



Post Office Box 299
Peru, Illinois 61354

October 16, 2025

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

RE: Petition of Kevin and Jessica Mateika
2103 Main Street, Peru, IL (PIN: 17-17-457-013)

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, October 15, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Kevin and Jessica Mateika (“Petitioners”) concerning property commonly known as 2103 Main Street in the City of Peru, Illinois, legally described as follows:

The South Half (S ½) of Lot Ten (10) in Block Eighty-three (83) in Ninewa Addition to the Town, now City of Peru, situated in the County of LaSalle and the State of Illinois, except coal and minerals and the right to mine and remove the same.

PIN: 17-17-457-013 (“Property”)

Petitioners desire to construct a [345 sq. ft. ground floor area], two-story addition, comprised of a garage and additional 2nd story living space, to the existing dwelling on the Property and seek the following relief under the Zoning Ordinance, to wit:

(1) A special use and variance to reduce the minimum interior side yard setback from not less than 10’, as provided in Sections 10.03(c)(11) and 10.03(h)(1), to not less than 1’; and

(2) 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 all present at the hearing. Chairman Miller and Member Kalsto and Becker were absent.

Petitioner, Kevin Mateika appeared and was duly sworn. Mr. Mateika testified that Petitioners would like to construct a 15' wide garage. He stated the back yard is already a concrete patio and the addition will not extend further than the existing footprint of that concrete or will be in-line with the rear line of the home. The addition will be one foot inside the existing fence line to the north. Mr. Mateika said they are in need of a garage and want to make the house their forever home.

Mr. Mateika testified further that Petitioners had spoken to their affected neighbors to the north and they had no objection. A letter of approval signed by the neighbors was received into the record and a copy is attached.

In response to questioning from Member Grabowski, Mr. Mateika said they would remove the existing concrete patio and pour a new foundation for the addition.

In response to questioning from Member Lucas, Mr. Mateika confirmed the ground area footprint of the addition is 15' x 23', or 345 sq. ft. It was noted that the published notice erroneously had 1,425 sq. ft. Mr. Mateika said they would be taking off the stucco and ripping the whole north side of the house off, then adding to it and extending the roof.

City Director of Engineering and Zoning, Eric Carls, noted the Property was situated on a smaller lot typical of the surrounding area and stated he did not necessarily have an issue with the request. He noted the existing patio area is going to be enclosed with a garage and provide additional living space on the second floor. Carls said he had no 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 Brady moved, and Member Grabowski 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.

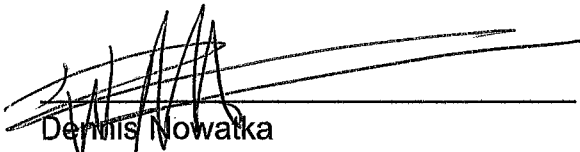
Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission


08/31/2025

We, Dennis & Melony Nowatka, agree to have our neighbors, Kevin & Jessica Mateika, build an attached structure that would come within 1 foot of our shared property line. The existing property line is 17 feet from their existing home. The new structure will be 15 feet wide and 23 and a half feet deep, which matches the depth of their existing home. The new structure will be a two-story structure. The bottom of the structure will be an attached garage with attached living space in the second story. The roof line will match the existing roof line so that no more rain will be forced in that direction and will have gutters put on as well. The main structure itself will stay two feet from the property line but the extra foot is to account for any overhang of roof or siding. With that being said the total of the structure including any overhang will be at least 1 foot from our shared property line if not more.


By signing we are stating that we are in agreement with the terms stated above.



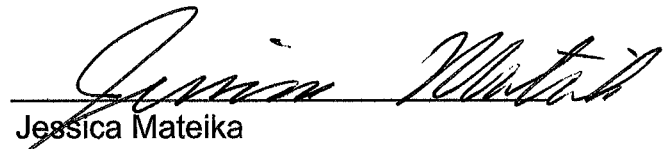
Dennis Nowatka



Melony Nowatka



Kevin Mateika



Jessica Mateika