



Post Office Box 299
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February 5, 2025

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

RE: Petition of Kim Lundy
2404 13th Street, Peru, IL (PIN: 17-17-119-005)

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, February 5, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Kim Lundy ("Petitioner") concerning property commonly known as 2404 13th Street in the City of Peru, Illinois, legally described as follows:

Lot Thirteen (13) in Mertel's Evergreen Park Second Subdivision in the City of Peru, according to the Plat thereof recorded in Plat Book X, Page 2 and 3, except coal and minerals and the right to mine and remove the same, situated in LaSalle County, Illinois.
PIN: 17-17-119-005 ("Property")

Petitioner desires to construct a new covered front porch to the dwelling upon the Property and seeks the following relief, to wit:

- (1) A variance to reduce the front yard setback for an interior lot from not less than 30', as provided in Section 10.03(h)(2) of the City's Zoning Ordinance, to not less than 18'; and
- (2) 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 Miller, Lucas, Kalsto, Jones, Grabowski, and Brady were present at the hearing. Member Becker was absent.

Petitioner Kim Lundy and Timothy Reese with Cronkhite Home Solutions appeared and were duly sworn. Ms. Lundy testified that she just purchased the Property a few months ago. She was aware

it was in a mapped flood zone and required flood insurance but stated that she had been dealing with an unexpected amount of basement flooding. She has had three different contractors look at the issue and it has been determined that the front stoop tips in and drains towards the foundation. Solutions such as a sump pump were explored but deemed inadequate. Ms. Lundy and Mr. Reese agreed that ripping out and replacing the front stoop and constructing a covered porch area would be the best solution to divert stormwater away from the foundation.

In response to questioning from Chairman Miller, Ms. Lundy said the home was inspected prior to her purchase, but no damage to the foundation was discovered. Ms. Lundy said she does experience some standing water in the backyard, but standing water or flooding doesn't seem to be a problem for her neighbors that she has spoken to.

Mr. Reese noted and inquired why the Property's front lot line is set back a considerable distance from the edge of the roadway pavement. Corporation Counsel, Scott Schweickert, stated that was the result of the road right-of-way width established by the subdivision plat. In response to questioning Attorney Schweickert, Ms. Lundy said there are no sidewalks in front of the home. Mr. Reese further noted there are at least two other properties in the neighborhood that have concrete pads within the setback area.

In addition to diverting stormwater, Ms. Lundy said another reason for the proposed covered porch was to provide a bench swing for her autistic daughter. She noted they have always had a swing prior to moving to the Property, and it is an imperative need to help control her daughter's anxiety and behavior.

In response to questioning from Chairman Miller, Mr. Reese said there would be two steps to the deck. The roof structure would project out 6' with a 1' overhang. It will tie into the original roof and appear as if it had always been there.

Attorney Schweickert said the City's Director of Engineering and Zoning was unable to attend the meeting but had no objections to the relief sought by Petitioner.

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 recommends that the City Council grant the relief as prayed for in the Petition.

Member Grabowski moved, and Member Kalsto seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission