



Post Office Box 299
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October 31, 2024

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

RE: Petition of Richard Weber
704 6th Street, Peru, IL (PIN# 17-16-416-005)

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 30, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Richard Weber (“Petitioner”) concerning property commonly known as 704 6th Street in the City of Peru, Illinois, legally described as follows:

Lot One (1) in Block Sixteen (16) in the subdivision of twenty acre Lot Four (4) in the Southeast quarter (1/4) of Section Sixteen (16), in Township Thirty-Three (33) North Range One (1), East of the Third Principal Meridian, being and part of the City of Peru.

PIN: 17-16-416-005 (“Property”)

Petitioner desires to construct a privacy fence in the rear yard of the Property and seeks the following relief, to wit:

- (1) A variance to reduce the setback for a corner lot side yard abutting a street from not less than 25’, as provided in Sections 6.03(b)(5)d. and 10.04(h)(2)d. of the City’s Zoning Ordinance, to not less than 0’; 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, Grabowski, Brady, and Becker were present at the hearing. Member Jones was absent.

No one appeared on behalf of the Petitioner.

In response to questioning from Member Brady, City Corporation Counsel Schweickert confirmed the fence is proposed to be built on the east property line. Attorney Schweickert noted that the right-of-way for Prospect Street is 60' wide. The fence would still be set back 15'+ from the street.

In response to further questioning from Member Lucas, Attorney Schweickert confirmed that the City requires property owners to locate the property pins marking the lot boundaries before constructing a fence.

The City's Director of Engineering and Zoning, Eric Carls, was unable to attend the hearing. Attorney Schweickert stated he did not recall Engineer Carls expressing any concerns with Petitioner's request when they reviewed the Petition together a few weeks prior.

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, subject to approval of the City's Director of Engineering and Zoning, favorably recommends that the City Council grant the relief as prayed for in the Petition.

Member Becker moved, and Member Grabowski seconded, to favorably recommend that the City Council approve the Petition as prayed for subject to approval of the City's Director of Engineering and Zoning. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission