The City of Peru
(Settled in 1835)

Post Office Box 299
Peru, Illinois 61354

November 11, 2026

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

RE: Petition of Paul A. Bankson and Tenille C. Bankson
616 West Street, Peru, IL (PIN: 17-17-447-011)

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 Tuesday, November 10, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Paul A. Bankson and Tenille C. Bankson ("Petitioners") concerning property commonly known as 616 West Street in the City of Peru, Illinois, legally described as follows:

> The South Half of Lots 1 and 2 in Block 59 in Ninewa Addition to the Town, now City of Peru, except coal and minerals and the right to mine and remove the same, situated in La Salle County, Illinois.
>
> PIN 17-17-447-011 (the "Subject Property")

Petitioners desire to reconstruct the driveway upon the Subject Property and seek the following relief under the City's Zoning Ordinance, to wit:

(1) A variance to reduce the minimum interior yard setback for off-street parking from not less than 2', as provided in Section 7.02(d)(1)b., to not less than 0';

(2) A variance to increase the maximum width of a driveway from not more than 18', as provided in Section 7.02(d)(3)a., to not more than 20'; and

(3) For such other and further relief deemed necessary or appropriate.

The Subject Property is zoned R-2 Single Residence District.

Planning/Zoning Commission Members Lucas, Kalsto, Jones, Grabowski, Brady, and Becker were present at the hearing. Chairman Miller was absent.

Petitioners Paul and Tenille Bankson appeared and were duly sworn. Mr. Bankson testified that they had an attached garage at one time, but they tore it down because it was falling over. They have been saving up money over the last few years to build a driveway straight through where the garage was located along with a parking pad. Petitioners desire to increase the width of the driveway to 20' which takes it almost to the property line. This will allow for two cars to be parked side by side.

Mr. Bankson testified further that Petitioners have four kids, two of whom are already driving, so they will need to accommodate parking several vehicles at the Subject Property. The additional off-street parking will make their lives easier and get the vehicles off the street. Mr. Bankson noted West Street is a truck route.

In response to questioning from City Corporation Counsel, Scott Schweickert, Ms. Bankson testified that there is a vacant lot adjacent to the south. Mr. Bankson added that the vacant lot is owned by American Nickeloid Company.

Attorney Schweickert noted the City's Director of Engineering and Zoning, Eric Carls, was unable to attend but had provided correspondence to the Commission stating he had no objection to the relief sought by the Petitioners.

Mr. Bankson stated that Jason Pottinger would be performing the work. He hopes to get gravel down before winter so it can be used immediately, then pour the concrete by Spring.

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, recommends to the City Council grant the relief as sought by the Petition.

Chairman Lucas moved, and Member Brady seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

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CARY MILLER, Chairman
Planning/Zoning Commission