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December 11, 2025

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

RE: Petition of Logan Guerrero
815 Monks Avenue, Peru, IL (PIN: 17-16-317-011)

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, December 10, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Logan Guerrero ("Petitioner") concerning property commonly known as 815 Monks Avenue in the City of Peru, Illinois, legally described as follows:

Lot 24 in Block 12 in Park Addition to the City of Peru, excepting coal and other minerals underlying said premises and the right to mine and remove the same, situated in the County of LaSalle, in the State of Illinois.

PIN: 17-16-317-011 ("Property")

Petitioner desires to replace the existing attached carport in the south side yard of the Property with a new attached garage and driveway, and seeks the following relief under the City's Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum south side yard setback for an interior lot from not less than 6', as provided in Section 10.04(h)(1), 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 Chairman Miller and Members Lucas, Kalsto, Jones, Brady, and Becker were all present at the hearing. Member Grabowski was absent.

Petitioner, Logan Guerrero, appeared and was duly sworn. Mr. Guerrero testified he seeks to build an attached garage and the southeast corner of his house. The distance from the southeast corner of his house to the property line is about 16.7 feet. He is requesting a variance to reduce the setback to 0' in order to provide space for an adequate entrance, noting entry to his home is through the garage.

In response to questioning from Member Brady, Petitioner said there is not currently a retaining wall between the alley and Petitioner's lot. There is a grass area that slightly slopes to the alley. Petitioner said he will need to dig out the grassy area level with the alley and build a retained wall on his Property to build the garage on. The new driveway will require a curb cut but will be separate and independent from the alley.

In response to further questioning from Member Brady, Mr. Guerrero testified that there is approximately 20' between the house and the alley pavement. City Director of Engineering and Zoning, Eric Carls, added that there would still be a small strip of grass within the platted alley between the paved alley and the Property.

In response to questioning from Member Lucas, Engineer Carls indicated that Petitioner did have a plat of survey prepared, which was then reviewed by the Planning/Zoning Commission. City Corporation Counsel, Scott Schweickert, noted that the alley is a City alley until it reaches Mr. Zukowski's property to the east.

Walt Zukowski attended the hearing and stated that he is Petitioner's neighbor to the east. Mr. Zukowski noted Petitioner is a fine young man trying to improve the Property. Mr. Zukowski said he did not want the bushes/hedges between the Property and alley removed because they act as a snow fence, and drifting snow can make it difficult for Mr. Zukowski to drive uphill upon the alley to his property.

In response to questioning from Chairman Miller, Mr. Guerrero confirmed it would be acceptable to leave the bushes/hedges. Guerrero added that the garage would not actually approach the bushes, which are further east, and there would be plenty of room.

There were no further 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: 6 aye, 0 nay, and Member Grabowski absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission