Welcome!

If you plan on speaking, please complete a Blue Speaker Form

For each case the following sequence will apply:

1. Chairperson proceeds with swearing in procedures
2. Chairperson announces the case
3. Staff enters case into the record
   a. Staff presents the case
   b. Staff answers questions from the Commission
4. Petitioner presents case and answers questions from the Commission
5. Chairperson opens the meeting to the public
6. Public comments – Chairperson may ask for response/input from staff and petitioner
7. Petitioner presents closing statements
8. Public testimony is closed (No further public comment)

9. Commission deliberates and may consult staff
10. Commission prepares findings, if applicable
11. Commission votes

All comments and questions must be directed to the Commission
AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MARCH 10, 2016 MINUTES

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

   CASE NO. ZBA 3017
   Public Hearing on the request of Derek & Lisa Dully to obtain a variance from the City of Peoria Zoning Ordinance Section 3.2.f.(e) General Residential and Non-Residential Fence Regulations, to increase the height of a side yard fence from six feet to eight feet for the property identified as Parcel Identification No. 14-06-427-002, with an address of 2121 W Altorfer Drive, Peoria, Illinois (Council District 5).

   CASE NO. ZBA 3018
   Public Hearing on the request of Stephan A. Hard to obtain a variance from City of Peoria Zoning Ordinance Section 7.6.e Yard Requirements, to decrease the required rear yard setback from 25 feet to 5 feet for a garage addition, for the property identified as Parcel Identification No. 14-20-178-001, with an address of 1422 W Sunnyview Drive, Peoria, Illinois (Council District 4).

5. ELECTION OF OFFICERS

6. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

7. ADJOURNMENT

Inquiries: Community Development Department, (309) 494-8600 or planning@peoriagov.org
A regularly scheduled Zoning Board of Appeals Meeting was held on Thursday, March 10, 2016, at 1:00 p.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Ed Barry presiding.

**ROLL CALL**

The following Zoning Board of Appeals Commissioners were present: Chairperson Ed Barry, Henry Blackwell, Mark Anderson, Jerry Jackson, Zachary Oyler – 5. Absent: Richard Russo, Nathan Wagner – 2.

Staff Present: Kimberly Smith, Madeline Wolf

**MINUTES**

Commissioner Anderson moved to approve the minutes for the meeting held on December 10, 2015; seconded, by Commissioner Oyler. The motion was approved viva voce vote 5 to 0.

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Staff Member Madeline Wolf.

**REGULAR BUSINESS**

**CASE NO. ZBA 3016**

Public Hearing on the request of Saundra Wilkinson of O'Reilly Auto Parts, to obtain a variance from the City of Peoria Zoning Ordinance Section 17.11.c(2), Signs, to increase the maximum sign area and height, located at 3905 N. University (Parcel Index Nos. 14-29-178-017 and 14-29-178-016), Peoria, IL (Council District 4).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. ZBA 3016 into the record and presented the request. The petitioner requested a variance from Section 17.11.c.(2) of the City of Peoria Zoning Ordinance to allow the construction of a freestanding sign that exceeds the maximum allowed sign area and height. The proposed sign area totaled 138 square feet. The proposed sign height was 30 feet.

Ms. Smith provided the staff analysis as outlined in the memo.

The Site Plan Review Board recommended DENIAL of the proposed variance.

Darrell Franklin, representing the petitioner, spoke in favor of the request. Mr. Franklin said a larger sign would be safer because of increased visibility to motorists; and he said the request for the additional sign area was to display sales.

Commissioner Anderson requested more information from the petitioner in regard to the request reducing vehicle safety concerns.

Commissioner Blackwell asked the petitioner about the sizes of signs adjacent to O'Reilly Auto Parts.

With no further interest in public testimony, Chairperson Barry closed the Public Hearing at 1:09 p.m.

Commissioner Anderson asked Ms. Smith of staff’s position on the safety concerns raised by the petitioner.

Ms. Smith iterated staff response to the petitioner’s stance on the larger sign reducing safety concerns. Instead, staff said the requested sign size could create obstruction and increased vehicle safety concerns. Ms. Smith qualified her response was not based on a specific traffic study.
Commissioner Blackwell then directed his previous inquiry of the sizes of existing signs near the O’Reilly property to Ms. Smith.

Ms. Smith was not aware of approved variances for the existing signs in the area.

Chairperson Barry read the Findings of Fact.

**Discussion:**
Commissioner Blackwell said he surveyed the property prior to the commission meeting and the adjacent signage seemed large. Blackwell was unaware of variances granted for the allowance of larger signs. Blackwell did not support the request to obtain a variance for this property.

Commissioner Anderson noted that two out of three of the criteria on the Findings of Fact were false.

Chairperson Barry referred to the denial of Case No. ZBA 3015; a request for a 108 square foot sign.

**Motion:**
Commissioner Blackwell made a motion to deny the request as presented; seconded, by Commissioner Oyler.

The motion to deny the request was approved by roll call vote.

**Yeas:** Barry, Blackwell, Anderson, Jackson, Oyler – 5.

**Nays:** None.

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**CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION**

There was no interest from the public to provide public testimony at 1:14 p.m.

Chairperson Barry requested information from staff in regard to the Open Meetings Act (OMA) training for 2016.

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**ADJOURNMENT**

Commissioner Anderson moved to adjourn the Zoning Board of Appeals Meeting; seconded by Commissioner Jackson.

The motion was approved viva voce vote 5 to 0.

The Zoning Board of Appeals meeting adjourned at approximately 1:16 p.m.
TO: City of Peoria Zoning Board of Appeals
FROM: Site Plan Review Board (Prepared by Leah Allison)
DATE: June 9, 2016
CASE NO: ZBA 3017
SUBJECT: Public Hearing on the request of Derek & Lisa Dully to obtain a variance from the City of Peoria Zoning Ordinance Section 3.2.f.(e) General Residential and Non-Residential Fence Regulations, to increase the height of a side yard fence from six feet to eight feet for the property identified as Parcel Identification Nos. 14-06-427-002 and 14-06-427-003, with an address of 2121 W Altorfer Drive, Peoria, Illinois (Council District 5)

PROPERTY CHARACTERISTICS
The subject property is 2.0 acres in size and zoned Class I-1 (Industrial/Business Park) District. It is surrounded by Class I-1 (Industrial/Business Park) to the north and east, and Class C-2 (Large Scale Commercial) to the west and south. The property is developed with a dog boarding facility.

REQUESTED VARIANCE:
The Petitioner is requesting a variance from Section 3.2.f.(e) General Residential and Non-Residential Fence Regulations, to increase the height of a side yard fence from six feet to eight feet (33% variance).

The Petitioner states that the diminished safety of the animals with a six-foot tall fence creates a hardship.

SITE PLAN REVIEW BOARD RECOMMENDATION
Staff’s recommendation is to DENY the variance due to lack of hardship and failure to meet all of the following criteria:
1) Reasonable Return: The subject property can yield a reasonable return without the requested variance.
2) Unique Circumstances: The subject property is not unique.
3) Character: The proposed variance may not alter the character of the neighborhood. The area surrounding the subject property is industrial and large scale commercial. Review of the area found some fences greater than six feet in height.
CITY OF PEORIA
APPLICATION FOR VARIANCE/ZONING BOARD OF APPEALS

I. PROPERTY INFORMATION:

A. Street address: 2121 W. Altorfer Drive Zip Code + 4 61615-
B. Tax ID number: 14-06-427-002
C. Legal description (attached) and on CD-ROM (MS Word format)
D. Area (square feet or acres):
E. Current property use: Hog Kennel
F. Current zoning district: 12

II. APPLICANT(S):

A. Name: Derek and Lisa Dully
B. Company name: Waggin’ Tails Resort Inc.
C. Address (Street, City, Zip): 2121 W. Altorfer Drive Peoria 61615
   *E-mail Address: dduddy25@gmail.com
D. Daytime phone number: 309-349-4126
E. Interest in subject property: X Owner ___ Representative
F. Applicant(s) signature(s): D. Dully Date: 4/21/2016
   Lisa A. Dully Date: 4/21/2016

