenty-four hour period extremely limits the number of students she is able to coach and help.

As a swim coach and neighbor, Biz is nothing but professional and respectful to the students, parents, and other neighbors. Her clear communication and direction to the parents of swimmers keeps all involved safe and has never been a disruption to the neighborhood. As a neighbor who lives extremely close, there has never been an instance in which traffic to and from her house has disrupted any of our normal routines or put any of my four children in danger as they play outside. The parents of swimmers are courteous and safe as they drive down our streets.

Having Biz teaching in our neighborhood is a wonderful service and experience for all involved. As a neighbor and a parent, I respectfully ask you to reconsider your initial decision to limit Biz to eight students in a twenty-four hour period. I believe it would be a disservice to countless families to limit her availability, especially as we are nearing the summer months and the need for swim lessons rises. If you have further questions, I am happy to answer them via phone call, email, or an in-person meeting.



Morgan Fehl
113 W. Coventry Lane
Peoria, IL 61614

(309) 696-7347
morgfehl@stphils.com

Testimonial for Swim Instructor Biz Middleton

I cannot recommend Biz highly enough as a swim instructor. She has been an absolute game-changer for my children. From the very first lesson, Biz has commanded natural authority while remaining genuinely kind and approachable. The kids listen to her and respect her, and she always makes them feel safe and supported. Biz has been firm when needed, but always encouraging and positive. She has an incredible ability to inspire children to push their limits and be their best. As a result, the progress my children have made in swimming skills has been amazing in a short time! Her swim drills have helped my older son specifically in building strength, coordination, and confidence in the water. She has been the only swim instructor that we have found in Peoria that has smoothly and seamlessly pushed our children's swim skills further in every single lesson. We are so grateful to have found her!

Christine Johnson, mother of 7- and 5-year-old swimmers

Dear City of Peoria,

I am writing in regard to a concern that has been raised about parking related to swim lessons that we attend.

My family has been attending swim lessons with our instructor, Biz Middleton, for the past four years. I have three children, ages 9, 6 and 3 who all participate. Over this time, parking has never been an issue.

Typically, there is only one other vehicle present for the lesson before ours, and there is ample street parking available. Additionally, the driveway is available for use if needed, which further minimizes any impact on the surrounding area.

We have consistently found the situation to be well managed and respectful of the neighborhood. Biz provides an excellent service - she is a wonderful instructor, and my children have learned a great deal from her.

I wanted to share our experience to help provide context, as parking has not posed a problem during the years we have attended.

Thank you for your time and consideration.

Sincerely,

Darcy Worrick

Good morning,

I wanted to share my support for Middleton Swim Lessons from a neighbor and parent perspective. We've had such a positive experience. The lessons are well run, organized, and, most importantly, safe. The smaller group setting allows for real instruction and attention, which has made a noticeable difference in my child's confidence and ability in the water.

Having this available within the neighborhood has been incredibly valuable for our families. It's convenient, but more than that, it's built on trust. We know our kids are in good hands.

I truly hope you'll consider allowing these lessons to continue as they've been a wonderful resource for our community.

Thank you for your time and consideration.

Stefanie and Drake Comfort

9

To Whom It May Concern,

My name is Brooklyn Parker, and I am the mother of Avery Green, who has been a student with Biz Swimming for approximately five years.

When I initially sought swim instruction for my child, I carefully evaluated several programs throughout Peoria and the surrounding communities. Unfortunately, I was unable to find an option that provided both the individualized, one-on-one instruction I desired and an environment where I could remain nearby for safety and reassurance. Through persistence and personal recommendations, I was fortunate to find Biz, whose program met both of these important criteria.

Over time, I have witnessed significant growth in Avery's confidence and ability in the water. After approximately a year and a half of lessons, I became increasingly comfortable allowing her to participate in larger aquatic environments without requiring my constant presence. To this day, we both look forward to each lesson and the continued progress she achieves. Avery consistently expresses enthusiasm about attending lessons and has even developed an interest in pursuing swimming as a sport.

Throughout our experience, Biz Swimming has demonstrated professionalism, reliability, and clear communication. Any scheduling adjustments or cancellations have always been communicated promptly. Additionally, the program has fostered a sense of community, allowing us to build meaningful connections with other participating families.

I would also like to respectfully address the importance of allowing more than eight individuals within the home for swim instruction during a 24-hour period. For many families, particularly those with young children, parental presence is essential. Parents play a critical role in helping their children prepare for lessons, including assisting with changing into swim attire, ensuring proper equipment is worn, and providing reassurance as their child enters the pool.

Requiring parents to remain outside would present significant challenges. Young children often lack the independence and confidence to manage these tasks alone or to comfortably enter a pool environment without parental support. Such a limitation could create unnecessary barriers to participation and potentially compromise the overall effectiveness and safety of the learning experience.

In closing, I would like to express my sincere gratitude for the positive impact Biz has had on my child's development. Her dedication and instruction have been invaluable, and I strongly support the continuation and accommodation of her program.

Thank you for your time and consideration.

Sincerely,
Brooklyn Parker
on behalf of Avery Green

To Whom It May Concern,

I am a neighbor of Lizabeth (Biz) Middleton, and my three children take swim lessons from her at her house. I am also on the board for the Edgewild Homeowners Association, which both Biz and I are a part of because we live in the same neighborhood.

My children and I have lived in the neighborhood almost five years and walk and bike regularly as a family, including with our dogs. I didn't know Biz taught swim lessons in her home or had a small business until last year when a friend mentioned it, even though we were often on her street. There are usually a few cars sprinkled along East Coventry where she lives, but never a bottleneck or obvious collection of cars at her house. Her own neighbors adjacent to her regularly have a truck with an attached trailer on the street, other cars on the street, etc. Biz's property does not stand out for having too many cars outside it.

Biz has taught my children swimming for about the past year. We have had numerous lessons, both individual and group. Even with the group lessons, there have never been more than a few cars on the road at one time. I have never seen anyone loud or rude. The kids typically fly out of the cars and run up her driveway with excitement but not noise. Afterwards, they are tired and return quietly to their cars and leave. I have never witnessed a noise issue in at least fifty, if not more, swim lessons with Biz.

As a board member on the Edgewild HOA, I have only seen one complaint about Biz's business: the same complaint submitted to the city of Peoria. This complaint does not pertain to the Edgewild HOA, and the HOA declined to intervene because Biz was not in violation of any HOA rules.

Biz notified us that she is being limited to eight people per 24-hour period in her home. This strikes me as being overly burdensome for the following reasons:

1. Kids come with parents. Some of the kids Biz teaches are little. She is helping them with fundamental safety. It is not reasonable for a parent to have to drop off a 1 yo or 2 yo or even a 3 yo and not escort the child in because the adult would then add to the daily limit. If the concern is with traffic, one car is the same amount of traffic whether it is taking a family or an individual. I would encourage the city to consider eight cars of people (families) instead of limiting Biz's swim lessons to eight people per day. I also do not see a problem with granting Biz an exception and allowing her more swimmers per day.

2. One complaint should not upset a working system. It is not fair for one individual's complaint to disrupt something that is working for others.

