



Post Office Box 299
Peru, Illinois 61354

June 11, 2020

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

RE: Petition of Jeremy Moorman & Nicole Moorman
203 Calhoun 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 10, 2020, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Jeremy Moorman & Nicole Moorman (hereinafter "Petitioners") concerning real estate located at 203 Calhoun Street, Peru, IL, legally described as follows:

Lot Six (6) in Block One Hundred Twenty-One (121) in Ninewa Addition to the Town, now City of Peru, situated in the City of Peru, except coal and minerals and the right to mine and remove same; situated in LaSalle County, Illinois.

PIN: 17-20-201-006 (hereinafter "Property").

Petitioners desire to construct a new 10' x 21' outside storage shed in the side yard of the Property and request the following variances, to wit:

- (1) a variance to increase the maximum area of an accessory structure from not more than 150 sq. ft. as provided by Section 6.01(a)(1), to not more than 210 sq. ft.;
- (2) a variance to reduce the minimum distance of an accessory structure from a principal building from not less than ten feet (10') as provided by Section 6.01(a)(2)a., to zero feet (0');
- (3) a variance to reduce the minimum rear yard setback from not less than thirty-five feet (35') as provided by Section 10.04(h)(2)b., to not less than fifteen feet (15'); and
- (4) for such other relief as may be equitable and just.

The Property is located in an R-3 Single and Two-Family Residential Zoning District.

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

Petitioner Jeremy Moorman appeared before the Planning/Zoning Commission and was duly sworn. Prior to the hearing, Petitioners amended their Petition requesting approval for a 10' x 18' outside storage shed and submitted the attached site plan drawing. The drawing reflects that the proposed 180 sq. ft. storage shed would be situated 21' from the rear yard setback, 4' from the principal residence, and 4' from the side yard setback.

Petitioner testified that there is an old, deteriorating 8' x 8' barn currently in the location of the proposed storage shed. Petitioner plan to construct the new storage shed such that the front of the shed lines up with the garage. Petitioner added that the shed could be placed closer to the principal residence so that an additional variance from the side yard setback is not required.

In response to questioning from Member Brady, Petitioner stated they intend to construct the proposed shed atop gravel and the space between the shed and home would be gravel.

In response to questioning from Chairman Miller, Petitioner testified that the proposed shed would likely be wood construction with siding that matches the house, a double door on the front, a single door on the side, and maybe a window. In response to further questioning from Chairman Miller, Petitioner stated he had spoken with his neighbors and they had no objection.

There were no objectors at the hearing.

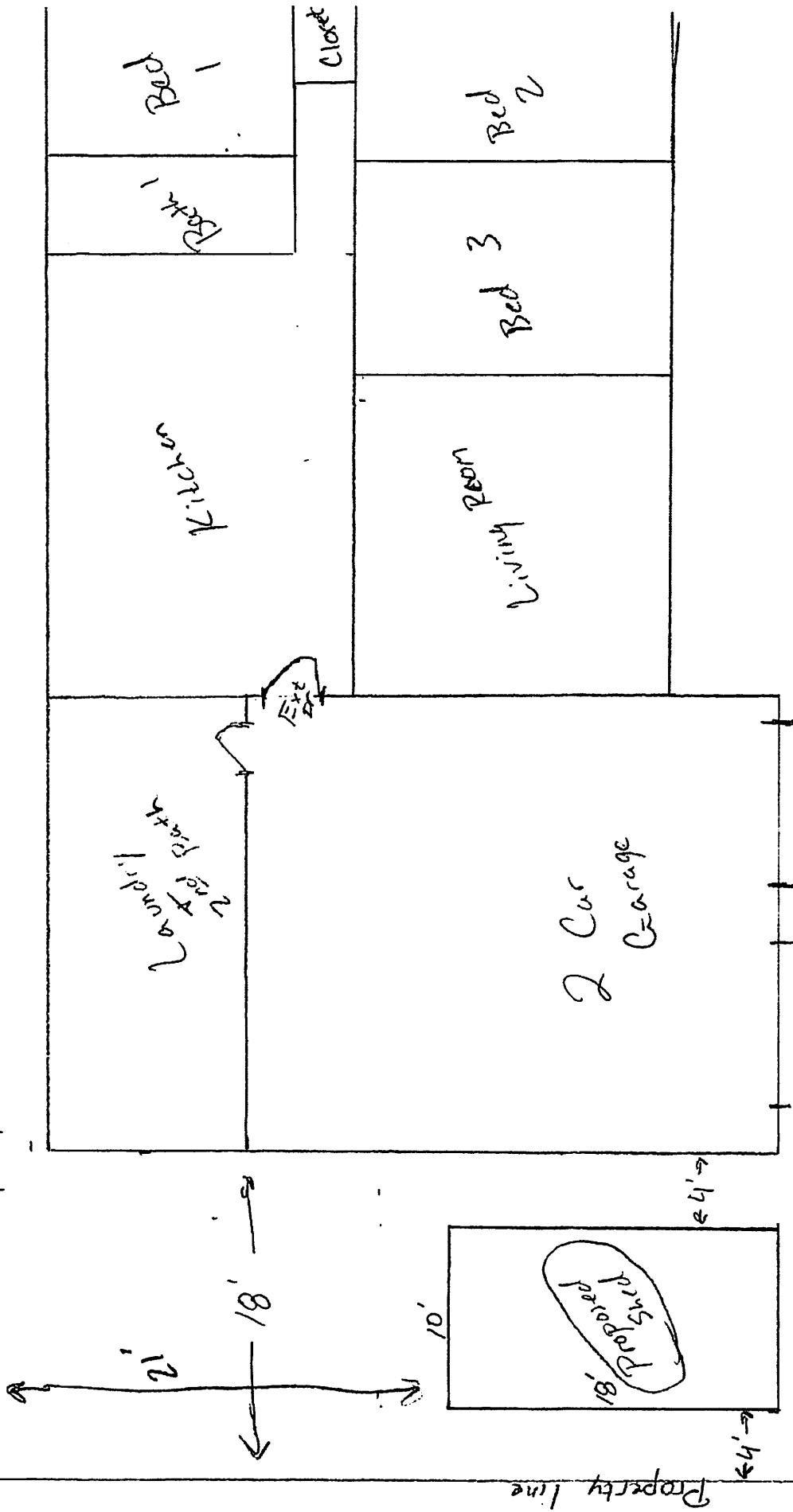
The Planning/Zoning Commission found the requested variances will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger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

Property line



Moorman Yard Shed Proposal

Address 203 Calhoun St.
Peru IA 61354

10' x 18' Yard Storage Shed