III. OWNER(S) OF SUBJECT PROPERTY:

A. Name: Derek and Lisa Dully
B. Company: Waggin’ Tails Resort Inc.
C. Address (Street, City, Zip): 1445 Timberline Rd. Galesfield IL 61742
   * Email Address: dduddy25@gmail.com
D. Daytime phone number: 309-349-4126
E. Owner(s) signature(s): D. Dully Date: 4/21/2016
   Lisa A. Dully
*PLEASE NOTE: EMAIL WILL BE USED FOR ALL CORRESPONDENCE UNLESS OTHERWISE REQUESTED.

CORRESPONDENCE/COMMUNICATION TO BE SENT TO:

[ ] Applicant  [ ] Owner  (Select only one)

IV. VARIANCE INFORMATION:

A. 1. Variance being requested 8' tall privacy fence

2. From what section of the zoning ordinance is a variance being requested? ______

B. 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  [ ]

C. What is your hardship? Please be specific. We are asking variance to increase our fencing from 6' to 8' in order to provide a safe containment area. Many dogs are able to climb and or jump over a 6' fence.

D. 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 Zoning Ordinance?

[ ] Yes  [ ] No

Please elaborate: We are located in industrial area. There are many existing fences and commercial properties so that the fencing will be in harmony
V. FINDINGS OF FACT WORKSHEET:

Please select true or false for the following three questions:

Sections 2.12.e / 2.6.4.F. Standards for Variations
No variations from the regulations of this ordinance/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    [x] False

   Explanation: This is for the safety of the animals in our care.

   Fact 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.

   [x] True    [ ] False

   Explanation: Not having a 8' fence creates a liability for us as owners in the event a dog would climb or jump over the fence.

   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    [x] False

   Explanation: The fence is in harmony with the surroundings.

   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.
TO: City of Peoria Zoning Board of Appeals
FROM: Site Plan Review Board (Prepared by Leah Allison)
DATE: June 9, 2016
CASE NO: ZBA 3018
SUBJECT: Public Hearing on the request of Stephan A. Hard to obtain a variance from City of Peoria Zoning Ordinance Section 7.6.e Yard Requirements, to decrease the required rear yard setback from 25 feet to 5 feet for a garage addition, for the property identified as Parcel Identification No. 14-20-178-001, with an address of 1422 W Sunnyview Drive, Peoria, IL (Council District 4)

PROPERTY CHARACTERISTICS
The subject property is 0.26 acre (11,326 sq. ft.) in size and zoned Class R-3 (Single Family Residential) District. It is surrounded by Class R-3 (Single Family Residential) to the north, south, east, and west. In 1959, a single family residence was constructed on the property.

REQUESTED VARIANCE:
The Petitioner is requesting a variance from Section 7.6.e. Yard Requirements of the Zoning Ordinance to reduce the required rear yard setback from 25 feet to 5 feet (80% variance) for the construction of a garage addition. An alternative request is included to reduce the required rear yard setback from 25 feet to 14.5 feet (42% variance).

The Petitioner states that the shape and small size of the property creates a hardship for meeting the required building setback. A narrative from the petitioner is attached for further explanation.

SITE PLAN REVIEW BOARD RECOMMENDATION
Staff’s recommendation is to DENY the requested variance to 5 feet. Staff recommends APPROVAL of the requested variance to 14.5 feet upon consideration of the following criteria:

1) Reasonable Return: The property is constructed with a single-stall attached garage. Per the petitioner, certain household appliances are located in the garage. This may reduce the reasonable return for the property.
2) Unique Circumstances: The subject property is somewhat unique since it has a front yard setback of 25 feet on two frontages and a rear yard setback of 25 feet, which limits the available buildable area.
3) Character: The variance to 14.5 feet keeps the encroachment into the rear yard to the least amount, while allowing for a garage addition to create a second parking stall and maintaining a 14.5 feet rear yard. Two-car garages are common in the neighborhood and will fit with the character of the neighborhood.
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
CITY OF PEORIA
APPLICATION FOR VARIANCE/ZONING BOARD OF APPEALS

I. PROPERTY INFORMATION:

A. Street address: 1422 W. Sunnyside Drive        Zip Code + 4 61614 -

B. Tax ID number: 14-20-178-001

C. Legal description (attached) and on CD-ROM (MS Word format)

D. Area (square feet or acres): 120 x 126.4 x 71.9 x 100 x 18.6

E. Current property use: Single Family Residence

F. Current zoning district: R-3

II. APPLICANT(S):

A. Name: Stephan A. Hard

B. Company name:

C. Address (Street, City, Zip + 4): 1422 W. Sunnyside Drive, Peoria, IL 61614

   *E-mail Address: c/o his attorney (keppel@keppelkaville.com)

D. Daytime phone number: 309-282-1545

E. Interest in subject property: Owner Representative

F. Applicant(s) signature(s): Stephan Hard Date: 5-12-16

III. OWNER(S) OF SUBJECT PROPERTY:

A. Name: Applicant is owner - same as above

B. Company:

C. Address (Street, City, Zip):

   * Email Address:

D. Daytime phone number:

E. Owner(s) signature(s): Date:
IV. VARIANCE INFORMATION:

A. 1. Variance being requested: Build brick two car garage behind house within 25 foot front yard setback.

2. From what section of the zoning ordinance is a variance being requested? 7.6(e) & 15.3e(2)(a)

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

   Too narrow ____   Too small  x    Soil  ____
   Subsurface ____   Elevation ____   Slope ____
   Too shallow ____   Shape  x    Other  ____

C. What is your hardship? Please be specific. see narrative attached

D. 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 Zoning Ordinance?

   x Yes   ____ No

Please elaborate: see narrative attached
V. FINDINGS OF FACT WORKSHEET:

Please select true or false for the following three questions:

Sections 2.12.e / 2.6.4.F. Standards for Variations
No variations from the regulations of this ordinance/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: see narrative attached

Fact 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: see narrative attached

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: see narrative attached

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.
VI. FILING FEE (MUST ACCOMPANY APPLICATION):

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

Zoning Ordinance Section 2.17.a (1) Variance Application Fees Table
Land Development Code Section 2.14.a Variance Application Fees Table:

<table>
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<tr>
<th>Variation Application Fees (Non-refundable)</th>
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<tr>
<td>Fence, Major</td>
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</table>

A. MINOR VARIANCE – Requires Administrative Approval
   Ordinance Section: 2.12.b. (1) Minor Variations. Minor variations from height, yard (with the exception of transitional buffer yard requirements), bulk, lot area, and fence height provisions of this Ordinance that are less than twenty percent (20%) of the required standard. (For example, a variation from a required 20-foot yard setback in an amount of less than 4 feet is a minor variation.) No minor variation shall be allowed in a Form District.

B. MAJOR VARIANCE – Requires Public Hearing and ZBA Approval
   Ordinance Section: 2.12.b.(2) Major Variations. All variations authorized by this Ordinance, which are not minor variations, shall be considered major variations. Any variation request of transitional buffer yard requirements shall be considered a major variation. Any variation in a Form District shall be considered a major variation.

VII. REQUIRED SITE PLANS:

One copy of the site plan and one on a compact disc or appropriate digital media.
VIII. APPLICATION/MEETING PROCEDURES:

1. The Zoning Board of Appeals has regularly scheduled meetings the second Thursday of each month at the City Hall Building, Room 400, 419 Fulton Street, Peoria, Illinois.

2. The deadline for submitting applications for regularly scheduled Zoning Board of Appeals meetings is twenty-eight (28) days prior to the meeting.

3. The Zoning Administrator must certify that an application for a public hearing is complete (completely filled out, received by the filing deadline, and accompanied by a compact disc or appropriate digital media of the site plan, including digital versions of the application and other attachments as required, including the filing fee) to be processed and scheduled for the next regularly scheduled meeting. Incomplete applications will be returned.

4. The applicant or applicant’s representative will receive notice of the date and time of the public hearing. At least fifteen days prior to the hearing, the Community Development Department will mail notices of the hearing to the owners of all property within 250 feet of the subject property.

