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October 16, 2025

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

RE: Petition of Sabas Oraldo Madera and Ana Rosa Madera
2404 Plum Street, Peru, IL (PIN: 17-09-318-008)

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, October 15, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Sabas Oraldo Madera and Ana Rosa Madera (“Petitioners”) concerning property commonly known as 2404 Plum Street in the City of Peru, Illinois, legally described as follows:

Lot Fifty-Three in Marquette Manor Addition to the City of Peru, LaSalle County, Illinois, excepting coal and mining rights as heretofore conveyed and subject to restrictions contained in a Declaration of Restrictions dated March 25, 1959, filed in the Office of the Recorder of Deeds of LaSalle County, Illinois on April 3, 1959 and recorded in Book 1117 of the Records, situated in the County of LaSalle, in the State of Illinois.

PIN: 17-09-318-008 (“Property”)

Petitioners desire to construct a new fence on the Property and seek the following relief under the Zoning Ordinance, to wit:

- (1) A special use pursuant to Section 10.03(c)(8) to allow fencing in a side yard abutting 24th Street;
- (2) A variance to reduce the minimum side yard setback abutting 24th Street for a fence from not less than 30’, as provided in Sections 6.03(b)(5) and 10.03(h)(2), to not less than 0’; and
- (3) 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 Lucas, Jones, Grabowski, and Brady were present at the hearing. Chairman Miller and Members Kalsto and Becker were absent.

Petitioners Sabas Oraldo Madera and Ana Rosa Madera appeared and were duly sworn. Ms. Madera testified that they would like to extend the existing fence in the rear yard south to the Property line, east along 24th Street, then north to connect back in line with the front of the home.

In response to questioning from Member Brady, Ms. Madera stated the fence would 6' tall and set back 16' from the roadway pavement.

In response to questioning from Corporation Counsel Schweickert, Ms. Madera testified that Petitioners have a special needs son and the additional enclosed yard space would provide him with a safe space. In the future, they will contemplate possibly getting a dog or above ground pool as well. In response to further questioning from Attorney Schweickert, Ms. Madera stated that Petitioners did have their property line pins located and the fence would constructed be on the property line.

City Director of Engineering and Zoning, Eric Carls noted it is a tight area and he did not have any concerns.

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 Lucas moved, and Member Brady seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 4 aye, 0 nay, and 3 Members absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission