



Post Office Box 299
Peru, Illinois 61354

April 22, 2021

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

RE: Petition of OIG Properties Inc.
4309 Mahoney Drive, 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, April 21, 2021, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of the OIG Properties Inc. (hereinafter "Petitioner") concerning property located at 4309 Mahoney Drive, Peru, IL, legally described as follows:

Lot 19 in Interstate acres addition to the City of Peru, being a part of the Northwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded November 21, 1979 as Doc. #678124, in Plat Cabinet "A", Pages 112 and 113, situated in the County of LaSalle, in the State of Illinois.

PIN: 17-04-102-005 (hereinafter "Property")

On October 4, 2004, the Property was granted a variance to reduce the east rear yard setback from not less than 40 feet, to not less than ten feet for the purposes of constructing an addition. The addition, as built, encroaches over the reduced east rear yard setback by approximately 2.5 feet. Accordingly, Petitioner seeks approval of a variance to reduce the east rear yard setback from not less than forty feet, as required under Section 11.05(h)(2) of the Zoning Ordinance, to the as-built distance of the addition of approximately 7.5 feet. The Property is located within a B-4 Highway Business District.

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

Vince Gatza and Attorney Cote Klinefelter appeared on behalf of Petitioner and were duly sworn. Attorney Klinefelter testified that Petitioner acquired the Property from Airgas in December of 2015. Mr. Gatza runs his electrical business out of the rear of the building, while the front is leased to TME Technology Made Easy. Petitioner discovered that the building encroaches 2.5 feet over the reduced east rear yard setback and is requesting a variance to come into compliance with City code.

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 Moreno seconded, that the requested variance to reduce the east rear yard setback from not less than 40 feet, as provided in Section 11.05(h)(2) of the Zoning Ordinance, to not less than 7.5 feet, be favorably recommended to the City Council. The motion passed: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission