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 Juan Escobedo Mondragon and Maricela J. Escobedo
Final Plat of Mondragon Subdivision - A Resubdivision of Lot 2 in Riva's Third Subdivision (PINs: 17-07-303-002 & part of 17-07-332-000)

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 Juan Escobedo Mondragon and Maricela J. Escobedo ("Petitioners") concerning certain real estate consisting of two parcels generally located north of Shooting Park Road near Meridian Road in the City of Peru, which parcels are legally described as follows:

> Lot 2 in Riva's Third Subdivision to the City of Peru, situated in LaSalle County, Illinois as shown on the Final Plat of said Subdivision recorded on August 22, 2023, as Document Number 2023-08603 in the Recorder's Office of LaSalle County situated in the City of Peru, LaSalle County, Illinois. Also, That part of the Southwest Quarter of Section 7, Township 33 North, Range 1 East of the Third Principal Meridian described as follows: Beginning at the Northwest corner of Lot 2 in Riva's Third Subdivision to the City of Peru as shown on Final Plat of said Subdivision recorded on August 22, 2023 as Document Number 2023-08603 in the Recorder's Office of LaSalle County, Illinois; thence North 00 degrees 30 minutes 11 seconds West 134.50 feet; thence North 89 degrees 19 minutes 37 seconds East 135.00 feet to the Northwest corner of Lot 1 in Riva's First Subdivision to the City of Peru as shown on Final Plat of said Subdivision recorded on December 18, 1998 as Document Number 1998-27905 in the Recorder's Office of LaSalle County, Illinois; thence South 00 degrees 30 minutes 11 seconds East 134.50 feet along the West line of said Lot 1 to the Northeast corner of said Lot 2; thence South 89 degrees 19 minutes 37 seconds West 135.00 feet along the North line of said Lot 2 to the Point of Beginning containing 0.417 acres more or less and all situated in the City of Peru, LaSalle County, Illinois.
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> PINs: 17-07-303-002 & part of 17-07-332-000 (collectively, the "Subject Property").

Petitioners seek approval of the Final Plat of Mondragon Subdivision to consolidate the Subject Property, consisting of Lot 2 of Riva's Third Subdivision and a 0.417 acre parcel situated immediately adjacent to and north of said Lot 2, for purposes of constructing a single-family dwelling and detached garage, and further seek the following relief under the City's Zoning Ordinance, to wit:

(1) That the 0.417 acre parcel be rezoned from M-2 Manufacturing District, to B-4 Business Highway District and combined with Lot 2 of Riva's Third Subdivision as a single zoning lot;
(2) That the Special Use for single-family detached dwellings previously granted to Lot 2 of Third Subdivision pursuant to Section 11.05(d)(37) be extended to the entirety of the consolidated Subject Property;
(3) A variance to increase the maximum allowable height for a garage door from not more than eight feet (8'), as provided in Section 6.01.1(f), to ten feet (10');
(4) A variance to increase the maximum floor area for detached garages from not more than 990 square feet, as provided in Section 6.01.3(c), to not more than 2,016 square feet;
(5) A variance from Sections 7.02(a)(4) and 7.04(a) to allow for an aggregate driveway surface for up to two years following the date of issuance of a building permit for the detached garage before installation of a permanent driveway surface is required;
(6) A variance from Section 6.01.3(f) to allow use of metal siding and roof exterior finish materials; and
(7) For such other and further relief deemed necessary or appropriate.

Lot 2 of Riva's Third Subdivision is currently zoned B-4 Highway Business District, and the adjacent 0.417 acre parcel is currently zoned M-2 Manufacturing District.

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

Petitioner, Juan Escobedo Mondragon, and his attorney, Jon Brandt, appeared and were duly sworn. Attorney Bradt testified that Petitioners had previously purchased approximately 1.1 acres from John and Jane Riva. They then approached the Rivas to buy an additional 0.417 acres, and with their blessing, wish to combine the Subject Property to a single lot totaling approximately 1.533 acres.

Attorney Brandt testified further that Petitioners wish to build a detached two car garage first. The garage will be used as a staging area for a 2,000 sq. ft. ranch dwelling. Petitioners have requested that the driveway surface be aggregate for up to two years with the belief that settling will occur upon this farm ground.

Attorney Brandt reported the Rivas do not intend to subdivide the remaining 50± acres unless by an end user. The Rivas would prefer to sell the remaining acreage as one parcel, hopefully to a commercial developer.

Attorney Brandt noted that Riva's Third Subdivision already contains two lots approved and intended for residential use. Mondragon Subdivision proposes to increase the size of one of those

lots, and Petitioners worked with the City to relocate the previously platted utility easement along the north line to the north line of the Subject Property. Attorney Brandt said the City's Director of Engineering and Zoning, Eric Carls, has already issued a permit to Petitioners to begin excavation for the proposed driveway and garage footings with the understanding that Petitioners assume all risk of zoning disapprovals.

In response to questioning from Members Brady and Kalsto, Attorney Brandt said the garage will be situated far back in the lot, behind and offset from the house, split by the driveway. The garage will be further screened from the street by the large arborvitae trees on the church property, and blend nicely with the surrounding area.

Member Kalsto noted the City Zoning Ordinance has provisions that do not allow a garage to be built without a primary structure. This was acknowledged by Attorney Brandt, but he noted the Subject Property is zoned partially B-4 and M-2, both of which allow for garages or similar structures on their own.

City of Peru Corporation Counsel, Scott Schweickert, stated that he and Engineer Carls had worked with Petitioners on the preparation of the final plat. He noted the main issue was the presence of the platted setback and public utility easement along the rear line of Lot 2 in Riva's Third Subdivision, which cuts through the area where Petitioners are proposing the garage.

In response to questioning from Attorney Schweickert, Petitioner said he hopes to begin construction of the garage next week and finish by the end of the year, and to begin construction of the house in the Spring of 2027. Attorney Brandt noted that Petitioner is a builder by trade.

Attorney Schweickert noted Engineer Carls was unable to attend the hearing but had provided the P/Z Commission with his recommendations. Engineer Carls had no issues with the requested final plat approval, re-zoning, special use, or size of the garage and doors. Carls had no objection to the aggregate driveway remaining for up to two years, noting his office would monitor and send correspondence reminding Petitioners of the deadline date for final surfacing. Engineer Carls' only objection concerned the metal exterior finish materials for the garage. He recommended the P/Z Commission consider placing restrictions, similar to those imposed with several other recent petitions, to ensure the garage's exterior finish materials would be complimentary to the future residential home.

In response to questioning from Member Kalsto, Petitioner testified that he would pour a concrete foundation for the garage. Kalsto noted her negative stance on metal siding in the City but acknowledged there are different styles that appear traditional she would be ok with. The P/Z Commission requires exterior siding materials to be complementary to the principal structure. The P/Z Commission has generally not objected to metal roofing materials. Petitioner said the dwelling would not have metal siding. Attorney Brandt added that the garage would not be a metal building. It will be stick-built with siding to match the house. Brandt said the siding would be composite, Hardie board or similar material. The roof may be metal but, at this moment, Petitioner was leaning towards asphalt.

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 sought by the Petition with the exception or condition that metal, agricultural style siding shall not be used as the exterior finish material for the house or garage.

Member Kalsto moved, and Member Jones seconded, to favorably recommend that the City Council approve the Petition as prayed for with the exception or condition that metal, agricultural style siding shall not be used as the exterior finish material for the house or garage. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

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CARY MILLER, Chairman
Planning/Zoning Commission