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July 25, 2024

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

RE: Petition of Cinthia R. Gonzalez
1815 Main Street, Peru, IL (PIN# 17-17-460-008)

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, July 24, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Cinthia R. Gonzalez (“Petitioner”) concerning property commonly known as 1815 Main Street in the City of Peru, Illinois, legally described as follows:

The East 55 feet of Lot Eight(8) in Block Eight-six (86) in Ninewa Addition to the Town, now City, of Peru, except coal and minerals and the right to mine and remove the same, situated in the LaSalle County, Illinois.

PIN #: 17-17-460-008 (“Property”)

Petitioner owns and resides at 1816 1st Street (PIN# 17-17-460-003), the lot directly adjacent to and north of the Property. Petitioner desires to construct a 40’ x 30’ detached metal garage on the Property and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (1) To combine the Property with Petitioner’s adjoining parcel to the north for City zoning purposes and treatment as a single through-lot;
- (2) A variance to increase the allowable height for garage doors from not more than 8’, as provided in Section 6.01.1(f), to not more than 9’;
- (3) A variance to increase the maximum floor area of all detached garages from not more than 990 sq. ft., as provided in Section 6.01.3(c), to not less than 1,800± sq. ft.;
- (4) To allow metal exterior finish materials for a detached garage pursuant to Section 6.01.3(f); and
- (5) 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, Kalsto, Jones, Grabowski, Brady and Becker were present at the hearing. Member Lucas was absent.

The Petitioner, Cinthia R. Gonzalez, and George Gonzalez appeared and were duly sworn. Mr. Gonzalez testified that he wants a bigger garage so that he can store his car and work equipment inside to keep it out of the elements.

In response to questioning from Member Grabowski, Mr. Gonzalez testified that the garage would be an all-metal building. In response to further questioning from Member Brady, Mr. Gonzalez confirmed the garage is not a carport and would be fully enclosed.

Chairman Miller noted that one of the recent concerns of the Planning/Zoning Commission has been the appearance of metal buildings and how they conform with the surrounding neighborhood. He asked if any thought had been given to alternative siding materials that appear more conducive to Petitioner's residence and the surrounding neighborhood. Mr. Gonzalez said the siding is metal, but they can do all kinds of colors. They can make a caramel color to match Petitioner's home.

Member Kalsto asked if the company that quoted Petitioner provided any exterior elevations or drawings of what the garage would look like. Mr. Gonzalez said he provided the City with everything he received. City Director of Engineering and Zoning Eric Carls said he received the quote from American Steel Carports, which was included in the Members' packets, but not any drawing. Mr. Gonzalez said he thought the company provided a picture, but he didn't have it with him. He said he could reach out to the company and obtain one to provide to the P/Z Commission.

Chairman Miller stated that it was difficult for them to make any decision without knowing what the garage is going to look like and recommended continuing the hearing to the date of the next P/Z Commission hearing on August 7th.

Engineer Carls said that if Mr. Gonzalez provided his contact at American Steel Carports, his office could reach out to them as well.

Member Brady recalled the Weberski hearing where the P/Z Commission required a different kind of siding on a metal building that appeared more residential. Member Brady said the garage is probably an improvement and said he generally does not have an issue with the idea of a metal building. However, in this circumstance, the metal building would be all by itself in the middle of a lot and would be very noticeable, unlike Weberski where it was tucked deep back in the lot. Brady said he wanted to see something that appears more residential since it would be on a house lot between two houses. Member Kalsto and Chairman Miller agreed, noting they are not so much objecting to the metal building but rather the appearance of the outside.

In response to questioning from Engineer Carls, Mr. Gonzalez said it was his intent to build the garage first and then look at constructing a fence in the next couple of years.

Member Kalsto noted the site plan has "No Dirt/No Gravel" written on the proposed driveway. Engineer Carls stated that he had met with Mr. Gonzalez and reviewed those City requirements with him. In response to further questioning from Member Kalsto, Mr. Gonzalez stated the new garage would be built on concrete. In response to further questioning from Member Brady,

Engineer Carls said that the driveway surface can be blacktop, paver blocks or concrete, but not aggregate or millings.

There were no public comments or objections.

Member Kalsto moved, and Member Jones seconded, to continue the hearing to the next Planning/Zoning Commission hearing scheduled for August 7th at 5:00 P.M. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission