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April 16, 2026

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

RE: Petition of Travis & Adriaan Harvey
1103 4th Street, Peru, IL (PIN: 17-16-322-001)

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, April 15, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Travis and Adriaan Harvey (“Petitioners”) concerning property commonly known as 1103 4th Street in the City of Peru, Illinois, legally described as follows:

The East 65 feet of the South 123 feet of the West ½ of Outlot No. 3, in the Southwest ¼ of Section 16, in Township 33 North, in Range 1, East of the Third Principal Meridian, reserving the coal and mining rights as heretofore conveyed, said premises being situated in the City of Peru, La Salle County, Illinois.

PIN: 17-16-322-001 (“Property”)

Petitioners desire to construct a 24’ x 25’ detached garage on the Property and seek the following relief, to wit:

- (1) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage; 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.

Petitioner, Travis Harvey, appeared and was duly sworn. Mr. Harvey testified that his garage caught fire at the beginning of March. Petitioners would like to rebuild the garage in the same footprint and before. There is an insurance claim made on the garage. The bids they received for

stick build garages have been out of reach for them so Petitioners desire approval for a more affordable metal garage.

In response to questioning from Member Brady, Mr. Harvey said the rendering Petitioners submitted is what they hope the garage will end up looking like. Member Brady said he understood the problem with insurance but opined that a metal garage does not belong in that neighborhood. However, if the garage really did end up looking like the rendering, he would be ok with it.

Member Brady asked City Director of Engineering and Zoning, Eric Carls, how they would ensure it doesn't end up looking like a commercial metal building. Engineer Carls recommended that in the building permit process, his office could request some cut sheets or material samples to verify the materials match the renderings prior to issuing the permit.

Chairman Miller stated that in the past the Planning/Zoning Commission has not recommended approval of metal buildings because they generally are not conducive to the look of the surrounding neighborhood. Chairman Miller also expressed concern about setting a precedent and stressed the importance of the building appearing residential.

Member Lucas noted the rendering shows the horizontal siding, which is different from the standard vertical siding you see on a typical metal commercial building.

In response to questioning from Member Grabowski, Mr. Harvey testified that the preference for metal over wood really came down to price. Bids for stick build were coming in around \$40,000 while metal was \$20,000.

Member Kalsto stated she was sympathetic to the cost differences but is a huge proponent of not allowing metal buildings in the City of Peru, especially within residential districts. Member Kalsto also expressed concern with setting a precedent and said she is a "hard no." She has voted against all other requests for metal buildings that have come before her.

Chairman Miller said he tends to agree with Member Kalsto, but the main factor that goes into his judgment is ultimately the appearance and whether it is conducive to the neighborhood. Chairman Miller felt this one was not an eyesore.

Member Brady said he also agrees with Member Kalsto but noted the cost of things is out of control. Brady advocated for reviewing each one on a case-by-case basis and ensuring each of them are built according to what is approved. In this particular instance, Member Brady said he would make a motion to recommend approval.

There were no public comments or objections.

Member Brady moved, and Chairman Miller seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion failed 3-4 with Chairman Miller and Members Lucas and Brady voting aye; Members Kalsto, Jones, Grabowski and Becker voting nay; and 0 Members absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission