



Post Office Box 299
Peru, Illinois 61354

November 26, 2025

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

RE: Continuation of 11/12/25 Planning/Zoning Commission Hearing
Petition of Michael J. Blaydes, as Trustee under Trust Agreement known as Trust Number 1420
1420 Peoria Street, Peru, IL (PIN: 17-17-236-005)

Gentlemen:

The Planning/Zoning Commission of the City of Peru reconvened on Wednesday, November 26, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, for the continuation of the November 12, 2025 public hearing on Petition of Michael J. Blaydes, as Trustee under Trust Agreement known as Trust Number 1420 ("Petitioner"), concerning property commonly known as 1420 Peoria Street in the City of Peru, Illinois. A copy of the minutes from the November 12, 2025, meeting is attached hereto and incorporated herein.

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

Petitioner Michael J. Blaydes appeared and was duly sworn.

Chairman Miller confirmed the Members in attendance had read the minutes of the November 12th hearing and asked if there were any additional questions.

In response to questioning from Member Lucas, Mr. Blaydes confirmed that the addition would conform in appearance to the existing structure.

Chairman Miller reminded Petitioner that building plans would need to be presented to the City's Director of Engineering and Zoning for design and code review.

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 Jones seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission



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Peru, Illinois 61354

November 12, 2025

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

RE: Petition of Michael J. Blaydes, as Trustee under Trust Agreement known as Trust Number 1420
1420 Peoria Street, Peru, IL (PIN: 17-17-236-005)

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, November 12, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Michael J. Blaydes, as Trustee under Trust Agreement known as Trust Number 1420 ("Petitioner") concerning property commonly known as 1420 Peoria Street in the City of Peru, Illinois, legally described as follows:

Lot 1; the East 40 feet of Lot 2; the North 10' of Lots 9 & 10; the North 75 feet of the West 20 feet of Lot 2; and the North 75 feet of the East 42 feet of Lot 3; all in Block 195 in Brewster's Addition to Ninewa, except coal and minerals and the right to mine and remove the same, in the City of Peru, LaSalle County, Illinois.

PIN: 17-17-236-005 ("Property")

Petitioner desires to construct a 30' x 30' storage addition to the existing auto service and repair business located on the Property and seeks the following relief under the Zoning Ordinance, to wit:

- (1) A variance to reduce the rear yard building setback from not less than thirty feet (30'), as provided in 11.02(f)(2), to not less than five feet (5'); and
- (2) For such other and further relief deemed necessary or appropriate.

The Property is zoned B-1 Neighborhood Shopping District.

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

Petitioner Michael J. Blaydes appeared and was duly sworn. Mr. Blaydes testified he has owned MJ Autoworks on Peoria Street for 17 years. He desires to construct an addition to the back side

of the existing shop on the northwest side. Aerial images were reviewed. Mr. Blaydes said the addition would be 30' to the west, and 40'-45' to the north to make it symmetrical with the existing building. The addition would be very similar to what Smith's Sales and Service did nearby. He said it won't be an eyesore and that he keeps his shop very neat and professional. The roofline and siding of the addition will match the existing building and blend in. Mr. Blaydes said he will be contractor but may utilize help from some friends in the industry.

Mr. Blaydes testified further that he also owns the adjacent lot to the west that has a separate PIN. The existing shop is 113' to the closest residential neighbor to the west.

In response to questioning from Members Brady & Kalsto, Mr. Blaydes said he does not own the property with the dwelling. He owns the parcel between the existing shop and the dwelling that has a garage with an unpaved driveway along the west property line.

Mr. Blaydes testified that he did not know the exact distance the addition will be set back from his other parcel to the west, but it will not encroach upon it.

In response to Chairman Miller, Mr. Blaydes said there would be another garage door installed on the north side of the addition, accessible from 11th Street. The addition will be utilized for storage to create more room within the shop.

In response to questioning from Member Brady, Director of Engineering and Zoning Eric Carls confirmed there were City utility poles on the Property, but there should be no issue provided they remain accessible.

In response to questioning from Corporation Counsel Schweickert, Mr. Blaydes confirmed that the neighbor to the west of his properties has a fence on the property line that extends north from the south property line to nearly the front of the neighbor's garage.

Attorney Schweickert noted that the Property is zoned B-1, Neighborhood Shopping District and the other parcel owned by Petitioner is zoned R-2, Single-Family Detached Dwelling District. Attorney Schweickert said he recommended Petitioner combine the parcels and seek to rezone the residential parcel to B-1. Schweickert noted that combining the PINs is a county function, but combining the lots for City zoning purposes would eliminate the issue with the internal setbacks altogether and also any issues if the parking lot were to be expanded upon in the future for additional space to park vehicles on that parcel as part of business operations. However, Petitioner did not wish to seek that relief at this time. Mr. Blaydes said the garage has been there forever and the only thing he has done to it is clean it up and make it not an eyesore.

Engineer Carls advised Petitioner that when he puts together his building plans, to make sure they are done with enough detail and to a standard that would allow for a code review. Mr. Blaydes replied that he understood.

There was no public comment or objections.

Due to lack of quorum, the Planning/Zoning Commission adjourned without a recommendation to a date certain.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission