



Post Office Box 299
Peru, Illinois 61354

December 30, 2021

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

RE: Petition of Karina Shevlin – Home Occupation Special Use
1726 26th 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, December 29, 2021, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Karina Shevlin (hereinafter “Petitioner”) concerning real estate located at 1726 26th Street, Peru, IL, legally described as follows:

Lot 27 in Heritage Court Subdivision, Phase III, located in part of the North Half of the East Half of the Southeast Quarter of Section 8 Township 33 North, Range 1 East of the Third Principal Meridian according to the Plat thereof recorded December 19, 1996 in plat cabinet “F” Page 126 and 127, as Doc. # 96-21247 in the Recorder’s Office of LaSalle County, in LaSalle County, Illinois except coal and minerals and the right to mine and remove the same.

PIN: 17-08-417-006 (hereinafter “Property”).

Petitioner desires to operate an independent hair salon from the Property and requests a Special Use for a salon home occupation pursuant to Section 6.04(b) of the City’s Zoning Ordinance. The Property is located in an R-2, Single-Family Detached Dwelling District.

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

Petitioner Karina Shevlin appeared and was duly sworn. Petitioner testified she would like to operate a salon from her home basement. It would be part time, 2-3 days per week. Petitioner stated she has been employed at a salon but decided it would be easier to work from home around her family.

Petitioner testified further that she had spoken to her neighbors and has their support. Petitioner provided the P/Z Commission with a letter, a copy of which is attached hereto as Exhibit A. The letter was read aloud by Attorney Schweickert. The letter provides that her planned, part-time hours will mainly be on Tuesdays, Thursdays, and every other Saturday. It provides further, “There should be no

disruption to our street parking as my client(s) will be able to park in my driveway.” The letter is signed by neighbors Shelly Chapman, and John and Linda Young.

Chairman Miller commented that Petitioner addressed most of the questions they usually ask, such as neighbors and parking.

In response to questioning from Member Atkinson, Petitioner said she would be the only stylist. She would only have one customer at a time unless they brought a child with them.

There were no objectors or public comments.

The Planning/Zoning Commission found the requested Special Use 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 Petition be granted.

Member Kalsto moved, and Member Atkinson seconded, to favorably recommend the City Council approve the requested Special Use. The motion passed unanimously: 6 aye, 0 nay, and 1 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission

Dear neighbors,

This letter is to inform you that beginning January 2022 I hope to start an in home salon business. My hours of operation will be part time and will mainly be on Tuesdays, Thursdays, and every other Saturday. There should be no disruption to our street parking as my client(s) will be able to park in my drive way. Thank you for understanding and your support.

Sincerely,
Karina Shevlin

Linda Young
John Young
Stacy Young

EXHIBIT
A