3. Swim lessons relate to fundamental safety. Just last summer, Mt. Hawley Country Club had one child die of drowning and another seriously injured. These kids could not swim. There are not many

places to take lessons. Our own family has tried many options in Peoria. Biz is the best swim teacher we have encountered, whether it be for group or private lessons. My own children have come miles (so to speak) with their strokes thanks to Biz. It would be a travesty to limit her access to teaching people how to swim.

Finally, as a neighbor, a parent of children who take lessons, and an HOA board member, I hope you reconsider the limit of eight people per 24-hour period imposed on Biz Middleton.

If you have any questions or if I might provide additional feedback, please do not hesitate to contact me.

Thank you,

Laura Meints

ANDREA H.N. GUYON

April 24, 2026

To Whom It May Concern:

I am writing in support of Middleton Swim and its request to continue providing swim lessons at 115 E. Coventry Lane, Peoria, Illinois, including consideration of a variance in the maximum number of allowed clients within a 24-hour period. Guests to Middleton Swim include children taking lessons and their parents and possibly their siblings.

My three children (ages 8, 11, and 14 years old) have taken lessons from Biz Middleton for the past two and a half years. During that time, they have progressed from not being water safe to becoming confident swimmers capable of performing advanced strokes such as the butterfly. We had tried several different programs and venues in the greater Peoria area and "Ms. Biz" is by far the best instructor. While my children have developed strong formal swimming skills and my eight year old is looking forward to joining a local swim team, the most important outcome is they can now safely and fully enjoy our family property located on a lake here in Central Illinois.

As a physician who specializes in the care of children, I also want to emphasize the public health importance of swim instruction. Drowning remains one of the leading causes of accidental death in young children, particularly ages 1 to 4. Access to high-quality swim lessons is an essential preventive measure that can save lives.

"Ms. Biz" provides a valuable and much-needed service to families in our community. Her instruction promotes water safety, confidence, physical fitness, and life-saving skills for students of all ages. I strongly support her request to continue operating and respectfully ask that favorable consideration be given to any reasonable variance needed to accommodate families attending lessons.

Thank you for your time and consideration.

Sincerely,

Andrea H.N. Guyon, MD

3212 WEST SUMMERBEND COURT, PEORIA, ILLINOIS 61615

Exhibit 5

Kerilyn Weick

From: Deborah Legaspi <aaronanddebilegaspi@gmail.com>
Sent: Thursday, June 11, 2026 6:17 AM
To: Kerilyn Weick
Subject: [External]Subject: Opposition to Variance Request – 115 E. Coventry Lane
(ZBA-000191-2026). PUBLIC HEARING-1 PM, June 11. (Today)

Dear Members of the Zoning Board of Appeals,

My husband and I are residents of Edgewild Subdivision and would like to express our opposition to the requested variance at 115 E. Coventry Lane to increase the number of visitors permitted under a home occupation from 8 to 16 per day.

Our neighborhood consists of approximately 250 homes and has only two entrances. We live near the main entrance of the subdivision, where traffic enters through the primary access point and roundabout. Because of the limited access points, any increase in traffic is felt throughout the neighborhood and particularly near the entrance.

While 16 visitors per day may not initially sound significant, the actual traffic impact is much greater. Each visitor typically arrives and departs, resulting in at least 32 vehicle trips per day. If some visitors are dropped off and picked up, that number could be substantially higher. This creates additional traffic on residential streets where many children, and neighborhood families regularly walk, ride bicycles, and play outdoors.

Edgewild was developed as a single-family residential neighborhood, and residents purchased homes here with the expectation that the area would remain residential in character. Approving a variance that doubles the currently permitted visitor volume sets a precedent for increased commercial activity within the subdivision and shifts the burden of that activity onto neighboring homeowners.

For these reasons, we respectfully request that the Zoning Board of Appeals deny this variance request.

Thank you for your time and consideration.

Sincerely,
Debi and Aaron Legaspi
Edgewild Subdivision
Peoria, Illinois

Exhibit 6

Kerilyn Weick

From: kimberly cooper <kbbcooper@yahoo.com>
Sent: Wednesday, June 10, 2026 10:09 PM
To: Josh Naven
Cc: Kerilyn Weick
Subject: [External]Re: Public Hearing Notice 6/11/26

Public hearing notice @ 1:00 p.m. re: 115 E. Coventry Ln.

Dear Zoning Board of Appeals,

I'm not exactly sure how this situation came to fruition, but it was not on my or my husband's account. I am, however, thankful for the opportunity to express my thoughts from 2 different perspectives. Safety and personally.

From a safety perspective, the number of vehicles in Edgewild is already excessive being there are approximately 250 single family homes. We do not need any additional vehicular traffic other than what we already have. We certainly don't need a commercial business to create more traffic coming and going. Edgewild is a residential neighborhood, not a business district. Our neighborhood is not equipped with street lights or sidewalks. This poses another safety concern for walkers and bicyclists, both kids and adults, to have to use the streets for their purposes. To increase the vehicles coming and going, does not benefit the residents of Edgewild.

From personal perspective, in the five and a half years that swim lessons been offered from the Middleton home, there have been many variables on days, weeks and times, but lessons could/would be given up to seven days a week and starting as early as 0730-0800. There are cars that park in front of our home which I guess is ok, but not ok, as they exit into our yard and cut through. More so bothersome and such a disregarded nuisance is clients using our driveway as their turn around point for parking, whether the Middleton home or ours for directions purposes. Shining headlights into our home, disrupting our meals, our peace, as well as, our dogs. Their comfort, their peace and protecting their home. The client parking often butting into our driveway, disregarding the City of Peoria Ordinance of being five feet outside of the drive approach. I've politely asked clients to not use our driveway as their turn around point. Most drivers have been apologetic and respectful, but I've also been laughed at. These clients drive in, out, through our neighborhood, driving past our homes, children, grandchildren, pets, personal belongings, etc. We've not been given the choice to know these people. Our society is uncertain today.

I will close with saying thank you for your consideration to my concerns and strong opposition for requested Major Variance from the City of Peoria Unified Development Code.

Kindly,
Kimberly Maroon

Exhibit 7

RE ZBA 191-2026

From: Scott Williams <jswilliams5@hotmail.com>

Sent: Thursday, June 11, 2026 12:01

To: Debbi La Rue <dlarue@peoriagov.org>

Cc: loriwilliams10@hotmail.com <loriwilliams10@hotmail.com>

Subject: [External]Public Hearing Regarding Requested Major Variance for 115 E. Coventry Lane

Hello,

We are writing in regard to the public hearing scheduled for today (June 11, 2026), in which the request of Lizabeth Middleton to obtain a Major Variance from the City of Peoria Unified Development Code Section 5.4.7.B. Home Occupations will be considered.

Last night, we received a copy of the variance application from a concerned neighbor. In the interest of living in peace, my wife and I have no desire to get into a dispute with the Middletons, but we also felt the need to clarify two items, now that the application has been brought to our attention:

1. In the application, Ms. Middleton indicates that she has asked several neighbors whether her business negatively impacts them. We live directly across the street from the Middletons' driveway, and therefore the traffic from her business most directly affects us when her customers park in front of our house (which has been a regular occurrence for several years). She has never contacted us about it at all. To clarify, we believe the clients of her business who submitted support letters and gave their opinions about the additional traffic do not live on the block in question and therefore are not impacted by the traffic generated by the business.
2. Similarly, the application for a variance describes the business as a "service" to the neighborhood. In my understanding, this is not a pro bono / community service but rather a private enterprise being run out of the residence. The application's repeated reference to the tragic drowning of a young girl strikes us as particularly unfortunate, in light of the lack of connection to this business. Was the girl a client of the business? Did the enforcement of city code prevent her from being a client? Unless the answer is "yes" to either of these questions, the use of this incident in the application seems inappropriate. Our family knew the girl, her death impacted us and our children, and it is unclear how this tragedy supports the application.

We wish to live in peace with our neighbors. We respect Ms. Middleton's desire to conduct her business but we are also concerned about the impact of business traffic in a residential

neighborhood. When we first moved here in 2018, this was a quiet street; since that time, the business across the street has accounted for a drastic increase in traffic. Among other things, this worries us for children riding their bikes in the street. Honestly, I'm not sure we would have bought this house if we had known we would be living across the street from a business.

The traffic problem has improved somewhat in recent weeks, perhaps because of this recent enforcement of city code. If the number of cars and trucks on the block would truly not increase with this proposed variance, perhaps that would be one thing. Again, we wish to live in peace with our neighbors and so for years we have simply dealt with the inconvenience without confrontation. We would respectfully ask, however, that our front curb not be treated as a business parking lot. Surely respect for neighbors should go both ways.

Sincerely,

Scott and Lori Williams

To: City Hall

I am concerned about the excess traffic in the subdivision of Edgewood in Peoria.

Drivers drive fast and roll thru stop sign now. I feel there should be no home owner running business in a residential area that will just increase more traffic here. I hope the City will stop this from happening. There is a lot of young children riding their bikes and the excess traffic is not good for these kids to be safe. We don't have sidewalks here and they have to ride their bikes in the street. Hoping you will make the right choice and curb excess traffic

Shane Bussman
Angie Bussman
14 E. Morningside Drive
Peoria, IL 61614



Zoning Board of Appeals Communication

Meeting Date: July 9, 2026

Department: Community Development

File #: 26-293

Subject: **CASE ZBA 222-2026**

Public hearing on the request of Mark Norris of Amentum Services, Inc, on behalf of Caterpillar, Inc, to obtain a Major Variance from the City of Peoria Unified Development Code Section 5.4.6.C. Fence Height, to increase the allowed fence height from 3 feet to 6 feet in a front yard, in a Class CG (General Commercial) District, for the property located at 501 SW Jefferson Avenue (Parcel Identification No. 18-09-180-018) Peoria, IL (Council District 1)

Background - Describe the Impact if This Is Approved or Denied:

PROPERTY CHARACTERISTICS

The subject property is 21.22 acres in size. The property is zoned Class CG (General Commercial) District and is surrounded by Class CG (General Commercial) District to the north, I1 (Industrial/Business Park) District to the west, and B1 (Central Business) District to the south and east. The subject property is developed with an existing Caterpillar corporate office.

REQUESTED VARIANCE:

The Petitioner is requesting a major variance 5.4.6.C. Fence Height, to increase the allowed fence height from 3 feet to 6 feet in a front yard. This variance is being requested to provide security at the parking lots on the site:

1. Fencing is proposed along SW Jefferson St and Hightower St for security of Caterpillar's Parking Lot D.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

Staff's recommendation is No Objection to the variance request:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

Staff: While the property can yield a reasonable return without the variance, the applicant is unable to create adequately secured areas while adhering to the

fence regulations.

2. The plight of the owner is due to unique circumstances.

Staff: This property is unique with front yards on all frontages and no traditional rear yard area to allow for taller fencing.

3. The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.

Staff: The proposal will not alter the essential character due to the proposed fence installation being similar to Dozer Park across SW Jefferson.

Financial Impact:

Neighborhood Concerns:

Recommendation supports the following Strategic Plan Priorities:

EEO Certification Number:

Attachments:

1. ZBA 222-2026 - Packet no memo



Map Scale
1 inch = 275 feet
2/20/2025



Map Scale
1 inch = 275 feet
2/20/2025



City of Peoria Development Center
419 Fulton St., Room 203
Peoria, IL 61602-1217
PH: (309) 494-8600 FX: (309) 494-8680
www.peoriagov.org

ZONING BOARD OF APPEALS VARIANCE APPLICATION

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. PROPERTY INFORMATION

- a) Address: 501SW Jefferson Ave, Peoria, IL 61605
- b) Parcel ID Number(s): 18-09-180-018 *Attach additional sheets if necessary*
- c) Parcel Area (acres or square feet): 21.22 acres
- d) Current Zoning District: General Commercial
- e) Current Property Use: Learning Center

2. OWNER INFORMATION - REQUIRED

Doug Swantek Caterpillar Inc
Name Company
100 NE Adams, Peoria, IL 61629
Address, City, State, ZIP+4
309-494-1315 [REDACTED]
Phone Fax Email
[Signature] 6-3-26
Signature of Owner(s) & Date

3. APPLICANT INFORMATION - engineer, architect, attorney or other, if applicable

Mark Norris Amentum
Name Company
501 SW Jefferson Ave, Peoria IL 61605
Address, City, State, ZIP+4
309-210-6782 [REDACTED]
Phone Fax Email
[Signature] 6-3-26
Signature of Applicant & Date

Applicant's Interest in Property:

- ☒ Contractor
☐ Contract Purchaser
☐ Other _____

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

☐ Owner
☒ Applicant
☐ Representative of Applicant

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

4. VARIANCE INFORMATION

a) Variance being requested Maximum Fence Height

b) From what section of the zoning ordinance is a variance being requested? Appendix A 5.4.6 (C)

c) What unique or exceptional characteristics of your property prevent it from meeting the requirements in your zoning district? (Check applicable)

Too narrow	☐	Too small	☒	Soil	☐
Subsurface	☐	Elevation	☐	Slope	☐
Too shallow	☐	Shape	☐	Other	☒

d) What is your hardship? Please be specific.

3ft Fence would be insufficiet to act as a security fence and not deter pedestrians from
cutting through parking lot.

e) If granted a variance in the form requested, will it be in harmony with the neighborhood and not contrary to the intent and purpose of the Unified Development Ordinance?

☒ Yes ☐ No

Please elaborate:

Fence shall be decorative and shall match existing fence on Hightower, Second ave.

f) Check all that apply: ☐ Minor Variance (variations from height, yard, bulk, lot area, and fence height provisions that are 20% to 50% of the required standard)
☒ Major Variance (variations from height, yard, bulk, lot area, and fence height provisions that are greater than 50% of the required standard and all variations which are not administrative deviations and minor variations)

5. FILING FEE (MUST ACCOMPANY APPLICATION)

Variance Application Fees for any property in the City shall be as set forth below:

\$250.00 per variance requested.

Per Unified Development Code Article 2.14 - Fees Table:

6. REQUIRED SITE PLANS

One copy of the site plan and one on a compact disc or appropriate digital media.

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

If applying for a **Major Variance**, please select true or false for the following three questions:

Sections 2.6.3.G. Standards for Major Variations

No variations from the regulations of this development code shall be granted unless the entity or person granting such variation shall find based upon the evidence presented to them in each specific case that all three of the following criteria are true:

- 1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

☒ True ☐ False

Explanation: Three Ft. fence would not provide security and is easily stepped over.

Facts to consider:

- a. The purpose of the variation is not based primarily upon a desire to increase financial gain.

- 2) The plight of the owner is due to unique circumstances.

☒ True ☐ False

Explanation: Pedestrians cutting through parking lots. Additionally checking for unlocked cars.

Facts to consider:

- a. The particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
b. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.
c. The practical difficulty or hardship is caused by this ordinance and has not been created by any persons presently having an interest in the property.

- 3) The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.

☒ True ☐ False

Explanation: Fence shall be decorative and shall match existing fence on Hightower. Second ave and the adjacent Parking lot at 520 SW Jefferson Ave

Facts to consider:

- a. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
b. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

C:\Users\janthan@OneDrive - River City Construction\River City Design Group - Projects_2026\065520 - CAT1-Cat CD Fence\REVITCAT_BLDG1.CAT D Fence.rvt 6/2/2026 2:08:25 PM

LOT D - SECURITY FENCE

CATERPILLAR, INC

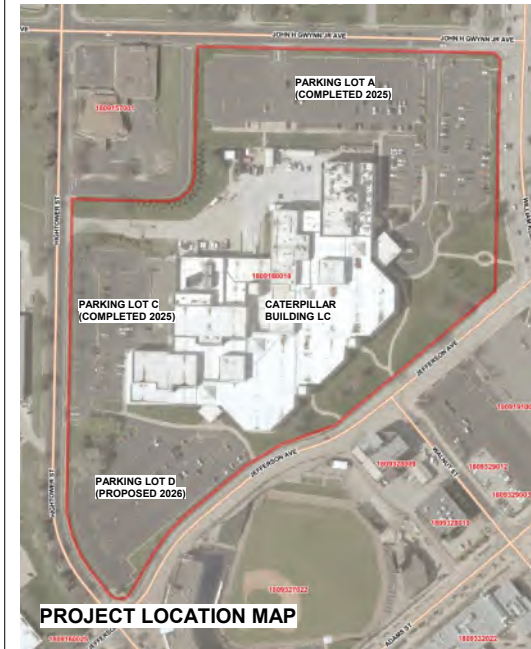
501 SW JEFFERSON
PEORIA, IL 61605



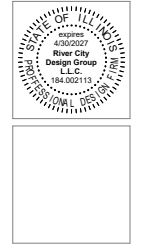
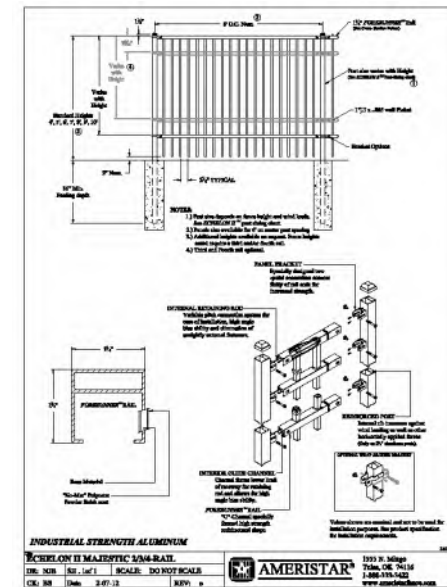
ARCHITECT:
RIVER CITY DESIGN GROUP L.L.C.
101 HOFFER LN
EAST PEORIA, IL 61611
P.309.694.3120
F.309.361.1332
www.rcdglc.com



EXISTING FENCE (INSTALLED 2025)



