



Post Office Box 299  
Peru, Illinois 61354

June 4, 2020

Mayor Scott J. Harl,  
Peru City Clerk, and  
Aldermen of the City of Peru

RE: Petition of John P. Atkins and Gina L. Atkins  
1916 Fulton Street, Peru, IL

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, June 3, 2020, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of John P. Atkins and Gina L. Atkins (hereinafter "Petitioners") concerning real estate located at 1916 Fulton Street, Peru, IL, legally described as follows:

**PARCEL 1:** That part of the Northeast Quarter (NE1/4) of Section 17 in Township 33 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at a point which is 40 feet West and 125 feet North of the Southwest corner of Block 8 in Brewster's Second Addition to Ninewa, in the City of Peru, running thence North on a line parallel with the West line of said Block 8 for 60 feet, thence West on a line parallel with the North line of Block 9 in Brewster's Third Addition to the City of Peru, for 120 feet, thence South on a line parallel with the said East line for 60 feet, and thence East on a line parallel with the said North line for 120 feet to the place of beginning, being in and a part of the City of Peru, County of LaSalle and State of Illinois, excepting underlying coal and mining rights as heretofore conveyed.

**PARCEL II:** That part of the Northeast Quarter (NE1/4) of Section 17 in Township 33 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at a point which is 40 feet West and 185 feet North of the Southwest corner of Block 8 in Brewster's Second Addition to Ninewa, in the City of Peru, running thence North on a line parallel with the West line of said Block 8, 10 feet, thence West on a line parallel with the North line of Block 9 in Brewster's Third Addition to the City of Peru, for 120 feet, thence South on a line parallel the said East line for 10 feet, and thence East on a line parallel with the said North line for 120 feet to the place of beginning, being in and a part of the City of Peru, County of LaSalle and State of Illinois, excepting underlying coal and mining rights as heretofore conveyed.

PIN: 17-17-204-012 (hereinafter "Property").

Petitioners desire to construct a 9' x 20' addition to the residence on the Property and request a variance to reduce the south side yard setback from not less than 10 feet, as required by Section 10.02(h)(2)a.iii. of the Zoning Ordinance, to not less than 4 feet. The Property is in a R-1 Single-Family Detached Dwelling Zoning District.

Planning/Zoning Commission Members Miller, Grabowski, Lucas, Kalsto, and Brady were present at the hearing. Members Atkinson and Moreno were absent. Due to COVID-19, this meeting was also streamed live on the internet.

After first being duly sworn, Petitioner John Atkins testified that Petitioners have lived at the 960 sq. ft Property for 5 years. Petitioners would like to construct a 9' x 20' addition to the south side of the home to provide additional kitchen, dining, and storage space for their growing family. Mr. Atkins said the addition will be constructed by Snowden Construction, whom is licensed and bonded with the City. The addition will have siding that matches the recently renovated garage. Petitioners will be expanding the front porch as well.

Mr. Atkins testified further that Petitioners spoke their neighbors to the north and south of the Property, and neither had concerns or objections about the addition.

Chairman Miller stated that by the look of the drawings included in Petitioners' application, the addition looked like a nice improvement.

There were no objectors at the hearing.

The Planning/Zoning Commission found the requested variance will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger the public safety, or diminish or impair property values and will not increase street congestion and, therefore, recommends to the City Council that the variance be granted.

Member Brady moved, and Member Kalsto seconded, that the Petition as prayed for be favorably recommended to the City Council. The motion passed unanimously: 5 aye, 0 nay, and 2 Members absent.

Respectfully submitted,

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CARY MILLER, Chairman of the  
Planning/Zoning Commission