



Post Office Box 299  
Peru, Illinois 61354

June 3, 2021

Mayor Ken Kolowski,  
Peru City Clerk, and  
Aldermen of the City of Peru

RE: Petition of James Hurst  
1421 23<sup>rd</sup> 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 2, 2021, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of James Hurst (hereinafter "Petitioner") concerning real estate located at 1421 23<sup>rd</sup> Street, Peru, IL, legally described as follows:

Lot 40 in Marquette Manor Addition to the City of Peru, Illinois, according to the Plat thereof recorded in Book W of Plats as pages 6 and 7, (except coal and other minerals underly said premises and the right to mine and remove the same) in La Salle County, Illinois.

PIN: 17-09-302-005 (hereinafter "Property").

Petitioner desires to widen his concrete driveway and requests the following relief, to wit:

- 1.) A variance from Section 7.02(d)(3) of the Zoning Ordinance to increase the maximum width for a residential driveway from not less than eighteen (18) feet, to not more than thirty (30) feet; and
- 2.) for such other relief as may be equitable and just.

The Property is located in an R-2 Single-Family, Detached Dwelling District.

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Grabowski, Brady, and Moreno were present at the hearing. Member Atkinson was absent.

Petitioner James Hurst and his wife, Kathy Hurst, appeared and were duly sworn. Mr. Hurst testified their home has a single-car garage with double-wide concrete driveway. They own four vehicles and a trailer and desire to widen the driveway.

Mrs. Hurst testified that the Property is on a dead-end street, which makes the parking situation difficult, especially when they have visitors. She opined that the parking difficulties likely displease their neighbors because they must always park on the street in front of their homes. She added that widening the driveway will help move their vehicles off the street and will make snow plowing easier.

In response to questioning from Chairman Miller, Mr. Hurst said they have not received any written or verbal complaints from neighbors. Mrs. Hurst recalled having a garage sale once and getting some looks from a neighbor because people kept turning around in their driveway to exit the dead-end street.

In response to questioning from Member Moreno, Mr. Hurst confirmed they would like to add a third section of concrete on the west to widen the driveway to 30'. In response to further questioning from Member Brady, Mr. Hurst stated the additional section of concrete would be approximately in line with the porch and front door of the home. The concrete would extend to approximately 2' from the porch.

In response to questioning from Member Lucas, Mr. Hurst stated they had not received any comments from the neighbors. Mrs. Hurst testified that they would not be modifying the curb as part of the project, rather it would be angled in from the existing approach.

Chairman Miller stated that he had some hesitancy with the Petition given the amount of concrete involved on the front yard of Property. Member Brady stated he understood Petitioner's problem but agreed with Chairman Miller's concerns regarding the amount and aesthetic appearance of concrete surface.

In response to questioning from Chairman Miller, Mr. Hurst stated he is unsure of exact width of the existing driveway. The existing driveway accommodates up to four vehicles. Petitioner owns four vehicles and a 12' utility trailer so one vehicle is always required to park on the street.

In response to questioning from Member Brady, Mr. Hurst said there is no space to expand towards the east. Member Moreno remarked that the proposed expansion would involve a large amount of concrete to the west and that it would be nice to hear from the neighbors.

There were no objectors online or in-person at the hearing.

Member Lucas stated that given the situation Petitioner has with the dead-end street, and that no neighbors were present or submitted objections, he personally did not have a problem with the request. Member Lucas then moved that the Petition as prayed for be favorably recommended to the City Council. The motion failed for lack of a second.

Chairman Miller then sought a motion to recommend the Petition not be favorably recommended to the City Council. Attorney Schweickert stated a motion could be made to favorably recommend the Petition with modifications but noted that reducing the width would likely not help the situation. Member Brady stated that he did not believe there was enough space on the Property for Petitioner to do what he wants to do.

In response to questioning from Member Kalsto, Mr. Hurst stated that his home is approximately 56'-58' wide, east to west. Member Kalsto noted the proposed driveway width would be more than 50% the width of the home.

Member Brady moved, and Member Kalsto seconded, that the Petition as prayed for not be favorably recommended to the City Council. The motion passed: 5 aye, Member Lucas nay, and 1 Members absent.

Respectfully submitted,

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CARY MILLER, Chairman of the  
Planning/Zoning Commission