



Post Office Box 299
Peru, Illinois 61354

September 19, 2024

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

RE: Petition of Frank & Shelly Schwab
2707 5th Street, Peru, IL (PINs: 17-17-315-012 & 17-17-315-013)

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 18, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Frank and Shelly Schwab (“Petitioners”) concerning property commonly known as 2707 5th Street in the City of Peru, Illinois, legally described as follows:

Lots 12 and 13 in Block 11 in Maple Lawn Subdivision to the City of Peru, except coal and minerals and the right to mine and remove the same, in LaSalle County, Illinois.

PINs: 17-17-315-012 & 17-17-315-013 (“Property”)

Petitioners desire to construct a 20’ x 17’ three seasons room addition to the dwelling and seek the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum distance between a principal building and detached private garage from not less than 10’, as provided in Section 6.01.3(d), to not less than 4’;
and
- (2) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-3 Single-Family 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 Frank Schwab appeared and was duly sworn. Mr. Schwab testified that Petitioners want to add a three-seasons room on the north side of their house towards the garage for additional living space. During the planning process, they discovered a variance was required for the minimum distance to the garage.

In response to questioning from Member Lucas, Mr. Schwab confirmed that the addition would not be attached to the garage. In response to further questioning from Chairman Miller, Mr. Schwab stated that the siding and roof shingles would match the house. Chairman Miller noted that the addition would not be very visible from the street. Corporation Counsel Scott Schweickert noted that the Property is comprised of two lots and the addition would be constructed nearly centered between them.

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

Member Becker moved, and Member Jones seconded, to favorably recommend that 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