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October 12, 2023

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

RE: Petition of Frank Mance
1024 Peoria Street, Peru, IL (PIN# 17-17-412-004)

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, October 11, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Frank Mance (“Petitioner”) concerning property commonly known as 1024 Peoria Street in the City of Peru, Illinois, legally described as follows:

The North 60 feet of Lots 1 and 2 in Block 166 in Brewster’s Addition to Ninewa, in the City of Peru, excepting underlying coal and minerals and the right to mine and remove the same, in LaSalle County, Illinois.
PIN #: 17-17-412-004 (“Property”)

Petitioner desires to construct a two-story, 39’ x 30’ garage/home addition and requests the following relief under the City’s Zoning Ordinance, to wit:

- (a) A waiver from Section 9.04(a) to allow for the expansion of the existing legal nonconforming single-family dwelling;
- (b) A variance from Section 6.01.1(e) to allow for a 1,170 sq. ft. garage exceeding the ground floor living area of the primary residence (980 sq. ft.);
- (c) A variance to increase the maximum floor area for attached garages from not more than 990 sq. ft., as provided in Section 6.01.2(c), to not more than 1,170 sq. ft.;
- (d) A variance to reduce the front yard setback from not less than 25’, as provided in Section 11.02(f)(1), to not less than 6’;
- (e) A variance to reduce the rear yard setback from not less than 30’, as provided in Section 11.02(f)(2), to not less than 22’;
- (f) A variance to increase to maximum driveway width in non-residential districts from not more than 35’, as provided in Section 7.02(d)(3), to not more than 39’; and
- (g) For such other and further relief deemed necessary or appropriate.

The Property is zoned B-1 Neighborhood Shopping District.

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

Petitioner Frank Mance appeared and was duly sworn. Mr. Mance testified that he owns the house on the corner of 7th and Peoria Street. It is an A-Frame, and he desires to construct an addition that will tie into and extend the A-Frame to the edge of the driveway. The addition will include a garage at ground level with living quarters above. The addition will not extend the front or rear building lines of the existing house.

Chairman Miller commented that typically he likes to see what the proposed improvements will look like as well. In response to questioning from Chairman Miller, Petitioner confirmed that the siding and roof will all match that of the existing home. The front (facing 7th Street) will have two garage doors. Petitioner explained that he has submitted a request to change the Property's address to a 7th Street address. The front door will be relocated to the location of the existing bay area facing 7th Street so it looks like it belongs on 7th Street. In response to questioning from Member Brady, Petitioner confirmed that he would be eliminating the existing front door facing Peoria Street. He noted that the door does not have parking nearby and is useless. As part of the project, the door will be sided off on the exterior and drywalled on the interior. The two side windows of the bay area will remain when the front door is relocated, and a sidewalk will be constructed leading from the new front door to the driveway.

In response to questioning from Chairman Miller, Petitioner confirmed he is not requesting any additional curb cut for the existing driveway. In response to questioning from City Corporation Counsel, Scott Schweickert, Petitioner testified it is his understanding that the width of the existing driveway was due to its prior use as a parking lot when the Property was a law office.

In response to questioning from Member Brady regarding the requested setback variances, Petitioner stated that the front of the home on 7th Street is 21' from the sidewalk. Attorney Schweickert and City Director of Engineering and Zoning, Eric Carls, reviewed the attached aerial of the Property with the P/Z Commission, noting these are for B-1 Zoning District setback requirements. The proposed addition will not require any additional reduction in the setbacks from what currently exists, the variance request merely cleans everything up. Chairman Miller remarked that Petitioner had already done a lot of work to the Property and complemented Petitioner on the 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 that the City Council grant the relief as prayed for in the Petition.

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

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission



LaSalle Co.
Supervisor of
Assessments
707 E. Etna Rd.

Frank
MANCE

