



Agenda

Zoning Board of Appeals Meeting **Thursday, September 10, 2026 - 1:00 PM** City Hall - Room 400 (Council Chambers)

Roll Call

Approval of Minutes

- A. Approval of August 13, 2026 Regular Meeting Minutes

Regular Business

A. CASE NO. ZBA 332-2026

Public hearing on the request of Aaron Smith of Miller, Hall, & Triggs LLC, on behalf of Abbie Alexander, to obtain a Minor 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 side yard from 6 feet to 8 feet in a Class R4 (Single-Family Residential) District for the property located at 606 North Moss Avenue Terrace (Parcel Identification Number 18-08-226-004), Peoria, IL. (Council District 2)

B. CASE NO. ZBA 348-2026

Public hearing on the request of Jane Schinneer to obtain a Major Variance from the City of Peoria Unified Development Code, Section 5.4.2. Residential Accessory Structures and Storage Buildings, to reduce the setback between an accessory storage building and the principal structure from 10 feet to 4 feet, in a Class R4 (Single-Family Residential) District for the property located at 102 North Glen View Court (Parcel Identification Number 18-03-152-022), Peoria, IL. (Council District 3)

Approval of the Updated Rules and Procedures

Training Session for Members of the Zoning Board of Appeals

Citizens' Opportunity to Address the Commission

Adjournment



Minutes

Zoning Board of Appeals Meeting

Thursday, August 13, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

A meeting of the Zoning Board of Appeals was held on Thursday, August 13, 2026, at 1:00 P.M., at City Hall, 419 Fulton Street, Room 400, with Chairman Richard Russo presiding and with proper notice having been posted.

City Staff Present: Eli Berkshier, Hayden Hess, Josh Naven, Giovanni Ornelas, Masum Perkins, and Julia Rose.

Approval of Minutes

A. July 9, 2026 Zoning Board of Appeals Meeting

Commissioner Hunt moved to approve the minutes of the Zoning Board of Appeals meeting held on July 9, 2026; seconded by Commissioner Sharp.

The motion was approved unanimously by voice vote 6 to 0.

Speakers were sworn in by Julia Rose.

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)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and describe the variances. The Development Review Board recommends approval of the condition removal request while retaining the following 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.

Commissioner Hunt verified that the site plan does not reflect the condition being amended placed on right turns, and that ideally the fuel trucks would be going south on Sterling, entering Newman Pkwy, going left into the entrance, and being restricted to only right turns once they are in the drive. Mr. Naven stated yes, and that this is a Public Works condition, since they handle things dealing with the approach and traffic circulation.

Petitioner, Steve Kerr, presented the case.

Mr. Kerr stated that it was brought to his attention by a fuel truck driver that fuel trucks are not allowed to fuel or stop on a public road, nor are they allowed to back up when they have a full fuel tank, which is why he applied for this amendment. Mr. Kerr stated that the first four of the remaining conditions have already been met, while conditions five and six are actively being worked on with Public Works.

Mr. Kerr stated that he is unsure how he is going to implement condition seven without creating a potential safety issue for someone coming down Sterling and wanting to turn in and hitting a gate. He stated that he cannot chain or cable the entrance, and that the gate would have to be visible. He stated that he has spoken about this with Public Works, and that he does not believe that anyone has a good plan on how to restrict this entrance. He stated that the entrance is pre-existing, and has been used as an entrance for a long time. He asked if this amendment could be approved without condition seven.

Commissioner Hunt asked how often fuel deliveries are expected. Mr. Kerr stated every two to three weeks.

Commissioner Sharp asked if there is specific time of day for fuel deliveries. Mr. Kerr stated that he is unsure, but assumes it will be earlier in the morning when there is less traffic at the business.

Commissioner Rue asked Staff if there are any other gas stations that have a requirement to provide a barrier to prevent use of certain entrances by the public, or if those gas stations were grandfathered in without this requirement. Mr. Naven stated that a lot of existing gas stations on corner lots may have non-conforming approaches as of right now, but whenever a property comes in for a legislative process the City tries to get the property into as much compliance as possible via conditions. Commissioner Rue stated that there are a lot of gas stations on corners, and they have entrances that are closer and bigger than the one on this particular property.

Chairman Russo opened the public hearing at 1:13 PM.

Ms. Julie Schmidt with the Public Works department approached. She stated Public Works recognizes that this is a non-conforming driveway, and that they would want them at minimum 50 ft away from intersections, but also that this entrance is needed for fuel delivery. She stated that Public Works is not opposed to the driveway, but wants to make it safer and not create further issues.

Commissioner Russo asked if there would be an objection to the entrance without the temporary barrier in between gas deliveries. Ms. Schmidt stated that Public Works wants to restrict the entrance to only the fuel truck and not the general public, but also does not want to create a potential safety problem with the public.

With no further public testimony provided, Chairman Russo closed the public hearing at 1:15 PM.

Commissioner Cannon stated that if this restriction had been known when the variance was first

approved it would have been addressed then. He stated that he supports the amendment, and that he agrees that the temporary gate might confuse drivers.

Commissioner Lyons stated that he agrees with Commissioner Cannon and is in support of the amendment.

Chairman Russo asked if there are any thoughts on granting this amendment with or without condition seven. Commissioner Sharp stated that it seems as though Public Works is already aware of the issue and that the petitioner is working closely with them, and that she believes it will not be an issue. Commissioner Cannon agrees with Commissioner Sharp. Commissioner Hunt stated that he will defer to the experts regarding any safety issues that may or may not arise regarding the entrance.

Chairman Russo read the Findings of Fact to amend the Major Variation and to alter the conditions of the previous approval. 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 with conditions one through six and waive condition seven; seconded by Commissioner Hunt.

The motion was APPROVED by roll call vote 6 to 0.

Citizens' Opportunity to Address the Commission

There were no citizen requests to address the board.

Training Session for Members of the Zoning Board of Appeals

Training for the Zoning Board of Appeals was administered by Ms. Perkins at 1:22 PM.

Adjournment

Commissioner Hunt made a motion to adjourn; seconded by Commissioner Cannon. The meeting was adjourned at 1:50 PM.

Eli Berkshier
Development Technician



Zoning Board of Appeals Communication

Meeting Date: September 10, 2026

Prepared By: Kerilyn Weick

Case No: ZBA 332-2026

Request: Public hearing on the request of Aaron Smith of Miller, Hall, & Triggs LLC, on behalf of Abbie Alexander, to obtain a Minor 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 side yard from 6 feet to 8 feet in a Class R4 (Single-Family Residential) District for the property located at 606 North Moss Avenue Terrace (Parcel Identification Number 18-08-226-004), Peoria, IL. (Council District 2)

Attachments:

1.	ZBA 332-2026 Staff Report
2.	ZBA 332-2026 Zoning Map
3.	ZBA 332-2026 Aerial Map
4.	Application for Minor Variance
5.	Fence Site Plan
6.	Photo of Fence Location
7.	Survey of Property Line
8.	Fence Example



ZONING BOARD OF APPEALS

THURSDAY, SEPTEMBER 10, 2026 - 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: September 10, 2026

CASE NUMBER: ZBA 332-2026

TO: Zoning Board of Appeals

FROM: Development Review Board

PREPARED BY: Kerilyn Weick, Senior Urban Planner

REQUEST: Public hearing on the request of Aaron Smith of Miller, Hall, & Triggs LLC, on behalf of Abbie Alexander, to obtain a Minor 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 side yard from 6 feet to 8 feet in a Class R4 (Single-Family Residential) District for the property located at 606 N. Moss Avenue Terrace (Parcel Identification Number 18-08-226-004), Peoria, IL. (Council District 2)

RECOMMENDATION: Denial.

PROJECT SUMMARY

The petitioner, Aaron Smith of Miller, Hall, & Triggs LLC, representing property owner Abbie Alexander, requests a minor variance to increase the height of a fence in the side yard. A privacy style, 8-foot-tall fence is proposed along the southerly side property line as shown in the attached site plan for fence placement (Attachment 5).

PROJECT SETTING

The subject property is located on the east side of North Moss Avenue Terrace. The property is zoned R-4 (Single-Family Residential) District, as are other properties on North Moss Avenue Terrace, see the attached Zoning Map. Property to the east is in the R-2 (Single-Family Residential) District.

Property records indicate the two-story, single-family dwelling was built in 1940. The surrounding land use is residential and characterized by other 1-2 story dwellings. The lot's size and shape are comparable to those of neighboring properties along North Moss Avenue Terrace. The grade in the area generally slopes from the northeast to the southwest, with the greatest variation in grade occurring on the two properties at the end of the street. The subject property has less natural grade change, as well as a retaining wall, which results in a more level yard than other properties along the street.



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. Under Appendix A, Section 5.4.6.C the maximum permitted height for a side yard fence is 6 feet in all Residential, Commercial, Institutional, and I1 (Industrial/Business Park) Zoning Districts. Side yard fences up to 8 feet in height are allowed only within the I2 (Railroad/Warehouse) and I3 (General Industrial) Zoning Districts.

If the proposal is approved, the applicant will be required to obtain a building permit for the construction of the 8-foot-tall fence. The building permit application must include plans detailing the design wind load, post placement, and footing plan and depth. Regardless of its height, the fence must not obstruct stormwater flowing to or from either property.

VARIANCE REQUEST

The petitioner cites a grade difference between the property line and the yard behind a retaining wall as the reason for increasing the height of a side-yard fence from 6 feet to 8 feet. The proposed fence would be located along the side property line near the base of the retaining wall, where the grade is lower. If the request is approved, the fence will appear 6 feet tall relative to the petitioner's yard, on the top side of the retaining wall.

RECOMMENDATION

The Development Review Board recommends denial of the minor variance request.

Unified Development Code Section 2.6.3.F establishes the standards for granting a minor variance and requires that all five criteria be met. Each criterion is listed below, followed by a staff assessment.

Criteria 1: The plight of the owner is due to unique circumstances.

Although there is a grade change in the side yard of the subject property, similar conditions exist on other properties on North Moss Avenue Terrace. These homes are also situated so that the side yards sit below the grade of the dwelling. Therefore, the circumstance is not unique.

Criteria 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.

The proposed fence height would be injurious to the adjacent property. Due to the neighboring property's elevation and grade, the fence would present an 8-foot-tall face and, at the closest point, sit only 3.28 feet from the neighboring dwelling. This proximity would create a greater encroachment on air and light than a 6-foot-tall fence.



Criteria 3: The proposed variance represents the minimum deviation from the standards necessary to accomplish the desired improvement.

The proposed location of the fence is directly on the property line. If the petitioner wishes to enclose the side yard, the fence could instead be placed at the top side of the retaining wall, avoiding the grade change and eliminating the need for a variance.

Criteria 4: The conditions of the variance requested are not self-created.

The need for a variance arises not from the ordinance, but from the installation of the retaining wall itself. As such, the condition is considered self-created.

Criteria 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.

The increased fence height does not offer a public benefit to the surrounding neighborhood or the city. No demonstrable community advantage would result from granting the variance.

Zoning 606 N Moss Ave Terr



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
8/31/2026

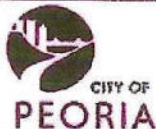
606 N Moss Ave Terr



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8/31/2026



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: 806 N Moss Avenue Terrace, Peoria IL 61601-1771
- b) Parcel ID Number(s): 18-08-226-004 *Attach additional sheets if necessary*
- c) Parcel Area (acres or square feet): .12
- d) Current Zoning District: R4 - Single Family Residential
- e) Current Property Use: Residential Owner Occupied

2. OWNER INFORMATION – REQUIRED

Abble Alexander
Name _____ Company _____
606 N Moss Avenue Terrace, Peoria IL 61606-1771
Address, City, State, ZIP+4
(309) 868-7722 _____
Phone _____ Fax _____ Email _____
Abble Alexander 8/5/2026
Signature of Owner(s) & Date

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

Aaron Smith
Name _____ Company _____
416 Main Street, Suite 1125, Peoria IL 61602-1154
Address, City, State, ZIP+4
(309) 671-9600 _____
Phone _____ Fax _____ Email _____
[Signature] 8/4/26
Signature of Applicant & Date

Applicant's Interest in Property:

- ☐ Contractor
☐ Contract Purchaser
☒ Other Attorney for Homeowner

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 The maximum height of a fence to be built to be extended to 8 feet from the allowable 6 feet
- b) From what section of the zoning ordinance is a variance being requested? Appendix A, Section 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. The property line of which the proposed fence to be built is located adjacent to a retaining wall required to be there to hold back earth and water runoff to the neighboring property. The requested variance would allow the fence to be 6 feet above the height of the retaining wall.
- 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: Yes, this variance will help promote the public health, safety, and general welfare as well as preserve the overall quality of life for the Owner and neighboring property owner as the requested variance would allow the fence to be 6 feet above the height of the retaining wall due to the current slope/elevation and within the spirit of the ordinance.
- 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.

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: There is currently a retaining wall near where the fence is to be built that is required to hold back earth and water from the adjacent property. This variance will allow the fence to be 6 feet in height when viewed from the property.

- 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: The variance will allow the fence to be 6 feet in height over the existing retaining wall when viewed from the property and not alter the essential character or be injurious to the public or other properties.

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

☒ True ☐ False

Explanation: The variance represents a 25% deviation over the current maximum allowed fence height and will only be visually 6 foot above ground level from the requester's property.

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

☒ True ☐ False

Explanation: The conditions are not self-created. The existing retaining wall is to hold back earth and water runoff from the Owner's property.

- 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: The allowance of an 8-foot fence on this property will only appear to be 6 feet when viewed from the requester's property.



ALEXANDER

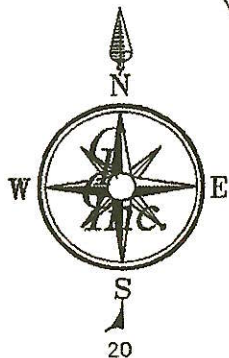
PROPOSED FENCE LINE
8ft. Variance Application

EXHIBIT OF PROPERTY LINE

BEING A PART OF LOT 4 IN THE JOHN ARMSTRONG'S SUBDIVISION AS SHOWN IN BOOK "U", PAGE 353
IN THE PEORIA COUNTY RECORDER'S OFFICE; BEING PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPAL MERIDIAN
PEORIA COUNTY, ILLINOIS.
P.I.N.: 18-08-226-004

DRIVEWAY IS OVER
THE LINE BY 1.3' AT THE
BACK OF THE DRIVEWAY
AND 0.5' IN AT THE FRONT

THE WALL IS 1.8' FROM THE PROPERTY
LINE AT THE SOUTHERN END
AND 7.2' AT THE NORTHERN END.



0 20 40
SCALE FEET

Scale: 1"=20'

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF WOODFORD) SS

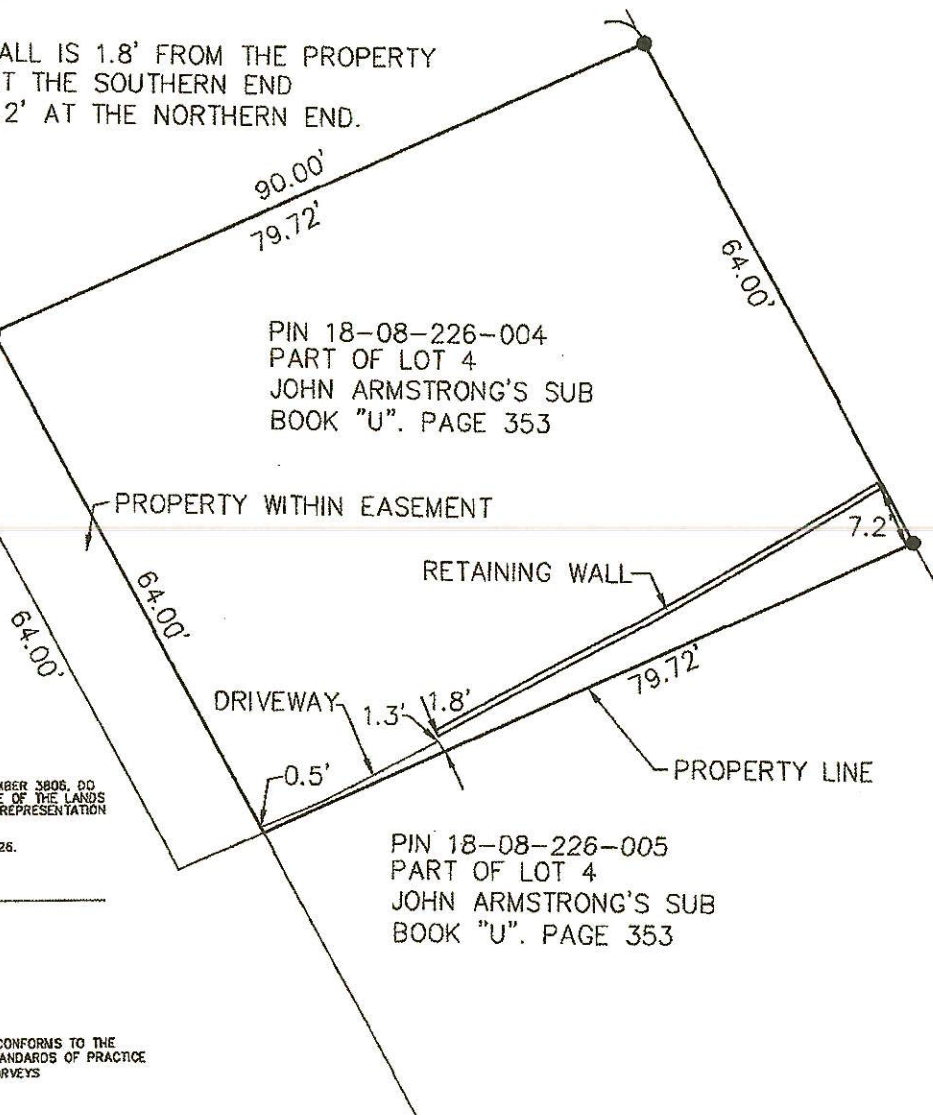
I, JESSICA M. YOUNGMAN, PROFESSIONAL LAND SURVEYOR NUMBER 3806, DO
HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE OF THE LANDS
HEREON SHOWN AND THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION
OF THAT SURVEY.

DATED THIS 31 DAY OF JULY 2026.

BY: *Jessica M. Youngman*
JESSICA M. YOUNGMAN
ILLINOIS PROFESSIONAL LAND SURVEYOR #3806
MY LICENSE EXPIRES: NOVEMBER 30, 2026



THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
APPLICABLE TO BOUNDARY SURVEYS



PIN 18-08-226-005
PART OF LOT 4
JOHN ARMSTRONG'S SUB
BOOK "U". PAGE 353



Sheet Info:

EXHIBIT

606 N MOSS AVE. TER.
PEORIA, ILLINOIS

Remarks:

Drawn By:

JMY

Approved By:

JMY

Date:

07/21/2026

Project No.:

818-001





Zoning Board of Appeals Communication

Meeting Date: September 10, 2026

Prepared By: Kerilyn Weick

Case No: ZBA 348-2026

Request: Public hearing on the request of Jane Schinneer to obtain a Major Variance from the City of Peoria Unified Development Code, Section 5.4.2. Residential Accessory Structures and Storage Buildings, to reduce the setback between an accessory storage building and the principal structure from 10 feet to 4 feet, in a Class R4 (Single-Family Residential) District for the property located at 102 North Glen View Court (Parcel Identification Number 18-03-152-022), Peoria, IL. (Council District 3)

Attachments:

1.	ZBA 348-2026 Staff Report
2.	ZBA 348-2026 Zoning Map
3.	ZBA 348-2026 Aerial Map
4.	Variance Application
5.	Site Plan
6.	Building Specifications



ZONING BOARD OF APPEALS

THURSDAY, SEPTEMBER 10, 2026 - 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE:	September 10, 2026
CASE NUMBER:	ZBA 348-2026
TO:	Zoning Board of Appeals
FROM:	Development Review Board
PREPARED BY:	Kerilyn Weick, Senior Urban Planner
REQUEST:	Public hearing on the request of Jane Schinneer to obtain a Major Variance from the City of Peoria Unified Development Code, Section 5.4.2. Residential Accessory Structures and Storage Buildings, to reduce the setback between an accessory storage building and the principal structure from 10 feet to 4 feet, in a Class R4 (Single-Family Residential) District for the property located at 102 N. Glen View Court (Parcel Identification Number 18-03-152-022), Peoria, IL. (Council District 3)
RECOMMENDATION:	Approve as requested.

PROJECT SUMMARY

The petitioner and property owner, Jane Schinneer requests a major variance to reduce the setback between a detached garage and an existing dwelling to allow for the replacement of a single-stall garage that was damaged by a tree. The proposal calls for the construction of a single-stall garage (12 feet wide by 20 feet long, 240 square feet) in the same corner of the property, setback 1.5 feet from the rear and side yards, and 4 feet from the dwelling.

PROJECT SETTING

The subject property is zoned R4 (Single-Family Residential) District and surrounded by Class R4 (Single-Family Residential) District to the north and east and Class R6 (Multi-Family Residential) District to the south and west, as noted in the Zoning Map (Attachment 5).

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

Lot Area: 0.21 acres

Current Use: Single-family residential with a detached garage (240 square feet)

Rear Yard: Approximately 21 feet

Side Yard: Approximately 14 feet

Adjacent Land Uses: Residential

Historic Designation: Glen-Oak Flanagan Local Historic District



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. Because the property is located within the Glen-Oak Flanagan Local Historic District, the project must also obtain a Certificate of Appropriateness from the Historic Preservation Commission prior to beginning any work.

The minimum required yards and setbacks stipulated in the Unified Development Code limit the available options for siting a detached garage on this property. Under Appendix A, Section 4.2.4, a detached garage must provide a 4-foot setback from the interior side yard or, if located in the rear yard, a 1.5-foot setback from both the side and rear yard. Section 4.2.5 requires that a detached garage located in the interior side yard be set back at least 6 feet from the front plane of the house. In addition, Section 5.4.2 mandates a minimum 10-foot separation between a detached garage and the dwelling.

The proposed garage location provides the best compliance with the required setbacks while preserving a minimum 3-foot egress path between the dwelling and the garage. The application further indicates that the garage will be located and constructed in accordance with the 2018 IRC fire-separation requirements, including rated assemblies, openings, projections, and penetrations.

Variance Request

The petitioner requests to reduce the setback between the detached garage and the dwelling from 10 feet to 4 feet. The petition is requested due to the property dimensions; it is too narrow and small to fit the replacement garage without a variance from the required setback. The existing garage is built 5 feet from the dwelling and located directly on the property line. The new garage would be resituated to meet the required side and rear yard setbacks of 1.5 feet but, in doing so, would shift 1-foot closer to the dwelling.

RECOMMENDATION

The Development Review Board recommends approval of the request.

Unified Development Code Section 2.6.3.G establishes the standards for granting a minor variance and requires that all three criteria be met. Each criterion is listed below, followed by a staff assessment.

Criterion 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.

The property cannot yield a reasonable return because the damaged garage cannot be replaced without the requested variance. The request represents the minimum deviation necessary to replace the single-stall garage and maintain the property's expected level of return.



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

The property's shallow rear yard and narrow side yard create a unique circumstance. These physical constraints leave no compliant alternative location for the single-stall garage.

Criterion 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.

The proposal will not alter the essential character of the area because the garage will remain in the same corner of the property. It will improve light and air between the adjacent property by establishing a 1.5-foot side yard setback where none currently exists. The proposal will not be injurious to public safety, as the 4-foot setback from the dwelling will not impede egress from either structure.

Zoning 102 N. Glen View Ct



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Map Scale
1 inch = 50 feet
8/21/2026

102 N. Glen View Ct



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Map Scale
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8/21/2026



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 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: 102 N. Glenview Ct.
- b) Parcel ID Number(s): 1803153022 Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 0.12/Ac
- d) Current Zoning District: R4
- e) Current Property Use: Residential

2. OWNER INFORMATION – REQUIRED

Jane Schinneer _____
Name Company

102 N. Glenview Ct Peoria, IL 61603
Address, City, State, ZIP+4

309-696-2264 _____
Phone Fax Email

Jane Schinneer
Signature of Owner(s) & Date

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

Jane Schinneer _____
Name Company

102 N. Glenview Ct Peoria, IL 61603
Address, City, State, ZIP+4

309-696-2264 _____
Phone Fax Email

Jane Schinneer
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 _____

4. VARIANCE INFORMATION

- a) Variance being requested To build new garage 4ft from house.
- b) From what section of the zoning ordinance is a variance being requested? _____
- 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. A tree fell on the existing garage. Need to rebuild. We found out zoning states garages need to be 10ft from house. Previous said garage was 5ft from the house.
- 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: We would build the new garage roughly in the same space as the original garage.
- 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: Because the structure we would be allowed to build would not fit a single car.

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: unique in that the original garage structure was built 5ft off the house. maybe zoning changed since then. we dont have enough space to build a single car garage & make it 10ft from the house.

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

☐

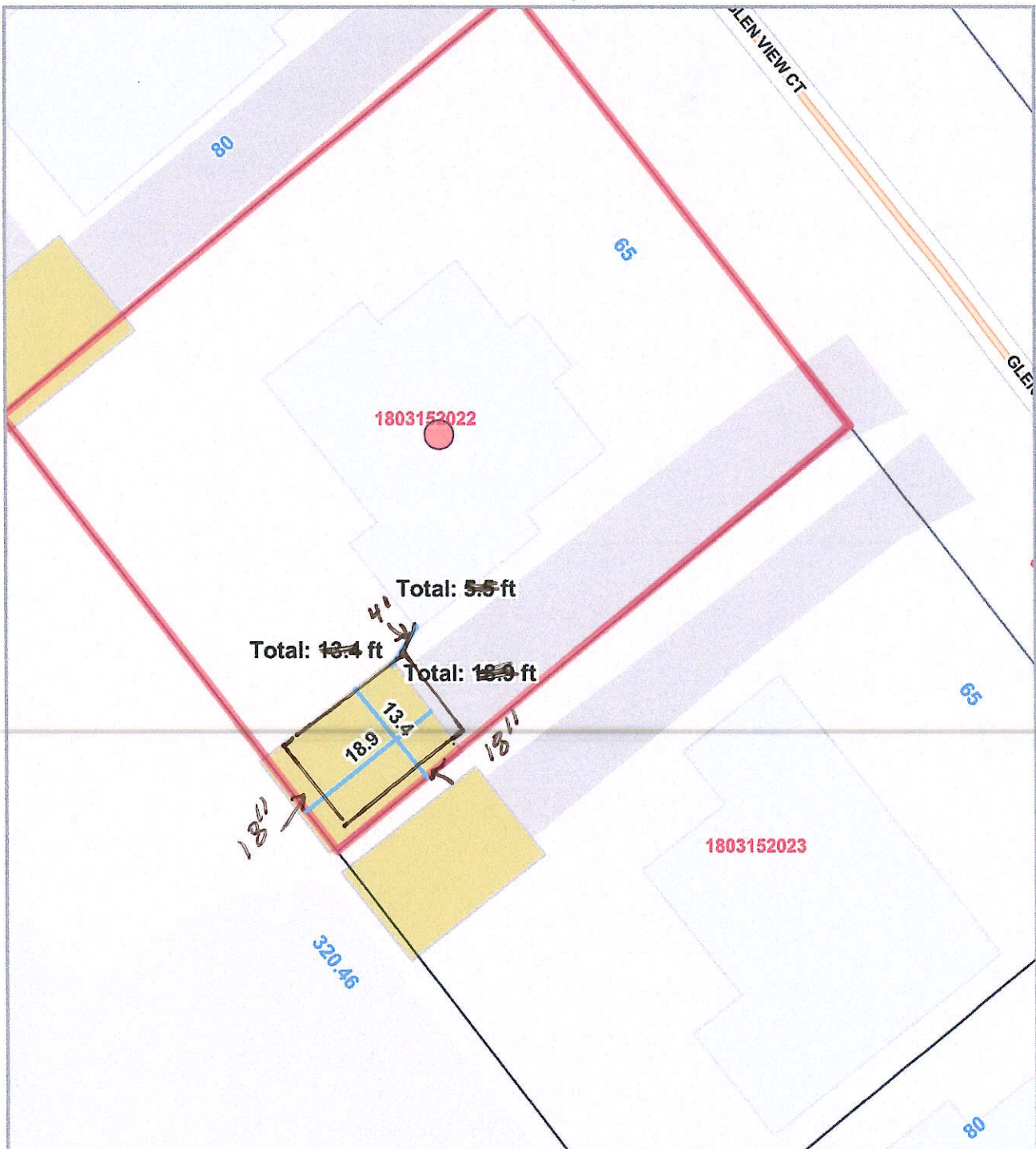
False

Explanation: The new structure would fit right in with the neighborhood, will not create any safety hazards, won't negatively effect neighboring properties.

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.

Peoria County, IL



Address Number	102	Incorporated Municipality	PEORIA
Full Address	102 GLEN VIEW CT	County	PEORIA COUNTY
Unit		Date Updated	3/6/2021
Postal Code	61603		



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

Map Scale
1 inch = 24 feet
8/4/2026

Major JOWA Room 203

Building Specifications

Blake Barnard
102 N Glenview Ct
Peoria, IL 61603
(309) 696-2264

blake.barnard@northwoods.church

Job #:
Dealer: Chris Marinich
Size: 12x20
Wall Height: 97" 2 x 4 Walls

Date Poured:
Market Segment: Peoria

No Protrusion

Wall Sheathing:

7/16" Wall Sheathing - House Wrap on Walls & Gables
5/8" Exterior Drywall
Exterior Firewall on South Wall and West Wall and Gable

Siding:

4" A.L. Vinyl Siding, Natural Clay - - ,
Shingles: CT Landmark 30 Burnt Sienna
Certanteed Replacement Warranty: No
1/2" OSB Roof Sheathing
Standard Ice & Water Shield - Eaves
Roof to have brown drip edge to match house

Vents: 20 - Ridge Vent

Roof Style:

Gable
4/12 Common Trusses 24 O.C.

Windows:

No Window

Service Doors:

1 - 3'0" Raised Panel w/Standard 9-Lite Glass White
2x6 Header

Overhang:

Gables: 8" Eaves: 8"
6" Fascia
Color: Rollex Soffit Clay

Narrow Wall Framing x 2

Overhead Doors:

1- 9x7 Meridian 400 Sandstone - Inside Lock

VDS: Sandstone

Casing: Clay Rollex

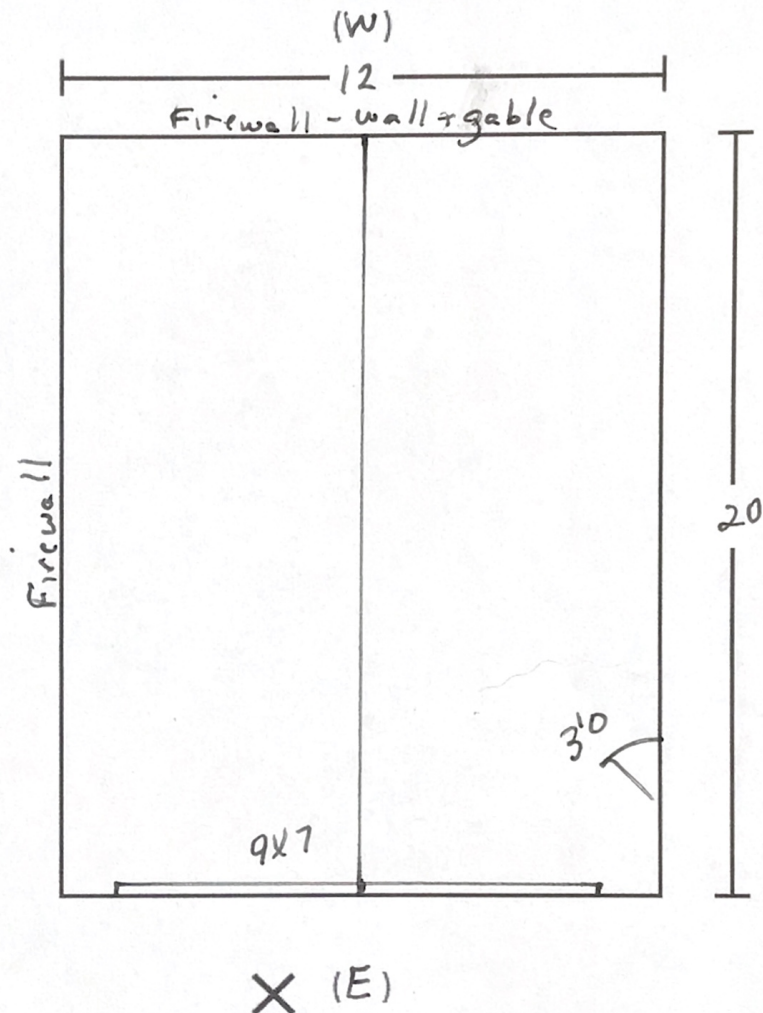
Opener Type:

0 Openers; 0 Controls Total;

Foundation: Curb

Hardware: 1/2" x 5 1/2" Wedge Anchors
SDWC

Special Orders:



Electricity Available: Yes Will need to get power from inside house

Special Conditions:

Close Quarters

Driving Directions:

Take I-74 to Knoxville Ave (Exit 92) go onto E Pennsylvania Ave Go left onto N New York Ave take the round about to NE Glen Oak Ave turn right onto Glen View Ct site is on the right, there is a cul-da-sac at the end of the street to turn around

Zoning Board of Appeals ("Commission") Procedures

The Commission is established pursuant to Appendix A, Section 2.1.5(B) to:

1. Hear objections to or appeals of final decisions made by the Zoning Administrator or Development Review Board.
2. To approve or disapprove major variations for which objections have been filed from the terms of this development code in the manner set forth in the provisions of [Appendix A, the Unified Development Code] pertaining to variances.

These Procedures may be amended by a vote of a majority of the Commission.

Public Hearings

In accordance with Appendix A, Section 2.1.5(A)(1), a quorum of four (4) members is required to conduct business. Any decision of the Commission shall be based on an affirmative vote of the members present and voting.

All public hearings shall comply with the Illinois Open Meetings Act. A record of the proceedings will be created and distributed by City staff.

The City shall be a party to every proceeding.

The Commission is not bound by strict rules of evidence; it may choose to exclude irrelevant, immaterial, or unduly repetitious evidence during its deliberations.

The Chair is responsible for maintaining an orderly and civil hearing.

The Commission's general meeting procedures are outlined below. Staff may respond to questions or testimony at any point during the hearing.

1. Staff presentation
2. Petitioner's presentation
3. Public testimony
4. Petitioner's closing remarks
5. Commission deliberations

At the conclusion of an evidentiary portion of a public hearing, the Commission may deliberate on the testimony and evidence presented, or may continue the hearing to a specific date, time, and location.

A written decision, including findings of fact based on the record, shall be prepared by the Commission.

Testimony

Participants shall identify themselves for the record, either orally or in writing. All persons offering testimony at a hearing must testify under oath. Licensed attorneys shall be sworn in if they offer testimony, but not if they are solely speaking on behalf of a Petitioner.

A Petitioner may appear on their own behalf or be represented by a designee or attorney. Any other interested person may also appear and participate.

Written Comments

Written testimony is welcomed and should be submitted no later than 72 hours prior to the hearing to ensure timely review by the Commission. Comments received after this deadline will be compiled and provided to the Commission before the hearing begins. Please reference the case or topic in the subject of any communication.

Send written comments to:

City of Peoria Community Development Department
Planning & Zoning Division
419 Fulton Street, Room 203
Peoria, IL 61606

Email: planning@peoriagov.org

Commissioner Responsibilities

Open Meetings Act Training

Commissioners must complete an Open Meetings Act Training annually and provide a certificate of completion to the Commission Liaison.

Ex-Parte Communications

Commissioners shall refrain from ex-parte communications. If a Commissioner receives an unsolicited ex-parte communication, the member shall disclose the communication on the record at the next public meeting or hearing on the matter, including the identity of the person and the substance of the communication.

Conflicts of Interest

Commissioners shall recuse or abstain from all discussions and decisions regarding matters in which they have a conflict of interest.

Attendance

Consistent participation by Commissioners is essential to ensure that petitioners receive a timely hearing of their cases. Commissioners should notify City staff as early as possible if they are unable to attend a scheduled meeting.