



Post Office Box 299  
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September 26, 2019

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

RE: Petition of Kathleen M. Budnick Concerning Property Located at  
1803 JoAnn 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, IL (hereinafter "City") convened for a public hearing on Wednesday, September 24, 2019, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Kathleen M. Budnick (hereinafter "Petitioner") praying for a variance under the terms of the Zoning Ordinance of the City as it applies to the real estate located at 1803 JoAnn Drive, Peru, IL (hereinafter the "Premises"), legally described as follows:

Lot Thirty-Seven (37) in Mertel's Evergreen Park Subdivision in the City of Peru, according to the Plat thereof recorded May 3, 1957 in Plat Book "V", Page 40 as Doc. #335670, situated in LaSalle County, Illinois (hereinafter "Property")

The Petitioner desires to install a privacy and security fence to increase curb appeal, define the yard, and increase safety for the future, and seeks a variance to reduce the south side yard setback abutting a street from not less than thirty feet (30') as required under Section 10.03(h)(2)b.i of the Zoning Ordinance to zero feet (0').

The Premises is located within an R-2 Single Family Detached Residence District.

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

Petitioner, after first being duly sworn, testified that she has two young boys and a dog and desires to enclose her backyard with a white privacy fence. She requires a variance for the side yard abutting 14<sup>th</sup> Street.

In response to questioning from Member Lucas, Petitioner stated that she found the pins and identified her property lines. In response to further questioning from Member Brady, Petitioner stated that there is presently a shed located on the south property line in the back yard. Petitioner plans to construct the fence along the south property line with the shed acting as part of the fence.

In response to questioning from Member Lucas, Petitioner testified that the proposed fence would have two access gates. A single gate will be on the south side of the fence and a double gate on the north side.

In response to questioning to Chairman Miller, Petitioner stated the fence would be a white privacy fence similar to what many other residents in the area have.

In response to member Lucas, Petitioner confirmed she had spoken with her neighbors and they have no objection to the proposed fence. Chairman Miller noted that the prior owner of the Premises may have had a fence there in the past.

No objectors were present at the hearing.

The Planning/Zoning Commission found that the requested variance, if granted, will not alter the essential character of the neighborhood; the granting of the variances will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood; the proposed variance will not create any traffic visibility hazard; and the proposed variances will not impair an adequate supply of light and air to adjacent properties or substantially increase the congestion in the public streets or increase the danger of fire or endanger the public safety, or diminish or impair property values within the neighborhood.

Planning/Zoning Commission Member Grabowski moved and Planning/Zoning Commission Member Moreno seconded that the requested variance be favorably recommended to the City Council. The motion passed unanimously, 5 aye, 0 nay and 2 members absent.

Respectfully submitted,

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CARY MILLER, Chairman of the Planning/Zoning Commission