



Post Office Box 299  
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**April 17, 2023**

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

RE: Petition of Donna Ristau  
2419 4<sup>th</sup> Street, Peru, IL (PIN# 17-17-325-007)

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, April 12, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Donna Ristau (“Petitioner”) concerning property commonly known as 2419 4<sup>th</sup> Street in the City of Peru, Illinois, legally described as follows:

THE EAST FIFTY (50) FEET OF LOT SEVEN (7) IN BLOCK EIGHT (8) IN HOSCHEIT’S ADDITION TO THE CITY OF PERU, EXCEPTING AND RESERVING ALL COAL AND MINERALS WITH ALL MINING RIGHTS HAVE HERETOFORE BEEN CONVEYED FROM SAID PREMISES; SITUATED IN LASALLE COUNTY, ILLINOIS.

PIN #: 17-17-325-007 (“Property”)

Petitioner desires to replace the existing deck on the east side of the Property with a new 22’ x 10’ three season room and requests the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to reduce the east side yard setback from not less than 20’, as provided in Section 11.05(h)(3), to not less than 3’;
- (2) A waiver from Section 9.03(b) to allow for the expansion of the existing nonconforming residential use; and
- (3) For such other and further relief as may be reasonable and appropriate.

The Property is zoned B-4 Highway Business District.

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Grabowski, Brady, Moreno and Jones were present at the hearing. No Members were absent.

Petitioner Donna Ristau appeared and was duly sworn. Ms. Ristau testified that the deck has failed, and they had to go through this same process over 30 years ago. The Property is located just west of Coldwell Banker parking lot, and they do not mind. Petitioner decided that she would get more use out of a three-season room. The proposed improvement will be two feet further south to enclose the kitchen windows and a bit shorter than the existing deck on the north side.

Chairman Miller asked the City's Director of Engineering and Zoning, Eric Carls, if there were any problems with height. Engineer Carls responded that he had reviewed the Petition and plans, met with the Petitioner, and had no objection to what Petitioner desires to do. Engineer Carls noted the Property is an existing non-conforming use in the City's B-4 district, which is not uncommon along 4<sup>th</sup> Street. Many of these non-conforming residences have trouble meeting setback requirements, but Carls find anything problematic with Petitioner's requested variance.

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, favorable recommended to the City Council that it grant the relief as prayed for in the Petition.

Member Brady moved, and Member Moreno seconded, to favorably recommend the City Council approve the Petition as prayed for. The motion passed unanimously: 7 aye, 0 nay, and no Members absent.

Respectfully submitted,

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CARY MILLER, Chairman of the  
Planning/Zoning Commission