



Post Office Box 299
Peru, Illinois 61354

December 11, 2025

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

RE: Petition of Ryan and Amy Rynkewicz
1122 Harrison Street, Peru, IL (PINs: 17-18-478-000 & 17-18-207-000)

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 Ryan and Amy Rynkewicz ("Petitioners") concerning property commonly known as 1122 Harrison Street in the City of Peru, Illinois, legally described as follows:

Parcel I:

That part of the East Half (E ½) of the East Half (E ½) of Section Eighteen (18), Township Thirty-three (33) North, Range One (1) East of the Third Principal Meridian, described as follows: Beginning at a point on the East boundary line of said Section Eighteen (18), Six Hundred Ninety-three (693) feet North of the place where said East boundary line of Section Eighteen (18) intersects with the center line of the Peru and Princeton Road, which Road is an extension of Fifth Street in the City of Peru; thence West from said point of beginning Thirty-three (33) feet; thence North parallel with the East line of said Section Eighteen (18), One Hundred Thirty-seven (137) feet; thence West One Hundred Eighty-seven (187) feet; thence North One Hundred Thirty-seven (137) feet parallel with the East line of Section Eighteen (18); thence East Two Hundred Twenty (220) feet to the East line of Section Eighteen (18); thence South on the East line of Section Eighteen (18) a distance of Two Hundred Seventy-four (274) feet to the point of beginning (except coal and other minerals underlying said premises and the right to mine and remove the same), said real estate being situated in the County of LaSalle, and the State of Illinois; situated in the City of Peru, County of La Salle, and the State of Illinois, EXCEPTING that part of the East Half of the East One Half of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, in the City of Peru, Illinois, described as follows: Beginning at a point on the East boundary line of said Section 18, 693 feet North of the place where the East boundary line of Section 18 intersects with the centerline of the Peru Princeton Road, which road is an extension of 5th Street in the City of Peru, thence

West from said Point of Beginning 33 feet; thence North parallel with the East line of said Section 18 for a distance of 347.23 feet; thence North 89° 42' East for a distance of 33 feet to a point on the East line of said Section 18; thence South along the East line of said Section 18 for a distance of 347.40 feet to the Point of Beginning.

Parcel II:

Commencing at the Northeast corner of the Southeast Quarter (SE ¼) of Section Eighteen (18), Township Thirty-three (33) North, Range One (1), East of the Third Principal Meridian, thence due North on the East line of said Section 18 for a distance of 94.4 feet to the point of beginning; thence continuing North along the East line of said Section 18 for a distance of 73 feet; thence South 89 degrees 42 minutes West for a distance of 440 feet; thence due South for a distance of 70.66 feet; thence due East for a distance of 440 feet to the point of beginning, except coal and minerals and the right to mine and remove the same, in La Salle County, Illinois, situated in the County of La Salle, in the State of Illinois, EXCEPTING that part of the East One Half of the East One Half of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, in the City of Peru, Illinois described follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 18; thence due North along the East line of said Section 18 for a distance of 167.4 feet; thence South 89°42'00" West for a distance of 407 feet to a point on the East right-of-way line of Sycamore Street extended Northerly, thence due South along the extension of said right-of-way line for a distance of 70.83 feet; thence due West for a distance of 33 feet; thence due North for a distance of 70.66 feet; thence North 89°42' East for a distance of 33 feet to the point of beginning, AND FURTHER EXCEPTING that part of the East Half of the East Half of Section 18, in Township 33 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at a point on the East Boundary line of Section 18, 693 feet North of the place where said East boundary line of Section 18 intersects with the center line of the Peru and Princeton Road, which road is an extension of Fifth Street in the City of Peru; thence West 33 feet in a straight line; thence North parallel with the East line of said Section 18, 137 feet; thence West 187 feet in a straight line; thence North parallel with the East line of said Section 18, 137 feet to the true point of beginning; thence West 187 feet in a straight line to the East boundary line of Sycamore Street; thence North parallel with the East line of said Section 18, 70.83 feet; thence East 187 feet in a straight line; thence South parallel with the East line of said Section 18, 73.00 feet, more or less, to the true point of beginning, except coal and minerals and the right to mine and remove the same, situated in La Salle County, Illinois.

TOGETHER WITH that portion of the right-of-way on the west side of Harrison Street vacated to Petitioners by Ordinance No. 6849, duly passed and adopted by the City of Peru on May 6, 2024, and recorded with the LaSalle County Recorder on May 15, 2024, as Document No. 2024-04899.

PINs: 17-18-478-000 & 17-18-207-000 (collectively, the "Property").

Petitioners desire to construct a new 20' x 40' in-ground pool and 22' x 28' bath house in the rear yard of the Property and seek the following relief under the City's Zoning Ordinance, to wit:

- (1) A variance to increase the maximum area for an accessory structure from not more than 150 sq. ft., as provided in Section 6.01(a)(1), to not more than 616 sq. ft.;
- (2) A variance to increase the side wall height for an accessory structure from not more than 8', as provided in Section 6.01(a)(1), to not more than 16';
- (3) A variance to increase the ridge height for a bath house accessory structure from not more than 15', as provided in Section 6.01(a)(1), to not more than 16'-9";
- (4) A variance to reduce the minimum rear yard setback for an accessory structure from not less than 5', as provided in Section 6.01(a)(2), to not less than 3'; and
- (5) 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, Ryan Rynkewicz, appeared and was duly sworn. Mr. Rynkewicz testified that Petitioners would like to build a 20' x 40' in-ground pool. In the rear yard of the Property, there is currently a 12' x 10' shed and a 19' x 15' garage. Both structures will be removed.

In response to questioning from Member Lucas, Mr. Rynkewicz confirmed he would like to build the new bathhouse where the garage is currently located. The garage is set back only 3'-4' from the north property line, and Petitioners did not want to increase the setback for the new bathhouse.

Chairman Miller noted the bathhouse plans submitted by Petitioner looked like a tiny house and asked Mr. Rynkewicz what his use intentions were. Mr. Rynkewicz said he had the blueprints changed a bit to better suit Petitioners. The plans show a 10'x10' bedroom. Mr. Rynkewicz testified that area will actually be a shed area accessible only by a garage door facing west for storage of lawn equipment.

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 Member Grabowski absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission