



**ZONING BOARD OF APPEALS
THURSDAY, AUGUST 14, 2025
CITY HALL, ROOM 400 – 1:00 P.M.**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MAY 8, 2025 REGULAR MEETING MINUTES**
- 4. APPROVAL OF JUNE 11, 2025 SPECIAL MEETING MINUTES**
- 5. 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. Public Hearing on the request of Chase and Anna Tiftt 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 R2 (Single-Family Residential) District, for the property located at 6015 N Chippewa Ridge Ln (Parcel Identification No. 14-16-326-001), Peoria, IL (Council District 5)
ZBA 251-2025

CASE NO. Public Hearing on the request of Richard W Dorbeck 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 6 feet in a Class R3 (Single Family Residential) District, for the property located at 2230 E. Oak Terrace (Parcel Identification No. 14-26-327-001), Peoria, IL (Council District 3)
ZBA 256-2025

CASE NO. Public hearing on the request of Ashley Bradshaw 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 front yard fence from 3 feet to 5 feet, in a Class R3 (Single Family Residential) District for the property located at 9104 N Wyndridge Way (Parcel Identification No. 08-34-376-024), Peoria, IL (Council District 4)
ZBA 266-2025

CASE NO. Public hearing on the request of Jagath Jonnalagedda 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 3018 W Saddle Creek Dr (Parcel Identification Numbers 09-30-152-012), Dunlap, IL (Council District 5)
ZBA 294-2025

CASE NO. Public Hearing on the request of Steve Kerr of Mohr & Kerr Engineering, on behalf of Ben Leman of BT Holdings LLC, to obtain a Major Variance from the City of Peoria Unified Development Code, Section 8.5.3 Specific Lighting Standards to increase the maximum one-half (1/2) foot-candle of illumination at the lot line and the uniformity ratio, in a Class C2 (Large Scale Commercial) District and a Class I2 (Railroad/Warehouse Industrial) District, for the properties located at 1705 W Pioneer Pkwy, 1715 W Pioneer Pkwy, and 1801 W Pioneer Pkwy (Parcel Identification Nos. 14-05-352-021, 14-05-352-013, 14-05-353-001, and 14-05-353-002), Peoria, IL (Council District 5)
ZBA 139-2025
(Deferred from May meeting)

- 6. ELECTION OF OFFICERS**
- 7. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
- 8. ADJOURNMENT**