



Post Office Box 299  
Peru, Illinois 61354

**May 16, 2024**

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

RE: Petition of James Piraino  
1905 1<sup>st</sup> Street, Peru, IL (PIN# 17-17-451-010)

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, May 15, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of James Piraino (“Petitioner”) concerning property commonly known as 1905 1<sup>st</sup> Street in the City of Peru, Illinois, legally described as follows:

Lot 10 in Block 64 in Ninewa Addition to Peru, in the City of Peru, except coal and mineral and the right to mine and remove the same, situated in LaSalle County, Illinois.

PIN #: 17-17-451-010 (“Property”)

Petitioner desires to construct a 24’ x 30’ detached metal garage on the Property and to enclose a portion of the Property with a fence and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (a) A variance to reduce the minimum distance for a detached private garage from a principal building from not less than 10’, as provided in Section 6.01.3(d), to not less than 3’;
- (b) To allow metal exterior finish materials for a detached garage pursuant to Section 6.01.3(f);
- (c) A special use pursuant to Section 10.03(c)(8) to allow for fencing in the east side yard abutting Fulton Street;
- (d) A variance from Section 6.03(b)(5)d. to reduce the side yard setback abutting Fulton Street from not less than 30’, to not less than 0’, for purposes of constructing a fence; and
- (e) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-2 Single-Family Detached Dwelling District.

Planning/Zoning Commission Members Jones, Grabowski, Brady, and Becker were present at the hearing. Members Miller, Lucas, and Kalsto were absent.

Petitioner, James Piraino, appeared and was duly sworn. City Corporation Counsel, Scott Schweickert, received the letter from Petitioner attached hereto as “Exhibit A” and read it into the record. Next, Attorney Schweickert received and read into the record the letter attached hereto as “Exhibit B”, which letter is signed by several neighbors consenting to and approving the proposed garage and fence.

Mr. Piraino testified that he had spoke to both of his aldermen, addressed their concerns, and believed they were both in agreement with his plans.

In response to questioning from Member Brady, Petitioner stated he plans to do metal siding that runs horizontal just like the house. Petitioner testified that you would not know the siding is metal unless you touched it. There is a cost savings of approximately \$9,000.00 with metal siding versus other materials. Petitioner testified further that the metal building makes sense for what he wants to do. It is wind rated up to 150 mph and there is no concern with termites. It’s possible to do a wood building, but the siding still would not match the vinyl siding on his home, which has since been discontinued. You will not be able to see the garage from the street.

In response to questioning from Member Grabowski, Mr. Piraino said the building would be metal frame as well.

City Director of Engineering and Zoning, Eric Carls, asked Petitioner what his intent was for the area to the north of the proposed garage. Petitioner stated that area would be returned to grass or eventually blacktopped. In response to further questioning from Attorney Schweickert, Petitioner confirmed there is a slope on the north side of the Property. If he constructed the garage 10’ away from the home, he would start to dig into the slope and there would be a need for a retaining wall.

In response to questioning from Member Jones, Petitioner confirmed the color of the metal siding would match that of the siding on the home.

Member Brady said, in his personal opinion, they are trying to keep buildings in residential areas wood frame but, in this instance, the metal garage would be an improvement. It will allow the area to the north to return to grass and eliminate the need to park cars there. The proposed fence will also hide most of the metal building from the street. The blacktop would also be an improvement.

In response to further questioning from Member Brady, Petitioner said the height of the garage would be 12’ at the peak. Member Grabowski confirmed that is standard for a residential garage.

There were no public comments or objections.

The Planning/Zoning Commission found the requested relief 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, favorably recommended that the City Council grant the relief as prayed for in the Petition.

Member Brady moved, and Member Jones seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 4 aye, 0 nay, and Members Miller, Lucas, and Kalsto absent.

Respectfully submitted,

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CARY MILLER, Chairman of the  
Planning/Zoning Commission

City of Peru Planning Commission,

I am seeking to build a detached garage and small fenced in area behind my Duplex at 1905 1<sup>st</sup> St.

The garage I am looking to build is a metal building 24 x 30 with a peak of 12 feet and a height of 9 feet with 2 8 foot roll-up doors and 2 man doors. The garage will have horizontal siding the same color and orientation as the vinyl siding of my house. The construction will be completed by Big Metal Buildings.

