



Post Office Box 299
Peru, Illinois 61354

September 21, 2023

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

RE: Petition of Lore Urnikis-Jones
1927 7th Street, Peru, IL (PIN# 17-17-403-012)

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, September 20, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Lore Urnikis-Jones (“Petitioner”) concerning property commonly known as 1927 7th Street in the City of Peru, Illinois, legally described as follows:

THE SOUTH 69-1/2 FEET OF LOT 6 IN BLOCK 158 IN BREWSTER’S ADDITION TO NINEWA, NOW CITY OF PERU, EXCEPT COAL AND MINERALS AND THE REIGHT TO MINE AND REMOVE THE SAME, SITUATED IN LASALLE COUNTY, ILLINOIS.

PIN #: 17-17-403-012 (“Property”)

Petitioner desires to construct an 18’ x 21’ carport on the Property and seeks the following relief, to wit:

- (1) A variance to reduce the minimum distance requirements for accessory structures provided by Section 6.01(a)(2) of the Zoning Ordinance as follows:
 - (i) From principal building: from 10’ to 6’,
 - (ii) From side lot line: from 5’ to 3’;
- (2) A variance to increase the maximum total ground floor area of all detached garages and accessory structures in a rear yard from not more than 25% of the rear yard area, as provided in Section 6.01(a)(4), to not more than 66%;
- (3) A variance to increase the maximum area of all garages and accessory structures from not less than the ground floor living area of the residence (1,126 sq. ft.), as provided in Section 6.01.1(e), to not less than 1,204 sq. ft.; and
- (4) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-3 Single and Two-Family Residence District.

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

Petitioner Lore Urnikis-Jones appeared and was duly sworn. Petitioner testified the carport will be separated from, and in front of, the existing garage. The purpose of the carport is to get cars out of the weather.

In response to Chairman Miller, City Director of Engineering and Zoning Eric Carls showed an aerial photograph of the Property to the P/Z Commission demonstrating that it is a smaller half lot. Engineer Carls explained that these are common in this part of town with at least four others on the same block with houses and garages taking up significant lot coverage. Carls stated that he did not necessarily have an objection to Petitioner's requested relief but wanted to make the commission aware of nearby residents having large lot coverage on these half lots.

Chairman Miller agreed with Engineer Carls, noting his only concern was what the carport would look like. The Petitioner responded that the carport would be new. She could not recall the name of the business it would be purchased from, but they display carports and sheds on Route 251 near Oglesby. In response to further questioning from Chairman Miller and Member Lucas, Petitioner confirmed that the carport will be freestanding, not connected to the garage, and will have flat or slightly pitched roof. The Petitioner added that she had spoken to her neighbor to the north, Sandy Holloway, and she is fine with it.

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

Member Grabowski moved, and Member Jones 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,

CARY MILLER, Chairman of the
Planning/Zoning Commission