5. The format for each public hearing is:
   - Chairperson proceeds with swearing-in procedures.
   - Chairperson announces the case.
   - Staff enters case into the record.
     - Staff presents the case.
     - Staff answers questions from the Commission.
   - Petitioner presents case and answers questions from the Commission.
   - Chairperson opens the meeting to the public.
   - Public comments – Chairperson may ask for response/input from Staff and Petitioner.
   - Petitioner presents closing statements.
   - Public testimony is closed. (No further public comment)
   - Commission deliberates and may consult Staff.
   - Commission prepares findings, if applicable.
   - Commission votes.

6. Application and inquiries should be submitted to:

   Zoning Administrator
   City of Peoria Development Center
   419 Fulton Street, Room 300
   Peoria, Illinois 61602-1217

   Phone: (309) 494-8600
   Fax: (309) 494-8680
EXHIBIT A
Attachment “A” Narrative in Support of Application to
Build Garage Variance
1422 W. Sunnyview Drive, Peoria, IL 61614
P.I.N. 14-20-178-001
June 2016

First, some background is necessary regarding the history of the subject property. For reference, this property lies on the west side of University Street at a point south of Illinois Central College North Campus and north of Glenn Avenue. The home was built in 1959.

The subdivision known as Bevalon Extension #2 (plated in 1955, in plat book “V” at page 72) originally developed Sunnyview Drive to connect to other residential streets (Bevalon Drive, Sunnybrook Drive, Sunnyview Court, etc.). See aerial GIS photos attached as exhibit B. As you can see from the aerial photos, multiple residential streets break off of Sunnyview Drive in a southerly direction. The subject property is on the corner of Sunnyview Drive and Sunnybrook Drive which results in a very odd shape for the lot; and, as you can see, the odd shape is unique to this lot. The front door of the house faces north on Sunnyview Drive which also is the mailing address for the lot, See Exhibit C; the east side of the house is on the boundary line of the lot; and, the driveway to the property enters from the west off of Sunnybrook Drive, See Exhibit D.

The takeaway here is that it supports a “hardship or difficulty”. According to the city’s urban planner, the lot’s entire yard is considered a “front yard” or “side yard” requiring a twenty-five foot setback requirement (section 7.6(e)) preventing Mr. Hard from extending his garage off the south end of the structure. The existing one car garage holds the washer and dryer, water heater, and water softener for the house which presents a narrow, unsafe, and insufficient space to park a vehicle. The gas water heater is not flammable vapor resistant which is dangerous next to gas vehicles; and, it is not enclosed so that it is protected from physical damage that can be caused when pulling into the garage. See Exhibit E. The proposed garage would allow Mr. Hard to create an enclosed “utility room” for the washer and dryer, water heater, and water softener and would allow for safely parking two vehicles.

The property will not yield a reasonable return for Mr. Hard if the variance is not granted. Mr. Hard purchased the subject property in April 2016 with the intent to expand the garage, mainly for safety reasons. Mr. Hard had no reason to believe that he could not expand the garage at the time of purchase. Common sense tells the average person that the garage is on the back of the house and sufficient space exists for the “rear yard” setback requirement of five (5) feet. See Exhibit F. Mr. Hard spent a substantial amount of money to purchase the house and would have not made the purchase had he known that he could not use the garage. A denial of the variance substantially impairs the value of the property as it precludes use of the garage. Also, it may make the property inalienable and difficult to sell.

Mr. Hard’s plight is due to the unique circumstances of his lot. The homeowner that lives on the other corner of Sunnyview Drive and Sunnybrook Drive extended their garage towards Sunnybrook Drive. See Exhibit G. However, because of the unique shape of Mr. Hard’s lot, he is foreclosed from doing the same because of aesthetic changes that are required. Due to the unique
shape of the lot, Mr. Hard only has a “front yard” and a “side yard” despite having grass on three sides of his house. These conditions existed prior to Mr. Hard taking ownership in April 2016.

