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May 28, 2026

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

RE: Petition of Colby Urbanski
1223 Walnut Street, Peru, IL (PIN: 17-16-403-001)

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, May 27, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Colby Urbanski (“Petitioner”) concerning property commonly known as 1223 Walnut Street in the City of Peru, Illinois, legally described as follows:

Lot Five (5) in Block One (1) in Whiting, Burnham and Dickinson’s Subdivision of Twenty (20) Acre Lot Three (3) in the Southeast Quarter of Section Sixteen (16), in Township Thirty-three (33) North, Range One (1) East of the third Principal Meridian, in the City of Peru, excepting underlying coal and mining rights, in LaSalle County, Illinois.

PIN: 17-16-403-001 (“Property”)

Petitioner desires to replace an existing garage located on the Property with a new 30’ x 30’ detached garage and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to increase the maximum floor area for a detached garage from not more than the ground floor living area of the primary residence of 830 sq. ft., as provided in Section 6.01.3(c), to not more than 900 sq. ft.;
- (2) A variance to reduce the minimum distance for a detached garage to a principal building from not less than 10’, as provided in Section 6.01.3(d), to not more than 5’;
- (3) A variance to increase the allowable width of a driveway from not more than 28’, as provided in Section 7.02(d)(3), to not more than 30’;
- (4) A variance to increase the maximum floor area ratio on a lot from 0.30 as provided in Section 10.04(g) to not more than 0.35; and
- (5) 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, and Brady were all present at the hearing. Member Becker was absent.

Gary Urbanski appeared on behalf of the Petitioner and was duly sworn. Mr. Urbanski testified that he plans to construct a 30' x 30' garage to get Petitioner's boat and truck off of the road.

In response to questioning from Chairman Miller, Mr. Urbanski confirmed he plans to widen the driveway and that it would require an additional curb cut.

In response to questioning from Member Brady, Mr. Urbanski confirmed the garage would be 5' off the property line, sufficient distance from the neighbor's garage to the south.

In response to questioning from Member Kalsto, City Director of Engineering and Zoning, Eric Carls, stated that the existing garage is about 6.5 feet from the south property line and a little over 5' from the east property line. The new garage will be located a bit closer at 5' from both property lines.

In response to questioning from Member Grabowski, Mr. Urbanski said the garage would be wood frame construction and the plan is to match the color of the siding and roof to the house.

Mr. Urbanski asked why no metal roofs are allowed. Member Lucas and other Planning/Zoning Commission Members said metal buildings are the issue, not roofs. Engineer Carls added that metal roofs are generally ok if they are in conformance with the surrounding neighborhood and complementary to the principal structure. Carls said that the metal roof would need to be reviewed through his office. Mr. Urbanski said if it is not approved, he would go with an asphalt roof.

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 Grabowski moved, and Member Jones seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 6 aye, 0 nay, and Member Becker absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission