



Post Office Box 299
Peru, Illinois 61354

July 9, 2026

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

RE: Petition of Donald E. Plochocki Jr. & Nicole M. Plochocki
14 Pointe Boulevard, Peru, IL (PIN: 17-08-421-002)

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 8, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Donald E. Plochocki Jr. and Nicole M. Plochocki ("Petitioners") concerning property commonly known as 14 Pointe Boulevard in the City of Peru, Illinois, legally described as follows:

Lot 2 of The Pointe subdivision to the City of Peru according to the Plat thereof recorded on January 28, 2021, as Document No. 2021-01465 in the Recorder's Office of LaSalle County, Illinois, except coal and minerals and the right to mine and remove the same, situated in the City of Peru, LaSalle County, Illinois.

PIN 17-08-421-002 (the "Property")

Petitioners desire to construct a new swimming pool and 30' x 26' bath house upon the Property and seek 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., as provided in section 6.01(a)(1), to not more than 780 sq. ft.;
- (2) A variance to increase the roof ridge height for an accessory structure from not more than 15', as provided in section 6.01(a)(1), to not more than 20' 3"; and
- (3) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-2, Single-Family, Detached Dwelling District

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

Petitioners Donald E. Plochocki Jr. and Nicole M. Plochocki appeared and were duly sworn. Mr. Plochocki testified that Petitioners desire to build a pool and a pool house to house the pool equipment. The pool house will also have a bathroom, storage space, and a small patio area.

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, recommends to the City Council grant the relief as sought by the Petition.

Chairman Miller moved, and Member Brady seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 5 aye, 0 nay, and 2 Members absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission