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April 11, 2024

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

RE: Petition of Olivia and Peyton Roop
1627 1st Street, Peru, IL (PIN# 17-17-454-006)

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 10, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Olivia and Peyton Roop (“Petitioners”) concerning property commonly known as 1627 1st Street in the City of Peru, Illinois, legally described as follows:

Lot Six (6) in Block Sixty-one (61) in Ninewa Addition to the Town of Peru, situated in the City of Peru, excepting coal and minerals and the right to mine and remove the same, situated in the County of La Salle and State of Illinois.
PIN #: 17-17-454-006 (“Property”)

Petitioners desire to construct a fence and request the following relief under the City’s Zoning Ordinance, to wit:

- (a) A special use pursuant to Section 10.03(c)(8) to allow for fencing in the west side yard abutting Putnam Street;
- (b) A variance from Section 6.03(b)(5)d. to reduce the side yard setback abutting Putnam Street from not less than 30’, to not less than 5’, for purposes of constructing a fence; and
- (c) For such other and further relief deemed necessary or 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.

Petitioners appeared and were duly sworn. Mr. Roop testified that Petitioners are looking to install a white vinyl fence around the Property. He explained that the home is atop a hill on a corner lot and the 30’ setback would actually run through the middle of Petitioners’ living room. Petitioners are seeking a variance for a five-foot setback in order to construct a privacy fence to contain their dogs in the yard, and for the safety of their infant daughter when she starts to run around.

In response to questioning from Chairman Miller, Mr. Roop testified that the fence would tie into the front wraparound porch and then run alongside Putnam Street. In response to further questioning by Member Brady, Mr. Roop said the fence would be within the existing trees along Putnam Street. In response to further questioning by Member Lucas, Mr. Roop said the fence would extend north to the driveway and then east to the southwest corner of the detached garage. It would then come out about 3 feet from behind the garage and run along the east property line back to the front porch.

Chairman Miller stated that he had spoken with Alderman Mike Sapienza, whom had no issues with the fence so long as it did not cause any line-of-sight issues for vehicles traveling on Putnam or 1st Streets. Miller noted that, given the fence would be within the existing tree line, he did not think there would be any problems.

In response to further questioning by Member Kalsto, Petitioners confirmed that there are stop signs on 1st Street at the intersection of Putnam. Mr. Roop explained there should be no issues because the fence will be situated up on top of the hill inside the existing trees.

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 Jones moved, and Member Brady 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