The fenced in area will be 12 by 36. The fence will also have horizontal pickets. I will remain 16 feet from the Fulton Street and the fence line will be more than 50 feet from First street, and will not impede the view of traffic in any way.

Finally I am asking to build the structure 3 feet from the back of my house. For 30 plus years, I have granted 1905 1<sup>st</sup> street an easement through my driveway. I do not have them land locked, and as such do not have to grant them an easement, but by taking this easement away, the residents of 1905 1<sup>st</sup> St would be forced to park on 1<sup>st</sup> St. If I adhere to the ten foot off of the house rule, I would not be able to allow them this passage.

Lastly, once this structure is complete, I will be removing my 10x10 shed and both my and my son's cars would be parked inside the garage.

(See attached photos for reference)

Thank You for your consideration,

Jim Piraino  
1905 1<sup>st</sup> St  
(815)993-3445  
[mayhemanimation@yahoo.com](mailto:mayhemanimation@yahoo.com)

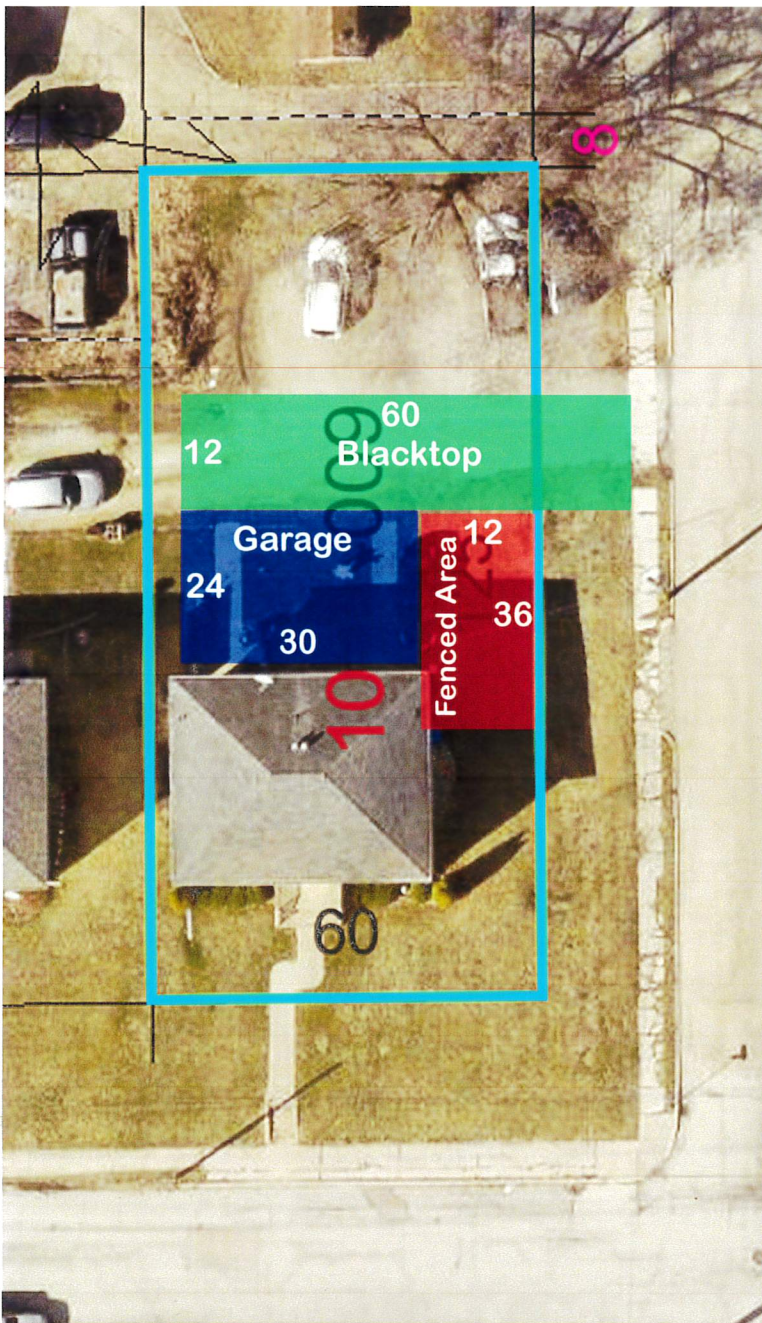
EXHIBIT A

Jim Piraino  
1905 1st street

Garage Dimensions:  
24x30  
12' peak 9' ceiling

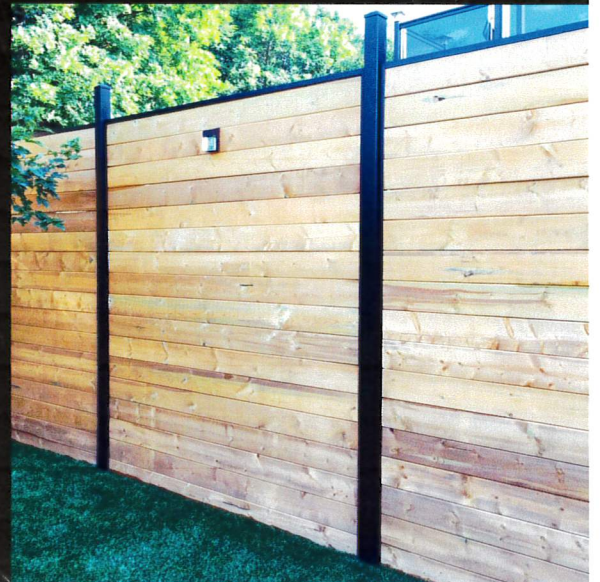
Fence 6' privacy fence  
12 x36

Blacktop from sidewalk to  
the end of the garage.

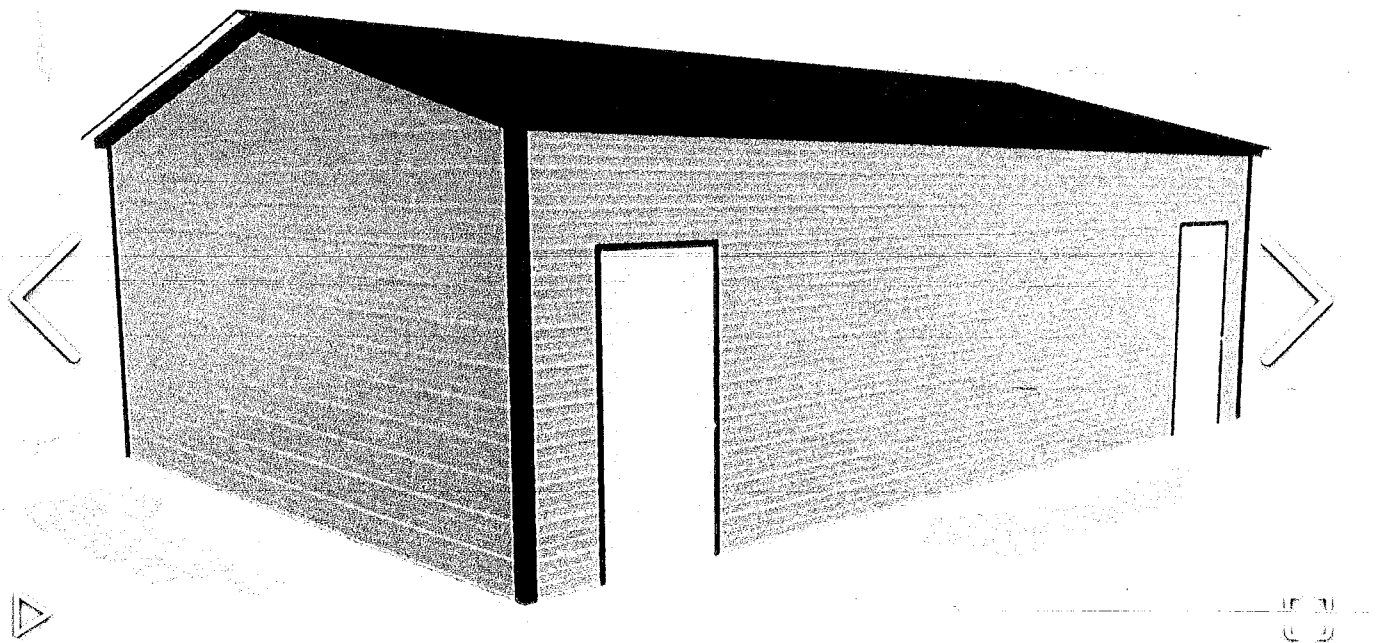
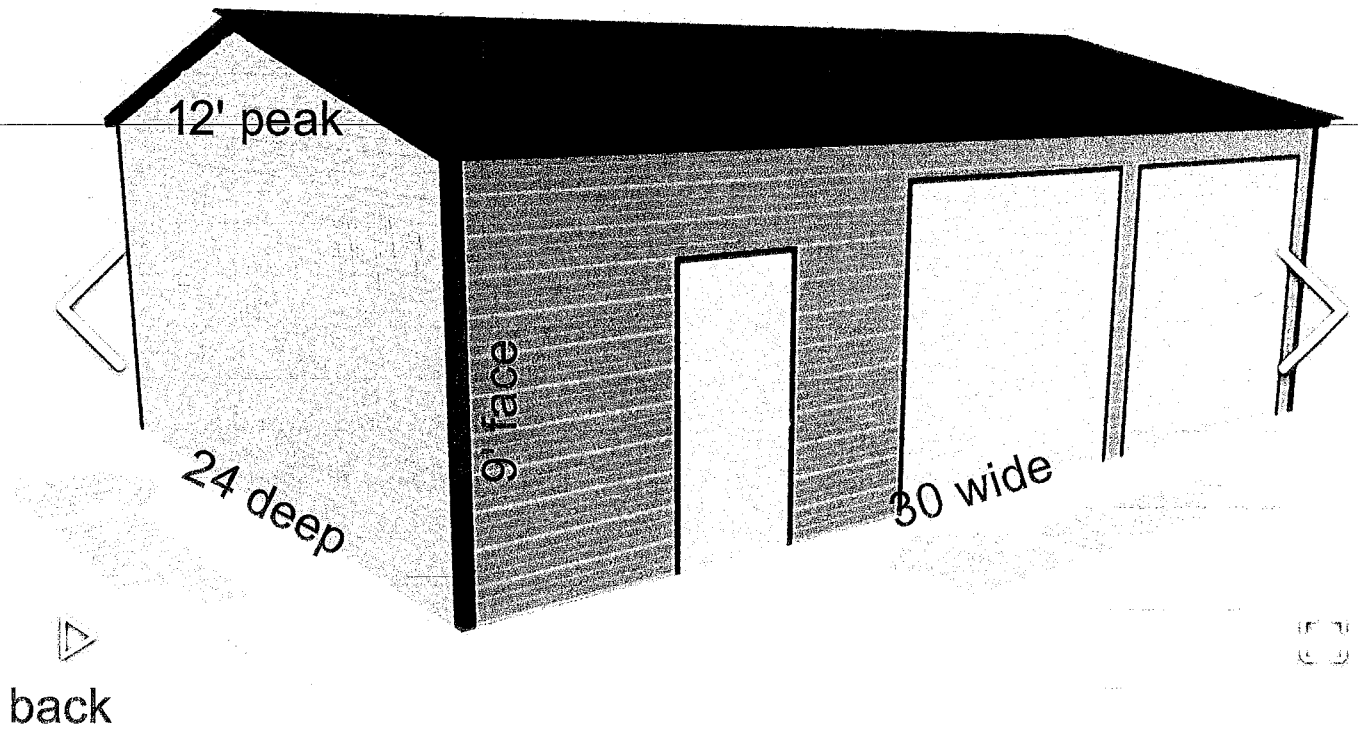


Fence Style

Garage Siding and Trim example



1905 1st st proposed detached garage  
front



horizontal siding to best match the house

3d rendering from the builder of proposed detached garage

To the City of Peru  
Planning Commission

Re: Propsed Detached Garage  
1905 1<sup>st</sup> St  
Peru, IL

We, the undersigned neighbors acknowledge that we been informed of the details and descriptions concerning the proposed garage and fence by Jim Piraino

Furthermore, by our signature we indicate our approval of construction of the proposed detached garage and fence.

NAME:

ADDRESS:

NAME:	ADDRESS:	
Tracy Gosnell	1827 1 <sup>st</sup> St.	Peru IL
Eloide Penter	1828 1 <sup>st</sup> St	Peru IL
Aracenda Weber	1911 1 <sup>st</sup> St	Peru IL
James J Cook	1828 2 <sup>nd</sup> St	PERU IL
<del>John Johnson</del>	1902 2 <sup>nd</sup> St	Peru IL
<del>St. Michael</del>	1821 1 <sup>st</sup> St	PERU IL
<del>_____</del>	420 Fulton St	Peru IL
Melissa Noel	420 Fulton St	Peru IL