PROJECT LOCATION MAP



No.	Description	Date
1	LAYOUT FOR ZONING APPROVAL	06/01/2026

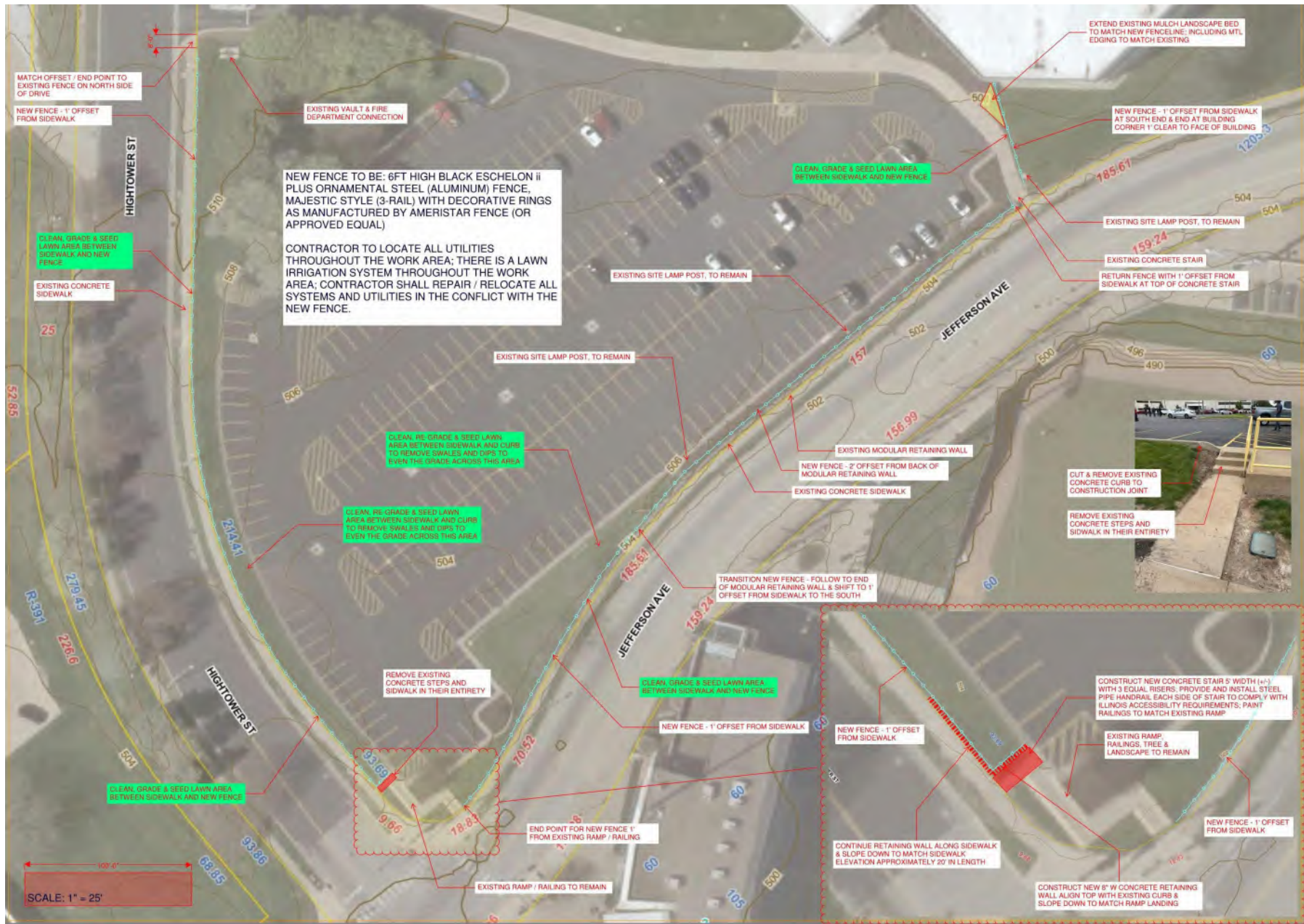
LOT D - SECURITY FENCE
CATERPILLAR, INC
501 SW JEFFERSON
PEORIA, IL 61605

RIVER CITY
DESIGN GROUP
101 HOFFER LN
EAST PEORIA, IL 61611
P.309.694.3120
F.309.361.1332

COVER SHEET

PROJECT NO. 265520
DATE 06/01/2026
DESIGN JDA
DRAWN JDA
CHECKED JDA
APPROVED JDA

T1.0





LOT D - SECURITY FENCE

CATERPILLAR, INC

501 SW JEFFERSON
PEORIA, IL 61605

No.	Description	Date
1	LAYOUT FOR ZONING APPROVAL	06/01/2026

PROPOSED SITE PLAN

PROJECT NO. 265520
DATE 06/01/2026
DESIGN JDA
DRAWN JDA
CHECKED JDA
APPROVED JDA

A1.0

SW Jefferson St View



Hightower St View





Zoning Board of Appeals Communication

Meeting Date: July 9, 2026

Department: Community Development

File #: 26-294

Subject: **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)

Background - Describe the Impact if This Is Approved or Denied:

PROPERTY CHARACTERISTICS

The subject property is 0.33 acres in size. The property is zoned Class R3 (Single Family Residential) District and is surrounded by Class R3 (Single Family Residential) District in all directions. The subject property is developed with an existing single family dwelling.

REQUESTED VARIANCE:

The Petitioner is requesting a major variance from section 5.4.6. Fences and Walls, to increase the allowed fence height from 3 feet to 5 feet in a front yard. This variance is being requested following a code complaint and is intended to allow the existing fence, which has been located in the front yard since 2021, to remain in place.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

Staff recommends Denial of the variance request:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

Staff: False. The property can continue to serve as a single-family residence with a 3-foot-tall fence in the front yard. Alternatively, a fence can be 5 feet tall if relocated to the rear yard which would be a reduction of 16% of fenced area with 5,458 square feet remaining. Both options would provide safety for residents.

2. The plight of the owner is due to unique circumstances.

Staff: False. The property has a width of 120 feet and has an area of 14,375 square feet, exceeding the minimum building envelope standards of 95 feet and 6,000 square feet in the Class R3 (Single Family Residential) District for a corner property. The property width, depth, and area are uniform for the subdivision.

3. The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.

Staff: False. The proposal would alter the essential character of the neighborhood, as there are no existing front yard fences within the neighborhood. Corner lot properties within the subdivision that have fences comply with the fencing regulations for their respective yards.

If the variance is denied, the City would allow the property owner six months to either move or shorten the fence along Copper Creek Pt.

Financial Impact:

Neighborhood Concerns:

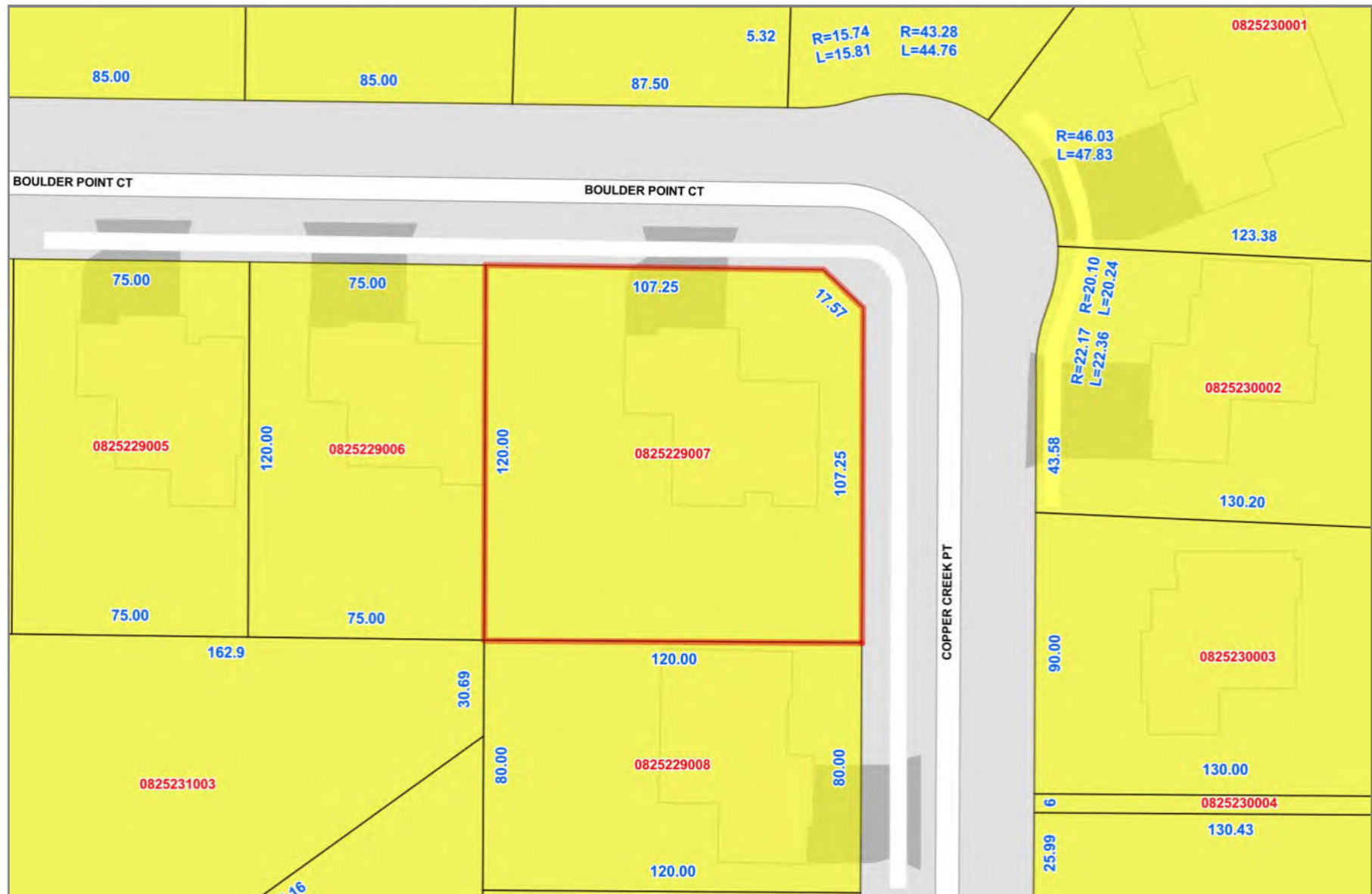
Recommendation supports the following Strategic Plan Priorities:

EEO Certification Number:

Attachments:

1. ZBA 138-2026 - Packet no Memo

Attachment 1



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 50 feet
4/21/2026

Attachment 2



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 50 feet
4/21/2026

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



City of Peoria Development Center

419 Fulton St., Room 203

Peoria, IL 61602-1217

PH: (309) 494-8600 FX: (309) 494-8680

www.peoriagov.org

**ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. PROPERTY INFORMATION

- a) Address: 3114 W Boulder Point Ct, Dunlap, Illinois
- b) Parcel ID Number(s): _____
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): _____
- d) Current Zoning District: Peoria R3
- e) Current Property Use: Primary Residence

2. OWNER INFORMATION - REQUIRED

Ramoji Ravuri

Name

Company

3114 W Boulder Point Ct, Dunlap, Illinois

Address, City, State, ZIP+4

309-578-0258

Phone

Fax

Email

R. Ramoji Ravuri
 Signature of Owner(s) & Date

04/09/2026
3. APPLICANT INFORMATION - engineer, architect, attorney or other, if applicable

Thomas Dluski

Name

Dluski & Smith

Company

240 SW Jefferson, Ste 200, Peoria, Illinois 61602-

Address, City, State, ZIP+4

309-671-4555

Phone

Fax

Email

[Signature]
 Signature of Applicant & Date

4/9/26
Applicant's Interest in Property:

- ☐ Contractor
- ☐ Contract Purchaser
- ☐ Other _____

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

- ☐ Owner
- ☐ Applicant
- ☐ Representative of Applicant

4. VARIANCE INFORMATION

a) Variance being requested Keep existing five (5) foot fence in the current location

b) From what section of the zoning ordinance is a variance being requested? Section 5.4.6 Fences and Walls

c) What unique or exceptional characteristics of your property prevent it from meeting the requirements in your zoning district? (Check applicable)

Too narrow	☐	Too small	☐	Soil	☐
Subsurface	☐	Elevation	☐	Slope	☐
Too shallow	☐	Shape	☐	Other	☒

d) What is your hardship? Please be specific. _____

The fence was constructed by outside contractor, Heartland Deck & Fence in 2021. The homeowner was under the impression that the contractor was complying with all applicable fence ordinances/requirements. The contractor was hired for his knowledge and expertise. The fence was built to keep a three year old and a six year old safe and to keep coyotes from entering onto the property. 

e) If granted a variance in the form requested, will it be in harmony with the neighborhood and not contrary to the intent and purpose of the Unified Development Ordinance?

☒ Yes ☐ No

Please elaborate: _____

The fence has been present on this property for nearly 5 years. Prior to this complaint, there have not been any written or oral complaints regarding the fence. The fence is in nearly perfect condition. The fence does not pose any issues with anyone accessing the yard through the fence via either of the entrances

f) Check all that apply: ☐ Minor Variance (variations from height, yard, bulk, lot area, and fence height provisions that are 20% to 50% of the required standard)
☒ Major Variance (variations from height, yard, bulk, lot area, and fence height provisions that are greater than 50% of the required standard and all variations which are not administrative deviations and minor variations)

5. FILING FEE (MUST ACCOMPANY APPLICATION)

Variance Application Fees for any property in the City shall be as set forth below:

\$250.00 per variance requested.

Per Unified Development Code Article 2.14 - Fees Table:

6. REQUIRED SITE PLANS

One copy of the site plan and one on a compact disc or appropriate digital media.

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

If applying for a **Major Variance**, please select true or false for the following three questions:

Sections 2.6.3.G. Standards for Major Variations

No variations from the regulations of this development code shall be granted unless the entity or person granting such variation shall find based upon the evidence presented to them in each specific case that all three of the following criteria are true:

- 1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

☒ True ☐ False

Explanation: I am not seeking the variance in order to increase the value of the property with the intent to sell the property. At this time, I do not have any intention to sell the property. I am asking for the variance to keep my family safe

Facts to consider:

- a. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

- 2) The plight of the owner is due to unique circumstances.

☒ True ☐ False

Explanation: My property is located on the curve on Boulder Point Ct. I have always interpreted that the yard which the city may consider as a second front yard was my side yard or backyard. It was my understanding that for property to be considered a corner lot, it would need to sit at the intersection of two or more streets. My entire property is situated on Boulder Point Ct.

Facts to consider:

- a. *The particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.*
b. *The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.*
c. *The practical difficulty or hardship is caused by this ordinance and has not been created by any persons presently having an interest in the property.*

- 3) The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.

☒ True ☐ False

Explanation: The current fence has been at this property for approximately five years. Until just recently, I have never had anyone complain about my fence. I have check with my neighbors and attached affidavits from my neighbors who support my variance and do not have any issues with my fence being five feet tall. There are other properties in my neighborhood that also have five foot tall fences. The fence does not obstruct the view.

Facts to consider:

- a. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*
b. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

Copper Creek Pt View



Dluski & Smith, LLC

Attorneys at Law

240 SW Jefferson Avenue
Suite 200
Peoria, Illinois 61602

Phone: (309) 671-4555
jsmith@hhmlaw.net

Peter R. Dluski
Joshua M. Smith
Thomas J. Dluski

May 12, 2026

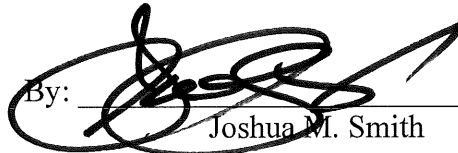
Hand Delivery Only
City of Peoria
Josh Naven, Senior Planner
419 Fulton Street
Peoria, IL 61602

Re: Case No. ZB 138-2026
Ramoji Ravuri
3114 West Boulder Point Court, Dunlap, IL
PIN: 08-25-229-007

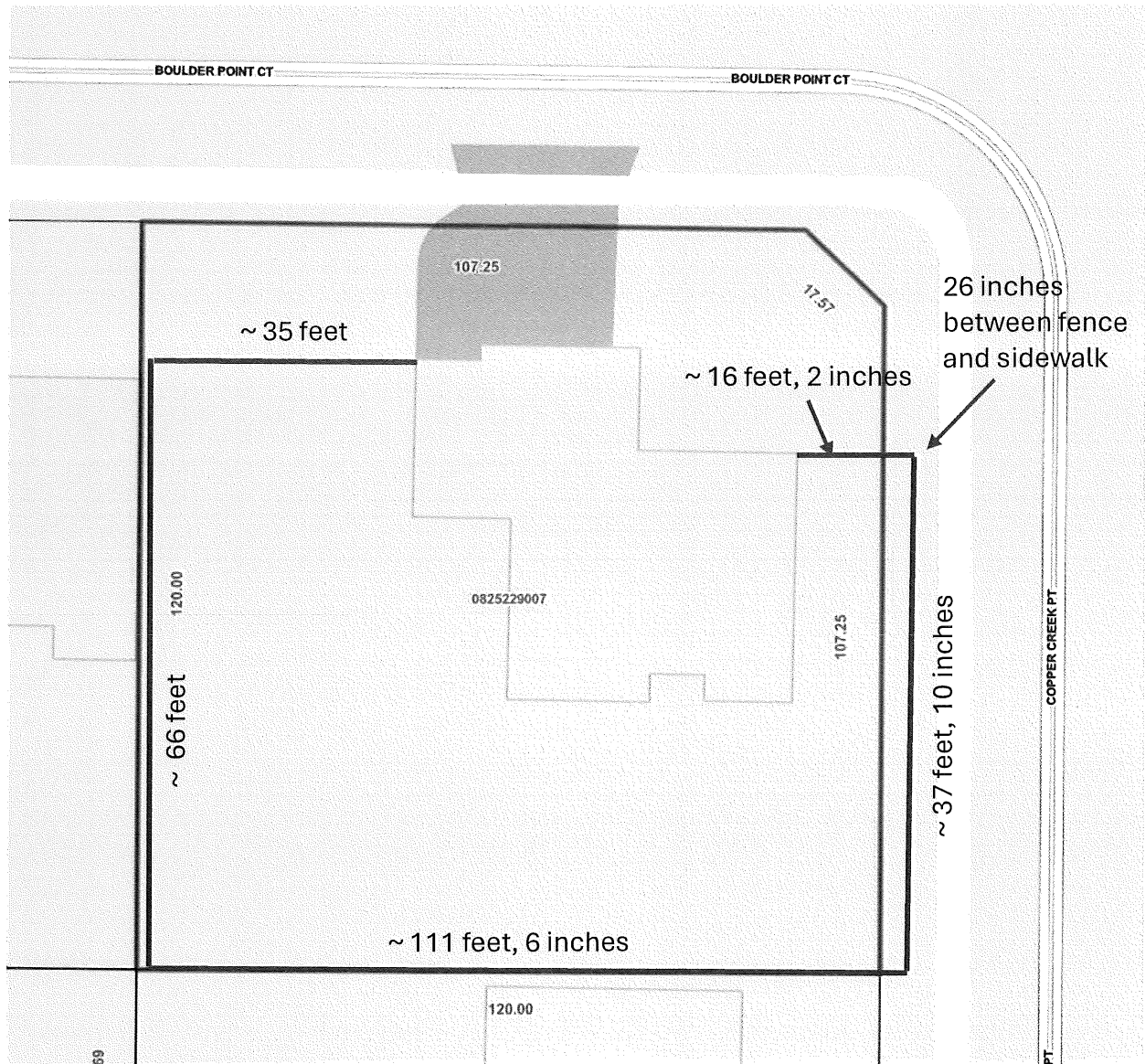
Dear Mr. Naven:

Please find enclosed additional documents in support of petitioners variance application. Thank you.

Very truly yours,
DLUSKI & SMITH, LLC

By: _____
Joshua M. Smith

JMS:vd
Enclosure



Case No. ZB 138-2026

Property Location: 3114 W Boulder Point Ct.
Dunlap, IL

PIN: 08-25-229-007

Attorneys for Ramoji Ravuri:
Dluski & Smith, LLC
240 SW Jefferson Ave., Suite 200
Peoria, IL 61602
309.671.4555



AFFIDAVIT

I, RAMOJI RAO SHARMA RAVURI, being
duly sworn, deposes and states as follows:

1. My name is RAMOJI RAO SHARMA RAVURI,
and I reside at 3114 W Boulder Point Ct Dunlap IL 61525
2. The official Public Hearing Sign was posted at:
3114 W Boulder Point Ct Dunlap IL 61525
(location)
on 29 APRIL 2026,
(Day, Month, Date, Year, and Time)
for the City of Peoria, Community Development Dept, Case# ZBA-000138-2026
(Commission)
for a hearing set on 14 MAY 2026, Thursday at 1 PM.
(Day, Month, Date, Year)

If I am called to testify in court, my testimony would be the same as what is stated in this affidavit.

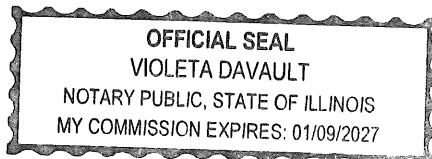
RAMOJI RAO SHARMA RAVURI
(Print Name)

R. Ramoji Rao
(Signature)

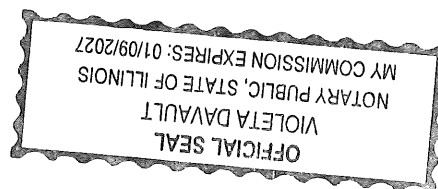
05/05/2026
(Date)

State of Illinois
County of Peoria

This instrument was acknowledged before me on May 5, 2026 (Date)
by Violeta Davault.



[Signature]
Signature of Notary Public



Heartland Deck Fence
 407 North Monroe Street, Suite 3
 Abingdon, IL 61410
 +13096916300
 heartlandfencesystems@gmail.com
 www.heartlandfencesystems.com



Project Bid

ADDRESS

Roa S Ravuri, Romoji
 3114 W. Boulder Point Court
 Dunlap, IL 61525
 309.648.2166

SHIP TO

Roa S Ravuri, Romoji
 3114 W. Boulder Point Court
 Dunlap, IL 61525
 309.648.2166

PROJECT BID # 23162

DATE 04/14/2026

EXPIRATION DATE 05/14/2026

SHIP VIA

Hdf Install

QTY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
	Ornamental	Ornamental Rework	0.00	0.00

Option 1) (Cut down and reinstall in same footprint.)

- 1) Remove 78' of 5' tall fence and 1 gate.
- 2) Cut down from to 3' x 78' of 5' tall fence and 1 gate.
- 3) Install a new post along back at transition point.
- 4) Reinstall 78' of cut down fence and gate on same posts with top brackets.

Total cost including materials, labor, freight, & tax.....\$2,000.00

Option 2) (Move 5' fence back to corner of house.)

- 1) Remove 78' of 5' tall fence and 1 gate.
- 2) Install a new post along back at transition point.
- 3) Provide 8 new posts for 5' fence.
- 4) Reinstall 46' of fence and gate on new posts.

Total cost including materials, labor, freight, & tax.....\$2,000.00

1 W/O TERMS

---PAYMENTS (DEPOSIT, COMPLETION, ADD-ONS, INCIDENTALS)---

*Security Deposit of 1/2 Project Total and This Signed Work Order

*Balance of Project Total Paid Upon Final Billing Plus Any Additional Charges Outlined Below

*Credit Card Purchases Subject to a 3.5% Convenience Fee Charged by Merchant in Addition to Project Total.

0.00 0.00



TERMS: Reasonable collection and attorneys fees will be assessed to all collection accounts. A service charge of 2% per month (24% A.P.R.) will be charged on accounts unpaid after 10 days. A \$35.00 fee will apply to each returned check. VINYL and ORNAMENTAL Projects are "SPECIAL ORDER" and are non-cancellable and non-refundable. Any other returned material will be assessed a 35% restock fee.

QTY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
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---HEARTLAND RESPONSIBILITIES---

*All Product Warranties Subject to Manufacturers Stated
Warranty at Time of Purchase.

*12 Month Heartland Workmanship Warranty.

*Heartland Responsible for contacting J.U.L.I.E. to mark public
utilities at the time of installation.

---OWNER RESPONSIBILITIES---

*Heartland Deck & Fence will schedule J.U.L.I.E. to locate all
public underground utilities prior to installation. (SEE
ADDITIONAL COST POTENTIAL BELOW)

*Owner responsible for obtaining a City Permit, if required unless
otherwise noted,
and related costs unless other arrangements are discussed
prior.

*Subdivision Covenants Compliance by Homeowner.

*Owner to have desired fence location corners marked prior to
crew arrival.

*Owner responsible for marking all private lines and/or non
public utilities, and cost
of repairs to any private lines marked or unmarked.

--ADDITIONAL COST POTENTIAL--

UTILITIES. If locating the fence within 18"-24" of underground
utilities, hand digging will incur additional charges. Requests for
digging near utilities shall be done so at the installers sole
discretion.

UNDERGROUND OBSTRUCTIONS. Encountering underground
obstructions (ie. buried concrete chunks, tree roots, etc.) may
incur additional digging costs depending on severity.

EXCESS DIRT. The installer will pile excess dirt generated from
your project on your site for no charge. If there is nowhere to go
with excess dirt, you may consider making arrangements for a
landscape contractor to pick up. If you do not need your dirt, let's
discuss prior to installation.

SUBTOTAL	0.00
TAX	0.00
TOTAL	\$0.00

Accepted By

Accepted Date

TERMS: Reasonable collection and attorneys fees will be assessed to all collection accounts. A service charge of 2% per month (24%
A.P.R.) will be charged on accounts unpaid after 10 days. A \$35.00 fee will apply to each returned check. VINYL and ORNAMENTAL Projects
are "SPECIAL ORDER" and are non-cancellable and non-refundable. Any other returned material will be assessed a 35% restock fee.

I am writing this correspondence as the resident of the residence at 3206 W Boulder point Ct
Dunlap, IL. I have lived at this address for 8 years.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Naveen Medarametla . Ppplaxeo

My phone# 303-374-4509



I am writing this correspondence as the resident of the residence at 3121 W Boulder Point Ct
Dunlap, IL - 61525. I have lived at this address for 6 yrs.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Harshavardhan R. Ghadigaon

My phone# 309-363-5987

I am writing this correspondence as the resident of the residence at 3108 W.
Boulder Pt. Ct. I have lived at this address for 7.

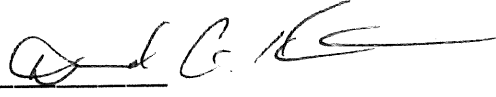
After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, David Hawkins 

My phone# 714.332.9431

I am writing this correspondence as the resident of the residence at 3127 W. Boulder
Point Ct.. I have lived at this address for 5 years

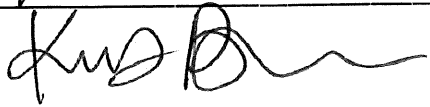
After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Kristen Burkard


My phone# (262) 622-2459

I am writing this correspondence as the resident of the residence at 11415 N COPPER
CREEK PT, DUNLAP, IL 61525. I have lived at this address for 7 YRS.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Ramul Amin Ramul Amin

RA
My phone# 630-432-2478

I am writing this correspondence as the resident of the residence at 11410, N Copper Creek pt, Dunlap, IL-61525. I have lived at this address for 4.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, LAVANYA TATINENI Lavanya

My phone# 234-567-5224

I am writing this correspondence as the resident of the residence at 11416 N Copper Creek PT, Dunlap IL 61525. I have lived at this address for 7 years.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Bhuku S. Sinai Usgaonker

My phone# 217-848-0877

I am writing this correspondence as the resident of the residence at 3001, W. PEWTER
CT, DUNLAP, IL - 61525. I have lived at this address for 3 1/2 years

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, NISHANT M. BHATT JSBhatt
4/24/26

My phone# (217) 720-1270

I am writing this correspondence as the resident of the residence at 11411 N JOSEPH ST,
DUNLAP, IL, 61525. I have lived at this address for 5 years & 8 months

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, CHIRANJEEVI MOGANTI M. C. Moganti
4/24/26

My phone# 678-344-4396

I am writing this correspondence as the resident of the residence at 3210 W.
Boulder Point Ct.,. I have lived at this address for 8Y.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, LIANG WANG

My phone# 504-261-3881



I am writing this correspondence as the resident of the residence at 3203
W Boulder Point Ct. I have lived at this address for 2 years.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Zach Jacobs 

My phone# 309-370-3148

I am writing this correspondence as the resident of the residence at 3115 W. Boulder Point Ct
Dunlap IL 61525. I have lived at this address for 2 years.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Brady Hammon Brady Hammon

My phone# 309-678-4760

I am writing this correspondence as the resident of the residence at 11422 N Copper
Creek pt, Dunlap, IL-61525. I have lived at this address for 6 years

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Sandeep Thota T. Sandeep

My phone# 314-651-6550

I am writing this correspondence as the resident of the residence at 3122 W BOULDER
DUNLAP, IL 61525. I have lived at this address for 8 yrs. PTCT

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Anupama Uddavolu A. Uddavolu

My phone# 309-550-4332

I am writing this correspondence as the resident of the residence at 11409 North
Copper Creek Pt. I have lived at this address for 3 years.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Abeer Saadeh Abeer Saadeh

My phone# 501 - 658 - 6433

I am writing this correspondence as the resident of the residence at 3126 West Boulder
Point Court, Dunlap, IL-61525. I have lived at this address for 4 years.

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Saikhshra Chaitanya Karapa, (any)

My phone# 312-273-5677

I am writing this correspondence as the resident of the residence at 3321
West Boulder Point Ct. I have lived at this address for 9 years

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Saneeb Ummer

My phone# 309 868 6973

I am writing this correspondence as the resident of the residence at 3318 W
Boulder Point Ct, Dunlap IL I have lived at this address for 10 years

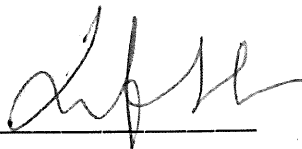
After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Srikanth Attemp 

My phone# 3093614554

I am writing this correspondence as the resident of the residence at 3127 W
Boulder Point Ct Dunlap. I have lived at this address for 5 years.

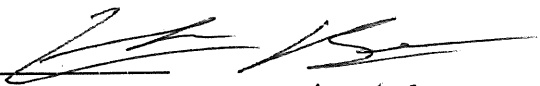
After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, Chris Burkard 
4/23/26

My phone# 520-289-2284

I am writing this correspondence as the resident of the residence at 5308 W BOULDER
POINT CT, DUNLAP, IL. I have lived at this address for 10 years

After speaking with Ramoji Rao S Ravuri, I understand that there is a hearing with the zoning board regarding the fence at the property of my neighbor, Ramoji Rao S Ravuri, located at 3114 W Boulder Point Ct, Dunlap, Illinois.

As Ramoji's neighbor, I would like to formally state that I have no objections to Ramoji's fence or the variance to allow him to keep the fence as is at the present location. This fence has been in the same location for nearly five years, and it has never been an issue for me or my property. The fence does not interfere in any way with the sightlines or my enjoyment of my yard or the neighborhood.

The fence has been well maintained and has been a consistent part of our street and neighborhood for approximately five years without causing any problems for anyone.

I fully support Ravuri's request for a variance to keep the fence as it is in the location where it is currently located.

Please feel free to contact me if you have any questions at

My Name, UMAKANTH SAKARAY *Sakay* 04/27/2026

My phone# 702-218-4734