



Post Office Box 299  
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**June 1, 2023**

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

RE: Petition of Bill and Kathy Vohs  
2511 Rock Street, Peru, IL (PIN# 17-09-317-005)

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, May 31, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Bill and Kathy Vohs ("Petitioners") concerning property commonly known as 2511 Rock Street in the City of Peru, Illinois, legally described as follows:

Lot Forty-two (42) in Marquette Manor Third Addition to the City of Peru, according to the plat thereof recorded February 19, 1965 in Plat Book X at Page 34, except coal and other minerals underlying said premises and the right to mine and remove the same, in La Salle County, Illinois, and subject to easements, covenants and restrictions of record.

PIN #: 17-09-317-005 ("Property")

Petitioners desire to construct a detached patio roof and shade pergola in the rear yard of the Property and request the following relief under the City's Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum distance for an accessory structure from a principal building from not less than 10', as provided in Section 6.01(a)(2), to not less than 2"; and
- (2) For such other and further relief deemed necessary and appropriate.

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

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

Petitioners appeared and were duly sworn. Mr. Vohs testified that they have a paver patio in the rear yard of the Property separated about 2' from the house by a gravel area. The structure will be supported by six 6" x 6" posts, half of which will be set in the gravel area. Referencing the design shown in the

attached photograph, Mr. Vohs said half of the structure will be for shade, with 2" x 6" boards placed at 16" centers topped by 2" x 2" boards. The other half of the structure will be covered with a metal roof. Mr. Vohs explained the reason for that is to meet the gable and avoid interfering with electric service line. The shade structure will be well below that service line.

In response to questioning from Chairman Miller, Mr. Vohs said the photograph does not depict the actual design of the proposed structure, but it will be very similar. The structure will not be attached to the Petitioners' house. It will be about 2" from the gutter. In response to further questioning from Member Lucas, Mr. Vohs confirmed the gable of his house goes the opposite direction of that shown in the photograph.

Mr. Vohs testified further that his contractor, Greg Coble, indicated the 6" x 6" posts will be set in 10" wide holes, 4' deep, and filled with concrete. If there is any give to the structure, he would reinforce it with angled supports or metal brackets as shown in the photograph.

In response to questioning from Chairman Miller, City Director of Engineering and Zoning Eric Carls said that his office did not have any comments and offered a recommendation of support for the Petition.

City Corporation Counsel Scott Schweickert stated that upon his review, the only concern he had was with fire separation. Attorney Schweickert said the reason for the minimum distance separating accessory structures from the primary residence is so that fire does not spread. Schweickert noted that the Petition included photographs and drawings of a fire pit near the proposed structure but did not identify the distances separating them.

Mr. Vohs testified that the fire pit is 10' away from the structure. Attorney Schweickert said that 10' separation is typically the standard set forth in the building codes. Mr. Vohs explained further that the firepit is centered in the middle of a 10' diameter paver patio, which patio will then be separated several feet away from the proposed structure. The fire pit will be at least 10' away from the first 6" x 6" post.

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 recommends that the City Council grant the relief as prayed for in the Petition.

Member Grabowski moved, and Member Kalsto 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

