



Post Office Box 299  
Peru, Illinois 61354

**June 8, 2023**

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

RE: Petition of David G. Mudge  
1909 West Street, Peru, IL (PIN# 17-16-100-028)

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, June 7, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of David G. Mudge (“Petitioner”) concerning property commonly known as 1909 West Street in the City of Peru, Illinois, legally described as follows:

**Parcel I:**

The North Sixty (60) feet of the South One Hundred Fifteen (115) feet of the following tract of land: Commencing at the Northwest corner of Section Sixteen (16), in Township Thirty-three (33) North Range One (1) East of the Third Principal Meridian, running thence South along the Section line Four Hundred Forty-two and Four Tenths feet (442.4), running thence East Parallel with the North Section line Two Hundred Eight and Seven Tenths feet (208.7), running thence North parallel with the West Section line Four Hundred Forty-two and Four Tenths feet (442.4), running thence West along the North Section line Two Hundred Eight and Seven Tenths feet (208.7) to the place of beginning, excepting and reserving herefrom any and all coal, mineral and mining rights which may have been heretofore conveyed or severed from said premises; and

**Parcel II:**

The South Thirty feet (30) of the North Sixty feet (60) of the South One Hundred Seventy-five (175) feet of the following tract of land: Commencing at the Northwest corner of Section Sixteen (16), in Township Thirty-three(33) North, Range One, East of the Third Principal Meridian, running thence South along the Section line Four Hundred Forty-two and Four Tenths (442.4) feet, running thence East parallel with the North Section line Two Hundred Eight and Seven Tenths (208.7) feet, running thence North parallel with the West Section line four Hundred

Forty-two and Four Tenths (442.4) feet, running thence West parallel with the North Section line Two Hundred Eight and Seven Tenths (208.7) feet to the place of beginning; excepting and reserving herefrom any and all coal, mineral and mining rights which may have heretofore been conveyed from said premises;

all being situated in the City of Peru, County of LaSalle, and State of Illinois.

PIN #: 17-16-100-028 (“Property”)

Petitioner desires to construct a new 30’ x 50’ detached garage on the Property and requests the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to increase the maximum area of all garages and accessory structures from the lesser of 1,200 sq. ft. or the ground floor living area of the primary residence, as provided in Section 6.01.1(e), to not more than 1,500 sq. ft.;
- (2) A variance to increase the maximum area for all detached garages from the lesser of 990 sq. ft. or the ground floor living area of the principal residence, as provided in Section 6.01.3(c), to not more than 1,500 sq. ft.;
- (3) A variance to reduce the minimum side yard for an interior lot from not less than 7’, as provided Section 10.03(h)(2), to not less than 5’; and
- (4) For such other and further relief as may be reasonable and appropriate.

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

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

Petitioner David G. Mudge appeared and was duly sworn. Mr. Mudge testified that his garage burned down a few months ago and he was looking to build a new one. The Property is situated on a larger than normal lot that is 90’ x 200’. The garage will be constructed at least 28’ away from any building on the neighbor’s property to the north, and about 6’ from the north Property line. The garage will be constructed 10’ away from the Petitioner’s house. It will be 48’ away from the neighbor to the east.

Petitioner testified further that he takes pride in the appearance of his Property and the garage will not be some ramshackle building. He wants the garage to blend in and look like it had been there.

In response to questioning from Chairman Miller, Petitioner stated the proposed patio is new and does not currently exist. The reason why the Petitioner is asking for the setback variance is because there is a large, mature sycamore tree in between the house and the proposed garage. The petitioner reiterated that it is a large lot and the garage won’t be cumbersome to any of the neighbors.

City Director of Engineering and Zoning, Eric Carls, said his office has reviewed the Petition and has no concerns. Due to the size of the lot, there is plenty of room to support a building of this size and it should have no negative impacts on the neighborhood.

In response to questioning from Member Lucas, Mr. Mudge stated that he had spoken with his neighbors to the south, east, and north of the Property, and none of them had any issues with the proposed improvements.

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

Member Lucas moved, and Member Jones seconded, to favorably recommend the City Council approve the Petition as prayed for. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

---

CARY MILLER, Chairman of the  
Planning/Zoning Commission