



Post Office Box 299
Peru, Illinois 61354

August 6, 2020

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

RE: Petition of Stephen and Meg Kowalczyk
1428 Rock 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, August 5, 2020, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Stephen and Meg Kowalczyk (hereinafter "Petitioners") concerning real estate located at 1428 Rock Street, Peru, IL, legally described as follows:

LOTS ONE (1) AND TWO (2) IN BLOCK TWO (2) IN PARK ADDITION TO PERU; LOTS NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK ONE (1) IN PARK ADDITION TO PERU; AND THAT PART OF VACATED ELEVENTH STREET IN SAID PARK ADDITION TO PERU DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT NINE (9) IN BLOCK ONE (1) IN PARK ADDITION AFORESAID, THENCE SOUTH THIRTY (30) FEET, THENCE WEST TO A POINT THIRTY (30) FEET NORTH OF THE NORTHEAST CORNER OF LOT ONE (1) IN BLOCK TWO (2) IN PARK ADDITION AFORESAID, THENCE SOUTH TO THE SAID NORTHEAST CORNER OF SAID LOT ONE (1) IN BLOCK TWO (2), THENCE WEST ON THE NORTH LINE OF SAID LOT ONE (1) TO THE NORTHWEST CORNER THEREOF, THENCE NORTH TO THE SOUTHWEST CORNER OF LOT ELEVEN (11) IN BLOCK ONE (1) AFORESAID, THENCE EAST ALONG THE SOUTH LINE OF LOTS ELEVEN (11), TEN (10) AND NINE (9) TO THE PLACE OF BEGINNING; ALL SITUATED IN THE CITY OF PERU, EXCEPTING UNDERLYING COAL AND MINING RIGHTS.

PINs: 17-16-110-002 & 17-16-108-001 (hereinafter "Property").

Petitioners desire to construct a new 20' x 24' storage shed on the Property and request a variance to increase the maximum area for an accessory structure from not more than 150 sq. ft., as provided by Section 6.01(a)(1) of the City's Zoning Ordinance, to not more than 480 sq. ft. The Property is in a R-2 Single-Family Detached Dwelling Zoning District.

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

Petitioners appeared remotely via Zoom. After first being sworn, Petitioner Stephen Kowalczyk testified that the proposed shed would have a 4/12 pitch roof and feature cedar siding to match the house. The Property is located at the end of a dead end and the proposed location of shed is far away from any neighbors.

There were no objectors online or in-person 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: 6 aye, 0 nay, and 1 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission