



Post Office Box 299
Peru, Illinois 61354

September 16, 2026

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

RE: Petition of Andrew Washelesky
1528 Pulaski Street, Peru, IL (PIN: 17-16-239-005)

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, September 16, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Andrew Washelesky ("Petitioner") concerning property commonly known as 1528 Pulaski Street in the City of Peru, Illinois, legally described as follows:

COMMENCING AT THE NORTH EAST CORNER OF THE SOUTH THIRTEEN (13) ACRES OF THE WEST ONE HALF (W 1/2) OF THE WEST ONE HALF (W 1/2) OF THE NORTH EAST QUARTER (NE 1/4) OF SECTION SIXTEEN (16), IN TOWNSHIP THIRTY THREE (33) NORTH, RANGE ONE (1) EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE WEST ONE HUNDRED EIGHT (108) FEET ON A LINE PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID NORTH EAST QUARTER (NE 1/4), THENCE SOUTH ONE HUNDRED TWENTY FIVE (125) FEET, THENCE EAST ONE HUNDRED EIGHT (108) FEET, THENCE NORTH ONE HUNDRED TWENTY FIVE (125) FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF LASALLE AND STATE OF ILLINOIS, EXCEPTING THE NORTH TWENTY FIVE (25) FEET THEREOF HERETOFORE DEDICATED AS A STREET AND EXCEPTING UNDERLYING COAL AND MINERAL RIGHTS AND THE RIGHT TO MINE AND REMOVE SAME.

PIN #: 17-16-239-005 ("Subject Property").

Petitioner, as contract purchaser, desires to construct a new single-family dwelling upon the Subject Property and seeks the following relief under the City's Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum front yard building setback from not less than 25', as provided in Section 10.04(h)(2), to not less than 19'; and
- (2) For such other and further relief deemed necessary or appropriate.

The Subject Property is zoned R-3 Single and Two-Family Residence District.

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

Petitioner Andrew Washelesky appeared and was duly sworn. Mr. Washelesky testified he sold his house on Pike Street last year and moved to Florida. He still has kids and grandkids here, and he and his girlfriend want to visit them during her summer break from teaching. They are looking to build a two-bedroom home to stay. He is seeking a variance to the 25' setback requirement, and noted the neighbor is only set back about 10'. The proposed house will be setback 25' but will have a front porch that extends an additional 6'. Mr. Washelesky added that the home was originally going to be right on the 6' side yard setback but will now be 10' to avoid a power pole in the driveway.

Mr. Washelesky testified that he was hoping to save some costs by doing a revised slab foundation with drilled piers. There will be no basement. He wants to avoid having regular footings. Chairman Miller said that was beyond the scope of the hearing. Corporation Counsel Schweickert stated that would be reviewed as part of the building permit submittal.

Member Lucas said one way to possibly get around that, depending on what City Engineer Eric Carls says, would be to trench around where the exterior wall is going to be with the footing as opposed to not having one. Mr. Washelesky said his only problem with doing a trench is the grades. There is a two-foot difference from the one side of the house to the other. A form would be required.

Member Grabowski asked if the old foundation from the former dwelling was still there. Mr. Washelesky said, to his knowledge, no. Attorney Schweickert noted the City requires removal of everything and replace with new fill dirt.

Attorney Schweickert provided some background on the Subject Property. It was obtained by the City through code enforcement abandonment proceedings. The dilapidated dwelling was demolished by the City. The City then sold the property to Mr. Scott Clark as surplus property with a reversion clause in the deed which required him to construct a new single-family residence within two years or title would transfer back to the City. No dwelling was constructed by Mr. Clark, but he did a great job of maintaining the Subject Property and is now looking to sell it to the Petitioner to build a dwelling. Schweickert noted that on September 8th, the City Council passed a resolution agreeing to waive enforcement of the reversion clause provided the deed to Petitioner contained similar reversion language requiring Petitioner to build a single-family dwelling within 2 years.

The renderings provided by Petitioner, copies of which are attached, were reviewed. In response to questioning from Chairman Miller, Mr. Washelesky said that he wants to build the rendering that does not show the garage, but with a garage added as shown on the other. Petitioner also provided an updated floor plan, a copy of which is attached.

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 Lucas moved, and Member Grabowski 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





PATIO
16'-0" X 12'-0"

GARAGE

LIVING ROOM

BEDROOM 1

BEDROOM 2

PORCH
12'-0" X 6'-0"

NOTE; ALL DIMENSIONS ARE
TO FRAMING.

12'-6"

12'-6"

3'-2"

3'-3"

2'-5"

11'-8"

12'-7 1/2"

3'-9"

7'-7 1/2"

3'-8"

8'-7"

11'-7"

6'-3"

5'-0 1/2"

12'-6"

2'-5"

12'-7 1/2"

10'-1"

10' x 8' O.H. DOOR

3050DH

3080

3050DH

3050DH

3050DH

42'