



Post Office Box 299
Peru, Illinois 61354

September 17, 2020

Mayor Scott J. Harl,
Peru City Clerk, and
Aldermen of the City of Peru

RE: Petition of M.B.R. Management Corporation
Property generally located at Illinois Route 251 and Shooting Park Road

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, September 16, 2020, at 5:15 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of M.B.R. Management Corporation, a Missouri Corporation (hereinafter "Petitioner"), concerning real estate generally located at Illinois Route 251 and Shooting Park Road in the City of Peru, Illinois, legally described as follows:

Lot B in Subdivision of Lot 2 in CVS Pharmacy Addition, a Planned Development, being a Subdivision of part of the East ½ of the Northwest ¼ of Section 16, Township 33 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded January 16, 2020 as Document No. 2020-00812, in LaSalle County, Illinois.

PIN: 17-16-130-002 hereinafter "Property").

Petitioner requests the following relief, to wit:

- 1.) A variance to reduce the interior property line setback for off-street parking from not less than two (2) feet, as provided by Section 7.02(d)b.i. of the City's Zoning Ordinance, to not less than zero (0) feet;
- 2.) A variance from Section 7.04(e) of the City's Zoning Ordinance to eliminate the requirements that 10% of off-street parking areas be landscaped and the mandatory planting of ornamental shrubbery or trees as part of site landscaping;
- 3.) A waiver from the storm water detention requirements in Section 11.09 of the City's Subdivision and Site Development Regulations Ordinance; and
- 4.) For such other relief as may be equitable and just.

The Property is located in an B-2 Community Shopping District.

Planning/Zoning Commission Members Miller, Atkinson, Lucas, Kalsto, Grabowski, Brady, and Moreno were all present at the hearing. No Members were absent. Due to COVID-19, this meeting was also streamed live on the internet.

Wes Kistler appeared on behalf of Petitioner and was duly sworn. Mr. Kistler testified that Petitioner desires to develop the Property into a new 1,800 sq. ft. Domino's Pizza Restaurant. The Property is currently an asphalt lot directly east of CVS. Petitioner plans to remove the asphalt and construct the new building, parking and drive aisles.

With respect to the first request reducing the interior property line setbacks for off street parking to zero feet, Mr. Kistler explained that the Property is a very small lot. The setback variances are needed to meet parking requirements. Regarding the second request, Mr. Kistler noted there is some landscaping on the north end along Shooting Park Road, but a variance is needed due to the limited landscapable space on the Property. Finally, Mr. Kistler explained the third request for a waiver from storm water detention requirements is needed due to the lot size, noting that the Property is already covered in asphalt and the proposed development would not affect the stormwater release rate.

City Attorney Scott Schweickert then read a letter from City Engineer Eric Carls into the record, a copy of which is attached hereto as "Exhibit A". Engineer Carls recommends granting the relief requested by the Petition on the condition the developer make every effort to incorporate landscaping in the areas that provide space, such as the islands and areas around the building, and subject to approval of a landscape plan by the City's Engineering & Zoning Department.

There were no objectors at the hearing or online.

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 that the relief as prayed for in the Petition be granted.

Member Kalsto moved, and Member Atkinson seconded, that the Petition be favorably recommended to the City Council. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission

EXHIBIT A



City of Peru



Eric Carls, P.E.
City Engineer

P.O. Box 299 • 1901 Fourth Street • Peru, IL 61354-0299
815-224-6020 • fax: 815-223-9381 www.peru.il.us ericcarls@peru.il.us



September 15th, 2020

City of Peru – Planning & Zoning Commission
Attn: P&Z Board Member
1901 4th St.
Peru, IL 61354

**SUBJECT: M.B.R. Management Corporation (Domino's Pizza)
P&Z Hearing September 16th, 2020**

Dear Planning & Zoning Board Member,

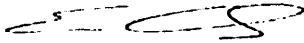
I have reviewed and am providing the following responses to the requests of M.B.R. Management Corporation, for property located at the southwest corner of the intersection of Mall Road and Shooting Parking Road in Peru, IL.

Petitioner Requests

- 1) A variance to reduce the interior property line setback for off-street parking from not less than two (2) feet, as provided for by Section 7.02(d)(b)(i) of the City's Zoning Ordinance, to not less than zero (0) feet.
 - *I am recommending the request be granted*
- 2) A variance from Section 7.04(e) of the City's Zoning Ordinance to eliminate the requirements that 10% of off-street parking areas be landscaped and the mandatory planting of ornamental shrubbery or trees as part of site landscaping.
 - *I am recommending the request be granted, on the condition the developer makes every effort to incorporate landscaping in the areas that provide space, such as the islands and areas around the building. A landscape plan should be submitted to the Engineering & Zoning office for approval*
- 3) A waiver from the storm water detention requirements in Section 11.09 of the City's Subdivision and Site Development Regulations Ordinance.
 - *The site as it exists in the pre-development state is nearly 100% impervious; I am therefore recommending the request be granted.*
- 4) For such other relief as may be equitable and just.
 - *I recommend no other relief be granted.*

I have reviewed the proposed site plans for the development and will provide final approval if the waiver is granted. If there are any questions or concerns please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Carls', with a stylized flourish at the end.

Eric Carls, P.E.
Director of Engineering & Zoning

cc: Mayor & Council
City Attorney – Scott Schweickert
Ty Dobrich – Building Inspector