Allowing Mr. Hard to build the garage will not alter the essential character of the locality or be injurious to the public or other property owners. It will preserve the presently developed single family neighborhood. Mr. Hard understands from the urban planner, that the purpose of the zoning ordinance in designating “back yards” as “side yards” and “front yards” for corner lots is so homeowners will not block the view down a particular street. Allowing Mr. Hard to expand the garage will not obstruct the view down Sunnybrook Drive. See Exhibit H. Additionally, many of Mr. Hard’s neighbor’s support him in his request for a variance, See, Exhibit I.

Plan #1 (the preferred plan) proposes building a 24’ x 24’ garage extension off the south end of the existing garage. This would leave a five (5) foot setback area to the lot boundary, which complies with the restriction for a “rear yard”. See, Exhibit J. Proposed plan #2, as an alternative to Plan #1, proposes building a 14 ½ foot extension off the south end of the garage. This would leave a fourteen foot six inch (14’6”) setback area to the lot boundary, well within the restriction for a “rear yard”. See Exhibit K. In either alternative, the board should allow Mr. Hard to treat his back yard, which is behind his house, as just that, a “rear yard”.
EXHIBIT B
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</tbody>
</table>

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Map Scale
1 inch = 167 feet
5/2/2016

http://gis.poricounty.org/PoriaGIS/
EXHIBIT C
EXHIBIT D
EXHIBIT E
EXHIBIT F
EXHIBIT G
EXHIBIT H
EXHIBIT I
May 6, 2016

Zoning Board of Appeals
419 Fulton Street, Room 300
Peoria, IL 61602-1217

RE:  Steven Hard, 1422 W. Sunnyview Drive, Peoria, IL 61614
     Application for Variance

Dear Zoning Board:

My name is Lana Rest and I live at 1407 W. Sunnyview Drive, Peoria, IL 61614. I’m a neighbor of Steve Hard. Steve is a very nice person and I’m happy to have him in our neighborhood. Steve gets along well with everyone in the neighborhood.

I want to encourage the Zoning Board of Appeals to grant Steve’s application for a variance so that he can build a new garage. Steve has mentioned that he cannot use his garage. I understand that Steve’s washer and dryer, water heater, and water softener are in his garage creating a safety problem. Steve has informed us that the house was structured in this way when he purchased it. It is common sense to me that the area of Steve’s yard where he wants to build the garage is a “rear yard”. The existing garage and area where Steve wants to build the new garage is on the back side of the house.

Steve is an important part of our neighborhood community and I do not want him to move. Also, I’m afraid that Steve’s property will lose value if he cannot build a satisfactory garage, which will negatively affect neighboring property values as well. Home values in our neighborhood are not just important to me, they are important to all homeowners.

I do not believe that Steve’s new garage will negatively affect the aesthetic value of our neighborhood. I understand that it will simply extend the boundaries of the existing garage. The garage will be setback from the road far enough that it will not be seen by the human eye when looking down Sunnybrook Drive. As a neighbor of Steve Hard and a homeowner in the Bevalon Extension Subdivision, I support Steve’s application for variance. Do not hesitate to contact me with any questions.

Thank you,

Lana Rest
May 6, 2016

Zoning Board of Appeals
419 Fulton Street, Room 300
Peoria, IL 61602-1217

RE: Steven Hard, 1422 W. Sunnyview Drive, Peoria, IL 61614
Application for Variance

Dear Zoning Board:

My name is Brandon Plattner and I live at 5107 N. Sunnybrook Drive, Peoria, IL 61614. I’m a neighbor of Steve Hard. Steve is a very nice person and I’m happy to have him in our neighborhood. Steve gets along well with everyone in the neighborhood.

I want to encourage the Zoning Board of Appeals to grant Steve’s application for a variance so that he can build a new garage. Steve has mentioned that he cannot use his garage. I understand that Steve’s washer and dryer, water heater, and water softener are in his garage creating a safety problem. Steve has informed us that the house was structured in this way when he purchased it. It is common sense to me that the area of Steve’s yard where he wants to build the garage is a “rear yard”. The existing garage and area where Steve wants to build the new garage is on the back side of the house.

Steve is an important part of our neighborhood community and I do not want him to move. Also, I’m afraid that Steve’s property will lose value if he cannot build a satisfactory garage, which will negatively affect neighboring property values as well. Home values in our neighborhood are not just important to me, they are important to all homeowners.

I do not believe that Steve’s new garage will negatively affect the aesthetic value of our neighborhood. I understand that it will simply extend the boundaries of the existing garage. The garage will be setback from the road far enough that it will not be seen by the human eye when looking down Sunnybrook Drive. As a neighbor of Steve Hard and a homeowner in the Bevalon Extension Subdivision, I support Steve’s application for variance. Do not hesitate to contact me with any questions.

Thank you,

Brandon Plattner

5/6/2016
May 6, 2016

Zoning Board of Appeals  
419 Fulton Street, Room 300  
Peoria, IL 61602-1217  

RE: Steven Hard, 1422 W. Sunnyview Drive, Peoria, IL 61614  
   Application for Variance  

Dear Zoning Board:

My name is Patricia F. Meyer and I live at 1416 W. Sunnyview Drive, Peoria, IL 61614. I’m a neighbor of Steve Hard. Steve is a very nice person and I’m happy to have him in our neighborhood. Steve gets along well with everyone in the neighborhood.

I want to encourage the Zoning Board of Appeals to grant Steve’s application for a variance so that he can build a new garage. Steve has mentioned that he cannot use his garage. I understand that Steve’s washer and dryer, water heater, and water softener are in his garage creating a safety problem. Steve has informed us that the house was structured in this way when he purchased it. It is common sense to me that the area of Steve’s yard where he wants to build the garage is a “front yard” or “side yard”. The existing garage and area where Steve wants to build the new garage is on the back side of the house.

Steve is an important part of our neighborhood community and I do not want him to move. Also, I’m afraid that Steve’s property will lose value if he cannot build a satisfactory garage, which will negatively affect neighboring property values as well. Home values in our neighborhood are not just important to me, they are important to all homeowners.

I do not believe that Steve’s new garage will negatively affect the aesthetic value of our neighborhood. I understand that it will simply extend the boundaries of the existing garage. The garage will be setback from the road far enough that it will not be seen by the human eye when looking down Sunnybrook Drive. As a neighbor of Steve Hard and a homeowner in the Bevalon Extension Subdivision, I support Steve’s application for variance. Do not hesitate to contact me with any questions.

Thank you,

Patricia F. Meyer
May 6, 2016

Zoning Board of Appeals
419 Fulton Street, Room 300
Peoria, IL 61602-1217

RE: Steven Hard, 1422 W. Sunnyview Drive, Peoria, IL 61614
Application for Variance

Dear Zoning Board:

My name is Andrew Matarelli and I live at 1413 W. Sunnyview Drive, Peoria, IL 61614. I’m a neighbor of Steve Hard. Steve is a very nice person and I’m happy to have him in our neighborhood. Steve gets along well with everyone in the neighborhood.

I want to encourage the Zoning Board of Appeals to grant Steve’s application for a variance so that he can build a new garage. Steve has mentioned that he cannot use his garage. I understand that Steve’s washer and dryer, water heater, and water softener are in his garage creating a safety problem. Steve has informed us that the house was structured in this way when he purchased it. It is common sense to me that the area of Steve’s yard where he wants to build the garage is a “rear yard”. The existing garage and area where Steve wants to build the new garage is on the back side of the house.

Steve is an important part of our neighborhood community and I do not want him to move. Also, I’m afraid that Steve’s property will lose value if he cannot build a satisfactory garage, which will negatively affect neighboring property values as well. Home values in our neighborhood are not just important to me, they are important to all homeowners.

I do not believe that Steve’s new garage will negatively affect the aesthetic value of our neighborhood. I understand that it will simply extend the boundaries of the existing garage. The garage will be setback from the road far enough that it will not be seen by the human eye when looking down Sunnybrook Drive. As a neighbor of Steve Hard and a homeowner in the Bevalon Extension Subdivision, I support Steve’s application for variance. Do not hesitate to contact me with any questions.

Thank you,

Andrew Matarelli
EXHIBIT J
EXHIBIT K