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April 17, 2025

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

RE: Petition of Sharon Glynn
504 Pike Street, Peru, IL (PIN: 17-17-449-010)

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, April 16, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Sharon Glynn ("Petitioner") concerning property commonly known as 504 Pike Street in the City of Peru, Illinois, legally described as follows:

Lot Ten (10) in Block Sixty-six (66) in Ninewa Addition to the Town, now City of Peru, in the City of Peru, excepting the North Sixty (N. 60) feet thereof, and excepting and reserving also the underlying coal and mining rights as the same have been heretofore severed from the fee thereof, all situated in the County of LaSalle, State of Illinois.

PIN: 17-17-449-010 ("Property")

Petitioner desires to construct a new white vinyl fence upon the Property and seeks the following relief, to wit:

- (1) A special use, as provided in Section 10.03(c)(8) of the Zoning Ordinance, to allow for fencing in a side yard abutting a street;
- (2) A variance to reduce the setback for a fence in a side yard abutting a street from not less than 30', as provided in Section 6.03(b)(5) and Section 10.03(h)(2) of the Zoning Ordinance, to not less than 0'; and
- (3) 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, Grabowski, Brady, and Becker were present at the hearing. Members Lucas, Kalsto, and Jones were absent.

Matthew Munson appeared on behalf of the Petitioner and was duly sworn. Mr. Munson said Petitioner would like to construct a fence. The Property does not really have a backyard, just the side yard, and the fence would only extend about 23' from the home to meet up with the neighbor's fence to the west. Munson stated the fence would still be setback a considerable distance from the road and would not present any visual obstruction to traffic.

In response to questioning from Chairman Miller and Member Grabowski, Mr. Munson presented some photographs showing the south line of the fence would abut the neighbor's fence.

In response to questioning from Member Brady, Mr. Munson confirmed the front door does face Pike Street but there is also a side door facing 1st Street to the south.

City Corporation Counsel, Scott Schweickert, noted the neighbor's existing fence appears to slant down and asked how that was going to be handled. Mr. Munson said that Petitioner's fence would be a full panel and not have a transition.

Mr. Munson testified further that Petitioner just moved here from Utica and has a couple dogs and wants to give them a little space to run.

In response to questioning from Member Becker, Mr. Munson said the fence would not block the view of the neighbor backing out of the driveway because it would still be set back about 33' from the road. Across the street, there are massive trees and overgrowth in the right of way that present much more of a visual impairment than this would.

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 Brady moved, and Member Grabowski seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 4 aye, 0 nay, and 3 Members absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission