



Post Office Box 299
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July 9, 2026

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 (PINs: 17-17-236-005 & 17-17-236-003)

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 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:

Parcel #1 (PIN: 17-17-236-005)

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.

and

Parcel #2 (PIN: 17-17-236-003)

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

(Collectively, the "Property")

Petitioner desires to construct a 42' x 50' 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) That PINs: 17-17-236-005 and 17-17-236-003 be considered combined for City zoning purposes;

- (2) That PIN 17-17-236-003 be rezoned from R-2 Single Family District to B-1 Neighborhood Shopping District; and
- (3) For such other and further relief deemed necessary or appropriate.

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

Petitioner Michael J. Blaydes appeared and was duly sworn. Mr. Blaydes testified he previously sought zoning relief in 2025 for a 30' x 30' addition to MJ Autowerks but realized it was not going to be big enough. He now desires a larger, 42' x 50' addition.

In response to questioning from Chairman Miller, Mr. Blaydes testified that the north wall of the existing shop would be extended 50' straight west. The siding on the addition will match color to the existing shop. The height of the walls will be 20'.

City Corporation Counsel, Scott Schweickert, stated that the Property consists of two adjoining parcels. When Mr. Blaydes appeared before the Planning/Zoning Commission in 2025, the smaller addition being proposed did not encroach upon the parcel to the west – PIN# 17-17-236-003. The larger addition now being considered does extend across the property line. Attorney Schweickert recommended that Petitioner combine the parcels through LaSalle County. However, it was discovered that was not possible due to only the parcel to east being part of the City's downtown TIF District. Accordingly, the relief being sought includes a request to combine the two parcels for City zoning purposes, and to rezone the west parcel to B-1 Neighborhood Shopping District to match the zoning of the east parcel.

There were no public comments or objections.

The Planning/Zoning Commission found the requested relief, including rezoning, 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.

Member Lucas moved, and Member Jones 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