



Agenda

Zoning Board of Appeals Meeting **Thursday, August 13, 2026 - 1:00 PM** City Hall - Room 400 (Council Chambers)

Roll Call

Minutes

- A. July 9, 2026 Zoning Board of Appeals Meeting

Regular Business

A. CASE NUMBER ZBA 281-2026

Public hearing on the request of Steve Kerr of TWM, Inc., on behalf of Global One Properties, Inc., to amend a previously approved Major Variance from the City of Peoria Unified Development Code Section 4.3.6 (Building Envelope Standards), to alter the conditions of the approval for a property in a Class C1 (General Commercial) District and located at 2520 North Sterling Avenue (Parcel Identification Number 14-31-252-010), Peoria, IL. (Council District 1)

Citizens' Opportunity to Address the Commission

Training Session for Members of the Zoning Board of Appeals

Adjournment

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

A meeting of the Zoning Board of Appeals was held on Thursday, July 9, 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: Gavin Hunt, Lon Lyons, Mason Rue, Fernanda Sharp, and Richard Russo – 5 Absent: Ryan Cannon – 1

City Staff Present: Eli Berkshier, Isabella France, Patrick Hayes, Debbi La Rue, Josh Naven, Gio Ornelas, Julia Rose, Kerilyn Weick.

Chairman Russo introduced Commissioner Gavin Hunt.

MINUTES

Commissioner Rue moved to approve the minutes of the Zoning Board of Appeals meeting held on June 11, 2026; seconded by Commissioner Sharp.

The motion was approved unanimously by voice vote 5 to 0

SWEARING IN OF SPEAKERS

Speakers were sworn in by Julia Rose.

REGULAR BUSINESS**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)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and described the variances. The Development Review Board has no objection to the variance request.

Petitioner, Mark Norris, presented the case. Mr. Norris stated that this is to finish the fencing project that was begun last year, which will fence in all of the parking lots for this property. Mr. Norris stated that this fence will provide safety to both their team members and the community at large.

Chairman Russo opened the public hearing at 1:08 PM.

With no further public testimony provided, Chairman Russo closed the public hearing at 1:08 PM.

Chairman Russo stated that he believes the parking lot serves an important public function and supports the fence installation.

Chairman Russo read the Findings of Fact for a Major Variation to increase the allowed fence height from 3 feet to 6 feet in a 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

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, Josh Naven, Community Development Department, read the case into the record and described the variances. The Development Review Board recommends denial.

Commissioner Rue requested to see an example of a yard with a corner side lot in comparison to a corner lot with 2 front yards. Mr. Naven pulled up an example on GIS and stated that a corner side yard can occur on a property if the set back is 10 ft or more way from the property line. Mr. Naven stated that is not the case for the subject property.

Commissioner Hunt asked to verify if the alterations only needed to be made to Boulder Point Ct. and Copper Creek Pt. Mr. Naven stated yes and that the petitioner can either lower the height of the fence or move the fence to be flush with the edge of the house.

Petitioners, Thomas Dluski and Ramoji Ravuri, presented the case.

Mr. Dluski asked when the search that stated there are no other front yard fences in the neighborhood was conducted. Mr. Naven stated the inspection was done approximately 2 weeks ago. Mr. Naven stated that it was brought into the record that there are properties in this subdivision that have received variances through the Board. Mr. Dluski verified that there are fences that are similar to the petitioner's fence in the neighborhood. Mr. Naven stated yes and emphasized that those properties have received variances already.

Mr. Dluski asked Mr. Ravuri how and why his fence was installed. Mr. Ravuri stated that the fence was installed in 2021 by a professional fencing company due to coyotes and other animals coming into the neighborhood, and he wanted to keep his wife and children safe. Mr. Dluski verified that Mr. Ravuri hired someone to build the fence, and Mr. Ravuri stated that this is correct.

Mr. Dluski asked Mr. Ravuri if his neighbors had any issues with the fence as it is right now. Mr. Ravuri stated that he spoke with his neighbors regarding the fence and none of them had any issues with it, and some even wrote letters in support of the fence to the Board. Mr. Ravuri stated that he has not had any issues with his fence prior to the current complaint, and that the fence is not obstructing any visuals.

Commissioner Hunt stated that he respects the petitioner's decision to install the fence for the safety of his family and asked if the petitioner had discussed why the contractor had not pursued getting a variance before the initial installation of the fence. Mr. Ravuri stated that at the time he was a first time homeowner and did not know that a variance was needed.

Commissioner Lyons asked how many of the petitioner's neighbors in support of the fence. Mr. Ravuri stated there were 17 people who sent in letters showing their support.

Chairman Russo asked if there were documents sent in from all of the petitioner's nearby neighbors. Mr. Ravuri stated yes.

Chairman Russo asked if the fencing company that installed the fence has a response for not procuring the variance before installing the fence. Mr. Ravuri stated that he was told that the company does not claim liability, and that procuring the variance was the responsibility of the property owner.

Chairman Russo opened the public hearing at 1:30 PM.

With no further public testimony provided, Chairman Russo closed the public hearing at 1:30 PM.

Commissioner Lyons stated that he is in support of the variance due to the massive amount of support from the petitioner's neighbors and that there are other approvals in this subdivision.

Chairman Russo read the Findings of Fact for a Major Variation to increase the height of a fence in the front yard from 3 feet to 5 feet. It was determined by the commission that criteria 1, 2, and 3 were found to be true.

Motion:

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

The motion was APPROVED by roll call vote 4 to 1
Yeas: Russo, Sharp, Rue, Lyons
Nays: Hunt

TRAINING SESSION FOR MEMBERS OF THE ZONING BOARD OF APPEALS

Training for the Zoning Board of Appeals was administered by Mr. Hayes at 1:36 PM.

Commissioner Lyons left the meeting at 1:51 PM.

ELECTION OF OFFICERS

Commissioner Rue nominated Chairman Russo to remain as Board Chairman for the next 12 months; seconded by Commissioner Sharp.

The motion was APPROVED by roll call vote 4 to 0

Commissioner Rue nominated Commissioner Cannon to remain as Board Vice-Chairman for the next 12 months; seconded by Chairman Russo.

The motion was APPROVED by roll call vote 4 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 Hunt. The meeting was adjourned at 2:09 PM.

Eli Berkshier
Development Technician



Zoning Board of Appeals Communication

Meeting Date: August 13, 2026

Prepared By: Josh Naven

Case No: ZBA 281-2026

Request: Public hearing on the request of Steve Kerr of TWM, Inc., on behalf of Global One Properties, Inc., to amend a previously approved Major Variance from the City of Peoria Unified Development Code Section 4.3.6 (Building Envelope Standards), to alter the conditions of the approval for a property in a Class C1 (General Commercial) District and located at 2520 North Sterling Avenue (Parcel Identification Number 14-31-252-010), Peoria, IL. (Council District 1)

Attachments:

1.	ZBA 281-2026 - Memo
2.	ZBA 281-2026 - Zoning Map
3.	ZBA 281-2026 - Aerial
4.	ZBA 281-2026 - Site Plan
5.	ZBA 281-2026 - Application
6.	ZBA 281-2026 - Photos



ZONING BOARD OF APPEALS

THURSDAY, AUGUST 13, 2026 - 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: August 13, 2026

CASE NUMBER: ZBA 281-2026

TO: Zoning Board of Appeals

FROM: Development Review Board

PREPARED BY: Josh Naven, Senior Urban Planner

REQUEST: Hold a Public hearing on the request of Steve Kerr, of TWM, Inc., on behalf of Global One Properties, Inc., to amend a previously approved Major Variance from the City of Peoria Unified Development Code Section 4.3.6. Building Envelope Standards, to alter the conditions of the approval, in a Class C1 (General Commercial) District, for the property located at 2520 N Sterling Avenue (Parcel Identification No. 14-31-252-010), Peoria, IL (Council District 1)

RECOMMENDATION: Approve with conditions.

PROJECT SUMMARY

The petitioner, Steve Kerr, of TWM, Inc., on behalf of Global One Properties, Inc., requests the following for the property located at 2520 N Sterling Avenue:

1. Amend a previously approved Major Variance from the City of Peoria Unified Development Code Section 4.3.6. Building Envelope Standards, to alter the conditions of the approval.

The proposal involves reestablishment of a vacant convenience store with gas pumps. The applicant received a variance to rebuild an existing non-conforming fuel pump canopy at the property on May 8, 2025. According to the application, fuel delivery will be prohibited due to the existing variance approval condition that requires driveways to be located a minimum of 50 feet from the intersecting curblines and 5 feet from a side property line. Additional details are provided on the applicant's submittals.

PROJECT SETTING

The subject property is zoned C1 (General Commercial) District and is surrounded by Class C1 (General Commercial) District to the north, east and south, and R3 (Single-Family Residential) District to the west as noted on the attached Zoning Map.

The characteristics of the site and surrounding area are summarized below.

Lot Area: .36 acres

Existing Condition: Gas Station with Convenience Store

Adjacent Land Uses: Residential to the east and southwest; Commercial to the north and south, and a Church to the west.

Environmental Hazards: None identified.

DISCUSSION

The Development Review Board considers the proposal's conformance with the appropriate standards found in the City of Peoria Municipal Code and relevant case law.

Variance Request:

The applicant requests removal of the previously approved condition to facilitate fuel delivery at the site. The specific condition in question, which was approved through the previous ZBA 138-2025 variance case, is listed below:

- Driveways shall be located a minimum of 50 feet from the intersecting curblines and 5 feet from a side property line; No part of the driveway apron shall encroach upon the intersection radii. Only two 2-way driveways are allowed for a frontage of 125 - 500 lineal feet.

RECOMMENDATION

The Development Review Board recommends approval of the condition removal request while retaining following conditions:

- 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: The property cannot yield a reasonable return without removal of the stated condition since fuel delivery is required to be established on private property.

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

Staff: This property is unique as a corner lot with front yards on all frontages and prior establishment as a gas station.

- 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 use being a reestablishment of an existing gas station.

CONDITIONS

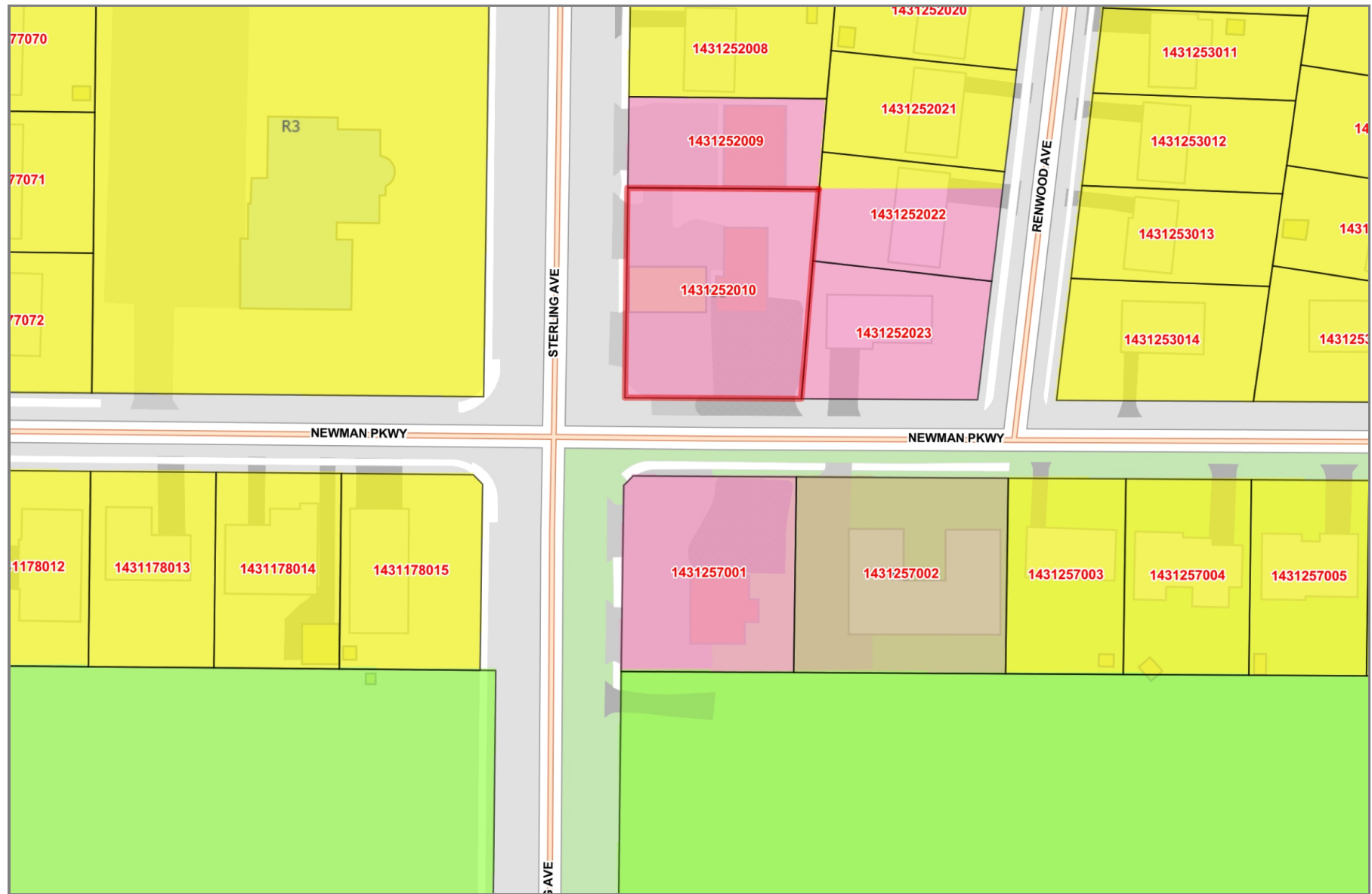
1. A Transitional Buffer Yard shall be required on the eastern property line adjacent to the existing residential uses per UDC Section 8.2.9.
2. All signs shall conform to current signage requirements per UDC Section 8.3.
3. All changes must meet the life safety requirements of the current code in regards to safety features. Any new tanks and underground storage will need to be submitted for review before final approval.
4. Underground fuel storage tanks and fuel dispensing operations and permits are regulated by the Office of the State Fire Marshal. There are distance and lot line requirements that must be followed. Those requirements are outlined in the 2018 International Fire Code sections 2303 and 2304 (Dispensing Operations), as well as the International Building Code Section 406.7.2 (Canopies for fuel dispensing). The owner will need to consult with the State Fire Marshal's Office and address any potential issues prior to moving forward with any project.
5. The curb ramp at the corner has not been approved by Public Works. A PROWAG compliant plan needs to be submitted for review per discussions with the engineer.
6. The new drive approach shall restrict access to only allow right turns. It is too close to the intersection to safely allow left turns. This is especially concerning for a semi-tanker, as can be seen by the turning movement.
7. The owner shall be required to provide a barrier to prevent use of this entrance by the general public. It can be opened whenever a gas delivery truck needs to use it, and then it should be closed again.

Note: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Applicant Submittals
6. Photos

Peoria County, IL



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 = 100 feet
4/28/2025

Peoria County, IL



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Map Scale
1 inch = 100 feet
4/28/2025



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: 2520 N Sterling
- b) Parcel ID Number(s): 14-31-252-010 *Attach additional sheets if necessary*
- c) Parcel Area (acres or square feet): 0.36
- d) Current Zoning District: C1 General Commercial District
- e) Current Property Use: Gas Station

2. OWNER INFORMATION – REQUIRED

Azze Sanany Global One Properties, Inc.
Name Company
1930 W. Forrest Hill Ave., Peoria, IL 61604
Address, City, State, ZIP+4
209-244-5290 [REDACTED]
Phone Fax Email
Steve Kerr 7/15/26
Signature of Owner(s) & Date

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

Steve Kerr TWM, Inc.
Name Company
5901 N. Prospect Rd., Suite 6B, Peoria, IL 61614
Address, City, State, ZIP+4
309-692-8500 [REDACTED]
Phone Fax Email
[Signature]
Signature of Applicant & Date

Applicant's Interest in Property:

- ☐ Contractor
☐ Contract Purchaser
☐ Other Engineer

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 Amend existing variance to add entrance on Sterling
- b) From what section of the zoning ordinance is a variance being requested? Public works condition on original variance.
- 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. _____
Without the second entrance, fuel deliveries would have to go through the neighborhood to
deliver fuel. This carrier's are not allowed to drive fuel truck through neighborhoods or stop on
a public road to deliver fuel.
- 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 proposed entrance is already existing and has been in place since original gas station
was constructed over 40 years ago.
- 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.

7. FINDINGS OF FACT

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

Sections 2.6.3.F. Standards for Minor 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 of the following five criteria are true:

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

☒ True ☐ False

Explanation: Site is small and existing. Need to retain entrance to operate.

- 2) 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: Entrance is existing.

- 3) The proposed variance represents the **minimum** deviation from the standards necessary to accomplish the desired improvement.

☒ True ☐ False

Explanation: We have looked at alternatives but cannot maneuver a truck into the lot without the entrance.

- 4) The conditions of the variances requested **are not** self-created.

☒ True ☐ False

Explanation: The requested condition already exist.

- 5) The granting of the variation will result in a public benefit to the surrounding neighborhood and the City as a whole. The public benefit may include, but is not limited to, preservation or enhancement of desirable site characteristics or natural features or historic resources, design that enhances the surrounding area, economic development which may enhance the local economy, or efficient use of land as it relates to surrounding structures and services.

☒ True ☐ False

Explanation: A vacant building will become an operating business.

Sterling Ave View



Newman Parkway View

