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June 12, 2025

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

RE: Petition of William & Shirley Janz
1304 Fulton Street, Peru, IL (PIN: 17-17-242-010)

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, June 11, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of William & Shirley Janz ("Petitioners") concerning property commonly known as 1304 Fulton Street in the City of Peru, Illinois, legally described as follows:

Lot Ten (10) in Block One Hundred Eighty-Seven (187) in Brewster's Addition to Ninewa, in the City of Peru, excepting underlying coal and mining rights as heretofore conveyed, situated in the County of LaSalle, in the State of Illinois.

PIN: 17-17-242-010 ("Property")

Petitioners desire to construct a new fence in the interior side yard of the Property in line with the front of the existing dwelling, and seek the following relief, to wit:

- (1) A special use, as provided in Section 10.03(c)(8) of the Zoning Ordinance, to allow fencing within the established minimum front yard setback area for R-2 Zoning Districts;
- (2) A variance to reduce the front yard setback for a fence 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 14'; 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 Lucas, Kalsto, Jones, Brady, and Becker were present at the hearing. Chairman Miller and Member Grabowski were absent.

Petitioner William Janz appeared and was duly sworn. Mr. Janz testified that the home on the Property was built in 1969, and Petitioners desire to construct a five-foot-tall aluminum fence to the north yard, the only considerable yard space on the Property. Janz said the fence would be see-through, and presented a photograph of the proposed fence, a copy of which is enclosed. The only difference is that Petitioners' fence would be white to match the house trim and porch railings. Mr. Janz testified further that Petitioners want an attractive looking fence for them and their neighbors. He spoke to his neighbor to the north of the Property, Adam, who has lived there for 18 years. The neighbor had no objection to the proposed fence, and said he'd be willing to talk to the City or submit a letter if necessary.

With respect to the special use request, Corporation Counsel Scott Schweickert noted Section 10.03(c)(8) of the Zoning Ordinance discusses fencing in any front yard or side/rear yard abutting a street. While this fence would technically be built in the interior side yard of the Property, Schweickert noted that the front of the home is within the 30' front yard setback for R-2 zoning districts established by the Zoning Ordinance long after the home was constructed and, therefore, the fence would also be within the established front yard setback. Accordingly, the special use was added as a request.

Attorney Schweickert stated he had reviewed the Petition with the City's Director of Engineering and Zoning and the only concern they had at the time was that the fence may create a visual obstruction for the neighbor to the north while backing out of the driveway. After being provided with a photograph of the proposed fence style, that is no longer a concern.

In response to questioning from Attorney Schweickert, Mr. Janz confirmed the fence on the east side of the Property would be in line with the 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 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
Planning/Zoning Commission



San2- Proposed Fence