



Post Office Box 299
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April 17, 2025

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

RE: Petition of William Norton
2428 7th Street, Peru, IL (PIN: 17-17-311-001)

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 William Norton ("Petitioner") concerning property commonly known as 2428 7th Street in the City of Peru, Illinois, legally described as follows:

Lot Five (5) in Block Four (4) in Hoscheit's Addition to the City of Peru, excepting and reserving any and all underlying coal, mineral and mining rights which may have heretofore been conveyed from said premises, located in the County of LaSalle, in the State of Illinois.

PIN: 17-17-311-001 ("Property")

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

- (1) A variance to reduce the setback for a fence in a side yard abutting a street from not less than 25', as provided in Section 6.03(b)(5) and Section 10.04(h)(2) of the 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-Family and Two-Family Residence District.

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

Petitioner William Norton and Cheryl Norton appeared and were duly sworn. Ms. Norton testified that she has two German rottweilers and desires to put a fence up for the safety and security of not only the dogs, but the general public. She said there are a lot of cars and children passing by the Property.

Mr. Norton testified the setback would require the fence right up next to the house. They would like extra space. The north line of the fence would be in line with the front door and would not be close to the corner at all. There would be no visual obstruction to traffic.

In response to questioning from Chairman Miller, Mr. Norton stated the existing wooden fence sections would be removed. Ms. Norton stated Ron from Illinois Valley Fencing would be doing the work and is very familiar with the City's requirements.

City Corporation Counsel, Scott Schweickert, stated he discussed the Petition with the City's Director of Engineering and Zoning and he did not have any objections.

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 Becker 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