



Post Office Box 299
Peru, Illinois 61354

July 3, 2025

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

RE: Petition of Elizabeth Watson
2623 Market Street, Peru, IL (PIN: 17-20-101-028)

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, July 3, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Elizabeth Watson ("Petitioner") concerning property commonly known as 2623 Market Street in the City of Peru, Illinois, legally described as follows:

Lot 2 in Soddy Subdivision to the City of Peru, Illinois the Plat of said Subdivision being recorded on November 20, 2008 as Document No. 2008-25895, in the Recorder's Office of LaSalle County, Illinois.

PIN: 17-20-101-028 ("Property")

Petitioner desires to construct a 12' x 24' shed/garage upon the Property and seeks the following relief under the Zoning Ordinance, to wit:

- (1) A variance to increase the maximum area of an accessory structure from not more than 150 sq. ft., to not more than 288 sq. ft. (576 sq. ft. for all accessory structures on the Property), and to increase the maximum side wall height from not more to not more than 8', to not more than 8'1", as provided in Section 6.01(a)(1); 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, Lucas, Kalsto, Jones, Grabowski, Brady, and Becker were all present at the hearing. No Members were absent.

Christopher Machow appeared on behalf of the Petitioner and was duly sworn. Mr. Machow testified that they previously constructed a fence, leaving an L-Shape, where they currently have a 12' x 20' portable garage from Harbor Freight upon the Property. It is a tent-like structure where they keep their boat, but the problem is the canvas covering wears out and needs to be replaced annually with difficulty. They want to replace it with a more permanent structure. The proposed garage is on a 4x4 platform that allows it to be easily picked up and moved with a forklift. It is anchored down by six 3' ground anchors that bolt to the bottom of the platform. It is rated for 150 mph winds and 50 lbs of snow. A picture of the garage was then presented, a copy of which is attached hereto. Mr. Machow said the Property is located in an older section of town and the proposed garage would be a significant improvement to what is there now.

Mr. Machow testified further that the garage would be placed at the end of the gravel driveway. The fence that's there now would be taken out and connected to the garage to provide access to the backyard.

In response to questioning from Chairman Miller, Mr. Machow stated the platform would be sitting upon the existing gravel. The proposed garage is 12' x 24', four feet longer than what is currently there.

In response to questioning from Member Lucas, Mr. Machow stated the garage would remain in line with the house corner. It will be 5' off the property line, 25' from the corner of the house.

In response to questioning from Member Kalsto, Mr. Machow testified that the garage would not be red like the picture, rather the color would match the house.

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 Jones seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission

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