



Post Office Box 299
Peru, Illinois 61354

February 5, 2026

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

**RE: Petition of Gustavo Rodriguez
2302 1st Street, Peru, IL (PIN: 17-17-348-005)**

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, February 4, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Gustavo Rodriguez (“Petitioner”) concerning property commonly known as 2302 1st Street in the City of Peru, Illinois, legally described as follows:

LOT ONE (1) IN BLOCK EIGHTY-ONE (81) IN SMITH AND SKINKLE’S ADDITION OT THE CITY OF PERU, IN THE COUNTY OF LASALLE AND STATE OF ILLINOIS, EXCEPTING UNDERLYING COAL AND MINING RIGHTS.

PIN: 17-17-348-005 (“Property”)

Petitioner desires to construct a new 30’ x 30’ detached garage and fence upon the Property and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum side yard setback abutting Green Street for a fence from not less than 25’, as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 0’;
- (2) A Special Use pursuant to Section 10.04(c)(9) to allow non-decorative fencing, 4’ in height, in the front yard;
- (3) A variance to reduce the minimum front yard setback abutting 1st Street for a fence from not less than 25’, as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 4’;
- (4) A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;
- (5) 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 10’;
- (6) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage; and
- (7) 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 Chairman Miller and Members Lucas, Jones, Grabowski, Brady, and Becker were all present at the hearing. Member Kalsto was absent.

Petitioner, Gustavo Rodriguez, appeared and was duly sworn. Mr. Rodriguez testified he has three dogs and would like to enclose the yard with a fence to keep them secured upon the Property. He also desires to construct a garage to park his trucks and for storage. He wants to construct a metal garage but does not know whether it is allowed here. Mr. Rodriguez said he designed the garage online, then the company ships it in prefabricated pieces to assemble on-site.

In response to questioning from Member Brady, Mr. Rodriguez testified there was no particular reason why the garage doors would need to be 10' tall. Petitioner's truck is a normal-sized pickup truck that would fit through an 8' door. Mr. Rodriguez said if he was not allowed to have 10' doors, he would not object.

In response to questioning from Chairman Miller, Mr. Rodriguez confirmed that the garage doors would be on the north side. Access would be from the existing driveway with an extension curving around to the doors.

Chairman Miller noted the Zoning Ordinance requires that exterior finish materials used on detached garages shall be consistent with, or complimentary to, the primary structure. The Chairman took issue with the proposed garage being a metal structure, stating it does not comport with the appearance of the surrounding residential neighborhood.

In response to questioning from Chairman Miller, Petitioner stated City staff advised him metal exterior finish materials may not be allowed and had already begun looking at alternatives.

Similarly, Chairman Miller noted the Planning/Zoning Commission typically frowns upon having commercial-looking garage doors in the middle of a residential neighborhood. Petitioner testified he understood and it is no problem to change the size and appearance of the garage doors. He was only looking at those doors because of cost; but understands those doors are more appropriate for business areas.

In response to questioning from City Corporation Counsel Schweickert, Mr. Rodriguez testified that he plans to use wood fencing materials instead of vinyl due to cost. Answering further, Rodriguez said he would install the wood fence along the south line of the Property adjacent to the neighbor's chain link fence. Unless he is not allowed, Petitioner would want a consistent fence enclosing the entire yard.

Chairman Miller stated the only issue is who takes care of the area between the two fences. Chairman Miller also noted that the proposed fence is not really a privacy fence, being only 4' tall, so why would you need a fence there if there with the neighbor's existing fence. Mr. Rodriguez recognized that he would need to leave at least one foot and that strip would be difficult to maintain. If he was not allowed, he would understand.

Member Brady said it is not his intent to cost Mr. Rodriguez more money, but he would like to see more residential appearing garage doors. Chairman Miller noted that could be a stipulation in the Planning/Zoning Commission's recommendation as has been done in the past.

Chairman Miller asked for public comment.

Richard Lagow, who lives immediately west of the Property, was in attendance. Mr. Lagow stated he was just trying to find out the facts and where everything was going to go. Mr. Lagow was offered a copy of Petitioner's submittal documents, including the site plan, but indicated he already had a copy and couldn't make sense of it. Mr. Lagow noted his home is close to the fence on the adjoining property line and, depending on where the garage was constructed, was concerned about stormwater discharging from the roof flooding his basement. Member Lucas noted that the drawings show the garage would be constructed 26' off the west Property line.

There were no further public comments or objections.

In response to further questioning from Chairman Miller, Mr. Rodriguez confirmed that the driveway extension to the garage would be concrete.

The Planning/Zoning Commission found that some of 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, recommends that the City Council approve or deny the requested relief as follows:

- (1) [RECOMMENDATION: APPROVE] A variance to reduce the minimum side yard setback abutting Green Street for a fence from not less than 25', as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 0';
- (2) [RECOMMENDATION: APPROVE] A Special Use pursuant to Section 10.04(c)(9) to allow non-decorative fencing, 4' in height, in the front yard;
- (3) [RECOMMENDATION: APPROVE] A variance to reduce the minimum front yard setback abutting 1st Street for a fence from not less than 25', as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 4';
- (4) [RECOMMENDATION: DENY] A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;
- (5) [RECOMMENDATION: DENY] 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 10';
- (6) [RECOMMENDATION: DENY – *Exterior finish materials shall be consistent with or complimentary to the materials used on the primary structure*] A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage; and
- (7) [RECOMMENDATION: N/A] For such other and further relief deemed necessary or appropriate.

Member Brady moved, and Member Becker seconded, to recommend that the City Council approve certain relief and deny certain relief requested by Petitioner as set forth above. The motion passed: 5 aye, Member Grabowski voting nay, and Member Kalsto absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission