The City of Peru
(Settled in 1835)

Post Office Box 299
Peru, Illinois 61354

**October 28, 2026**

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

RE: Petition of Randy Winkels
426 6th Street, Peru, IL (PIN: 17-16-419-001)

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, October 28, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Randy Winkels ("Petitioner") concerning property commonly known as 426 6th Street in the City of Peru, Illinois, legally described as follows:

> Lot 5 in Block 3 in Whiting, Burnham and Dickinson's Subdivision of 20 acre Lot 3 in the Southeast Quarter of Section 16 in Township 33 North, Range 1 East of the Third Principal Meridian, in the City of Peru, excepting underlying coal and mining rights, situated in LaSalle County, Illinois.
>
> PIN 17-16-419-001 (the "Subject Property")

Petitioner desires to reconstruct a 24' x 28' detached garage and add a 14' x 16' covered canopy to the dwelling situated upon the Subject Property and seeks the following relief under the City's Zoning Ordinance, to wit:

(1) A variance to reduce the minimum distance from the [side] property line for a detached garage from not less than 5', as provided in Section 6.01.3, to not less than [2'];
(2) A variance to reduce the minimum interior side yard setback for an accessory structure attached to a principal building from not less than 6', as provided in Sections 6.01(a) and 10.04(h), to not less than 2'; and
(3) 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 Lucas, Kalsto, Grabowski, Brady, and Becker were present at the hearing. Chairman Miller and Member Jones were absent.

Petitioner Randy Winkels appeared and was duly sworn. Mr. Winkels testified that the existing garage on the Subject Property is 12' x 16' and located 2' off the east property line. He would like to build a new 24' x 28' two and one-half car garage in the same location.

In response to questioning from Member Kalsto, Mr. Winkels confirmed he would tear down the existing garage.

In response to questioning from Member Grabowski, Mr. Winkels stated that he would use the existing concrete pad as part of the foundation for the new garage.

In response to questioning from Member Kalsto, Mr. Winkels stated he is also looking to install a canopy attached to the east side of the house that will project out or, instead, a roof that will provide shade over a deck.

City Corporation Counsel, Scott Schweickert, noted that the City's Director of Engineering and Zoning had met with Petitioner at the Subject Property to discuss the proposed improvements and confirmed property boundaries. In response to questioning from Member Lucas, Attorney Schweickert said no variances were required for the proposed addition to the back of the house, only the canopy.

In response to questioning from Member Kalsto, Petitioner testified that he had spoken with the adjacent neighbor and they did not have any objections.

In response to questioning from Member Lucas, Petitioner said the garage would have the same siding and roofing as the house.

In response to questioning from Member Lucas, Attorney Schweickert said he had spoken with Engineer Carls after he met on site with Petitioner and he had no issues with Petitioner's plans, believing they would be a marked improvement to the Subject Property.

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 Kalsto moved, and Member Becker 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