



Post Office Box 299
Peru, Illinois 61354

February 2, 2023

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

RE: Petition of Abby & Ryan Schenck
2104 9th Street, Peru, IL (PIN# 17-17-247-005)
Continued from January 25, 2023

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, February 1, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Abby & Ryan Schenck ("Petitioners") concerning property generally located 2104 9th Street in the City of Peru, Illinois, legally described as follows:

Lot One (1) in Block One Hundred Seventy-six (176) in Brewster's Addition to Ninewa, in the City of Peru, excepting coal and mining rights as heretofore conveyed, situated in the County of LaSalle, in the State of Illinois.
PIN #: 17-17-247-005 ("Property")

Petitioners desire to construct a 5' tall non-privacy fence in the rear yard and request a variance to reduce the setback for a side yard abutting a street from not less than 30', as provided by Section 6.03(b)(5)d. of the Zoning Ordinance, to not less than 0'; and for such other and further relief as may be equitable and just.

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

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Grabowski, Brady and Moreno were present at the hearing. Member Atkinson was absent.

Petitioner Abby Schenck appeared and was duly sworn. Ms. Schenck testified that Petitioners have two dogs and two kids and desire fencing an area south of the garage.

Corporation Counsel Schweickert noted that this is a beautiful brand-new home constructed on the Property. This follows the City's acquisition and demolition of the previous residence through property maintenance code enforcement. Attorney Schweickert stated that the proposed fence will encroach approximately two feet onto the neighboring property to the south at 1204 Pike Street. Petitioners have provided a copy a letter signed by the owners of the neighboring property, Kent L. Koehler Jr. and

Josie M. Koehler, giving Petitioners permission to connect fences under the condition that the Koehler's' have access to make general repairs to their fence. A copy of the letter is attached as Exhibit A.

Petitioners request is to reduce the side yard setback to 0'. Attorney Schweickert explained that the plan is for the north/south segment of the proposed fence to be set back the same distance from the Pike Street right-of-way as the existing Koehler fence, which is approximately 8'. Accordingly, the requested variance will be modified to 8'.

There were no objectors or public comments.

The Planning/Zoning Commission found the requested variance 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 that the Petition, as modified to 8', be granted.

Member Lucas moved, and Member Moreno seconded, to favorably recommend the City Council approve the requested variance to reduce the setback for a side yard abutting a street from not less than 30', as provided by Section 6.03(b)(5)d. of the Zoning Ordinance, to not less than 8'. The motion passed unanimously: 6 aye, 0 nay, and 1 Members absent.

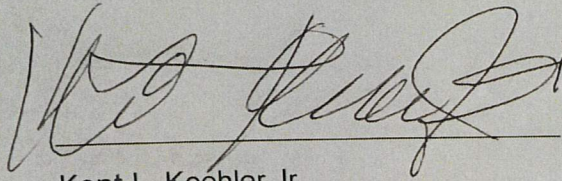
Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission

January 23, 2023

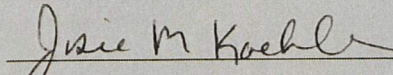
City of Peru,

I, Kent L. Koehler Jr. & Josie M. Koehler, at 1204 Pike St Peru, IL 61354 hereby give permission on the day of Monday January 23, 2023 to Abby & Ryan Schenck of 2104 9th Street Peru, IL 61354 to connect their fence onto our fence under the condition we have access to fix general repairs to our fence.



Kent L. Koehler Jr.

2422



Josie M. Koehler

1-24-22

Exhibit
A