



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 Douglas and Cynthia Thurman
2201 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 5:15 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Douglas and Cynthia Thurman (hereinafter "Petitioners") concerning real estate located at 2201 Rock Street, Peru, IL, legally described as follows:

PARCEL #1:

Lot 32 in Marquette Manor Second Addition to the City of Peru, per Plat thereof recorded 1 May, 1963 in Plat Book W, page 70, excepting the following described portion: Commencing at the Southeast corner of Lot 32 in Marquette Manor Second Addition to the City of Peru, Illinois, running thence Westerly along the South line of said Lot 32 for a distance of 60.60 feet, thence Northeasterly for a distance of 68.71 feet to a point on the East line of said Lot 32 said point being 8 feet North of the Southeast corner of said Lot 32, thence Southeasterly along the East line of said Lot 32 for a distance of 8 feet to the point of beginning.

PARCEL #2:

That part of Lot 15 in the Re-Subdivision of part of Lots 1 and 2 in Marquette Manor Second Addition to the City of Peru, per plat thereof recorded 26 April, 1965 in Plat Book X, page 38, described as follows: Commencing at the Northwest corner of Lot 15 in the Re-Subdivision of part of Lots 1 and 2 in Marquette Manor Second Addition to the City of Peru, Illinois, running thence Easterly along the North line of said Lot 15 for a distance of 52.12 feet, thence Southwesterly for a distance of 52.50 feet to a point on the West line of said Lot 15 said point being 6 feet South of the Northwest corner of said Lot 15, thence North along the West line of said Lot 15 for a distance of 6 feet to the point of beginning;

Excepting underlying coal and mining rights and the right to mine and remove the same, in LaSalle County, Illinois.

PIN: 17-09-311-010 (hereinafter "Property").

Petitioners desire to construct a new privacy fence to enclose the rear yard of the Property and request a variance to increase the maximum height of a fence from not more than six (6) feet, as provided by Section 6.03(b)(1) of the City's Zoning Ordinance, to not more than seven (7) feet. 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 in-person at the hearing and were duly sworn. In response to questioning from Member Brady, Mr. Thurman testified that the proposed fence will be a solid vinyl privacy fence, beige in color. In response to further questioning from Member Atkinson, Mr. Thurman confirmed the variance to increase the fence height was the only variance being requested.

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 Kalsto moved, and Member Moreno 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