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March 20, 2025

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

RE: Petition of Ryan Chambers
1615 6th Street, Peru, IL (PIN: 17-17-414-008)

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, March 19, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Ryan Chambers ("Petitioner") concerning property commonly known as 1615 6th Street in the City of Peru, Illinois, legally described as follows:

Lot Eight (8) in Block One Hundred Sixty-eight (168) in Brewster's Addition to Ninewa, in the City of Peru, excepting coal and mining rights as heretofore conveyed, situated in the City of Peru, County of La Salle, in the State of Illinois.

PIN: 17-17-414-008 ("Property")

Petitioner desires to demolish an existing garage upon the Property and construct a new 28'x 38' garage/home addition and seeks the following relief, to wit:

- (1) A variance to reduce the front yard setback for an interior lot from not less than 25', as provided in Section 10.04(h)(1) of the City's Zoning Ordinance, to not less than 0'; and
- (2) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-3 Single- and Two-Family Residence District.

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

Petitioner, Ryan Chambers, and Tom Witczak appeared and were duly sworn. Mr. Chambers testified that he desires to demolish his old garage and construct a new one. Due to space limitations with his house being set back so far on the lot, he wants to construct a new garage in front of his house. The new addition will also provide some much-needed additional living area.

City Corporation Counsel, Scott Schweickert, noted to the PZ Commission that the aerial of the Property shows the location of the existing house and proposed addition, which would extend into the front yard no further than the well-established building lines of the surrounding area. It was also noted that 6th Street has an 80' wide right-of-way.

Chairman Miller noted that the proposed garage would be offset from the existing, crumbled driveway. In response to questioning from Chairman Miller, Mr. Chambers stated he would be taking the trusses off the front of the house and extending the roof line. Mr. Witzak said the driveway to the new garage will require a curb cut.

In response to further questioning from Chairman Miller, Petitioner stated that he would start with an aggregate driveway initially. Attorney Schweickert confirmed that the City's ordinances require driveways to be paved with hard surface. In response to further questioning from Chairman Miller and Member Lucas, Petitioner stated he would be paving only the drive leading to the new garage and demolishing the old garage and driveway. Mr. Witzak said the west line of the new garage will align with the existing house, about 16' from the west Property line.

In response to questioning from Chairman Miller, Mr. Witzak testified that the existing porch will be removed along with the old garage and will be rebuilt as part of the addition.

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 Lucas moved, and Member Becker seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 5 aye, 0 nay, and 2 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission