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July 25, 2024

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

RE: Petition of Pete Stefenel Jr.
1860 Pike Street, Peru, IL (PIN# 17-17-202-001)

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 Pete Stefenel Jr. (“Petitioner”) concerning property commonly known as 1860 Pike Street in the City of Peru, Illinois, legally described as follows:

Lot One (1), Lot Two (2) and the North Two (N.2) feet of Lot Three (3) all in Block Fifteen (15) in Brewster’s Third Addition to the City of Peru, excepting and reserving the underlying coal and mining rights as the same have been heretofore severed from the fee thereof.

PIN #: 17-17-202-005 (“Property”)

Petitioner desires to construct a fence in the north side yard of the Property abutting Shooting Park Road and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (1) A Special Use pursuant to Section 10.03(c)(8) and variance from Section 6.03(b)(5)d. to reduce the side yard setback abutting Shooting Park Road from not less than 30’; to not less than 18” for purposes of constructing a fence; and
- (2) For such other and further relief deemed necessary or appropriate.

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

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

The Petitioner, Pete Stefenel Jr., appeared and was duly sworn. Petitioner testified that the fence will be approximately 48 feet long set inside where the bushes are presently. The bushes will be removed. Petitioner stated the fence will improve the line of sight along the road, eliminate road noise and provide some privacy for his family.

In response to questioning from Member Kalsto, the Petitioner stated the fence would not be connected to the garage or enclose his backyard. He said the fence would be approximately 18” from his north property line or 11’ from the curb. Member Kalsto said she was concerned about line of sight with a 6’ tall fence. City Director of Engineering and Zoning Eric Carls stated that he did review potential line of sight issues and had no concerns. Engineer Carls noted there is a stop condition on Pike at Shooting Park Road and if stopped at the stop bar, the fence would be behind the vehicle and does not affect line of sight.

Alderman Tieman was present and stated that the fence would be less obstructive than the existing bushes.

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 Brady moved, and Member Grabowski seconded, to favorably recommend that 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