



Post Office Box 299
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September 2, 2021

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

**RE: Petition of QuikTrip Corporation
1320-1340 May Road, Peru, IL**

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 1, 2021, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of QuikTrip Corporation, an Oklahoma Corporation (hereinafter, "Petitioner"), concerning real estate generally located at 1320-1340 May Road, Peru, IL, legally described as follows:

TRACT I:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FA ROUTE 178 AND THE NORTH LINE OF THE SAID SECTION 4, SAID POINT OF BEGINNING BEING ALSO 39.78 FEET EAST OF THE NORTHWEST CORNER OF THE SAID SECTION 4; THENCE DUE EAST 462.85 FEET ON THE NORTH LINE OF THE SAID SECTION 4; THENCE SOUTH 0 DEGREES 38 MINUTES 10 SECONDS WEST 331.78 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF F.A.I. ROUTE 00; THENCE NORTH 48 DEGREES 27 MINUTES 10 SECONDS WEST 189.20 FEET ON THE NORTHERLY RIGHT-OF-WAY OF F.A.I. ROUTE 80; THENCE NORTH 61 DEGREES 17 MINUTES 10 SECONDS WEST 361.20 FEET ON THE NORTHERLY RIGHT-OF-WAY LINE OF F.A.I. ROUTE 80 TO THE EAST RIGHT-OF-WAY LINE OF F.A. ROUTE 178; THENCE NORTH 0 DEGREES 13 MINUTES EAST 32.28 FEET ON THE EAST RIGHT-OF-WAY LINE OF F.A.I. ROUTE 178 TO THE POINT OF BEGINNING, IN LASALLE COUNTY, ILLINOIS, EXCEPT COAL AND MINERALS AND THE RIGHT TO MINE AND REMOVE THE SAME.

TRACT II:

THE EAST 820 FEET OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE RIGHT OF WAY OF A RAMP LEADING FROM F.A.I. ROUTE 80 AND CONNECTING TO F.A. ROUTE 178 THROUGH THE AFORESAID SECTION 4. THE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST

QUARTER OF SECTION 4. TOWNSHIP 33 NORTH. RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG THE NORTH LINE OF THE SAID QUARTER SECTION FOR A DISTANCE OF 502.19 FEET TO THE POINT OF BEGINNING, CONTINUING THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION FOR A DISTANCE OF 820 FEET; THENCE SOUTH 0 DEGREES 1 MINUTE 30 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID QUARTER SECTION FOR A DISTANCE OF 675.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHEAST QUADRANT OF THE INTER-CHANGE BETWEEN F.A. ROUTE 178 AND F.A.I. ROUTE 80; THENCE NORTH 87 DEGREES 9 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 252.13 FEET; THENCE NORTH 76 DEGREES 27 MINUTES 30 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 208 FEET; THENCE NORTH 57 DEGREES 31 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 213.34 FEET; THENCE NORTH 49 DEGREES 2 MINUTES WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 242.8 FEET; THENCE NORTH 0 DEGREES 1 MINUTE 30 SECONDS EAST FOR A DISTANCE OF 331.61 FEET TO THE POINT OF BEGINNING, EXCEPT THE COAL AND MINERALS AND RIGHT TO MINE AND REMOVE THE SAME, ALL LYING AND BEING SITUATED IN LASALLE COUNTY, ILLINOIS.

PINs: 17-04-107-000 & 17-04-106-000 (hereinafter, "Property").

Petitioner, as contract purchaser with consent of the Property owners, seeks resubdivision of the Property and requests the following relief under the City's Zoning Ordinance, to wit:

- (a) Approval of the Final Plat of QT 7203 Addition;
- (b) A variance from Section 8.05(b)(1)c. iv. to increase the maximum allowable gross surface area for a freestanding sign from not more than 375 sq. ft., to not more than 633 sq. ft.;
- (c) A variance from Section 8.05(b)(1)d. iv. to increase the maximum allowable height for a freestanding sign from not more than 65', to not more than 100';
- (d) A variance from Section 8.03(o)(3)(a) to increase the maximum allowable area for an individual window sign from not more than 80% of the window area, to 100% of the window area;
- (e) A variance from Section 8.03(o)(3)(b) to increase the maximum allowable total area of all window signs from not more than 20% of the total window area, to 100% of the window area; and
- (f) For such other relief as may be equitable and just.

The Property is located in a B-4 Highway Business District.

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Grabowski, Brady, and Moreno were present at the hearing. Member Atkinson was absent.

QuikTrip Real Estate Project Manager, JD Dudley, and Wesley Meyers, professional land surveyor with Farnsworth Group, Inc., appeared remotely via Zoom on behalf of Petitioner and were duly sworn.

Mr. Dudley introduced himself and discussed the proposed QuikTrip development and sign package submitted by Petitioner. Mr. Dudley testified that the project involves a typical QuikTrip gas station and convenience store. There will be truck fueling at this location, but no amenities for truckers will be offered. The convenience store will feature a fast food restaurant component with barbeque and other offerings. Mr. Dudley stated the submitted sign package is consistent with QuikTrip corporate standards nationwide. A variance to increase the height of the freestanding sign is requested in large part due to safety because it allows truck drivers more time to see the location, move over and exit the highway. With respect to the window signage, Mr. Dudley stated it is translucent and allows employees to see out from inside the store. The window signage will advertise QuikTrip's monthly food items. Mr. Dudley testified further that Petitioner is very excited about the project and intends to apply for building permits in approximately four weeks. Petitioner has already closed with the owner of one part of the Property and is finalizing the closing of the remainder. Petitioner does not franchise and this development will be a corporate store adhering to its strict corporate store and employee appearance standards.

In response to questioning from Chairman Miller, City Engineer Eric Carls stated his department has been working with Mr. Dudley and his team for a few months now. Engineer Carls researched the sign package and confirmed Petitioner is not requesting anything egregious or out of the ordinary as it relates to Petitioner's other locations. Engineer Carls said there are still a few hurdles to get through on the planning side, such as DOT traffic studies. However, with respect to the matters before the Planning/Zoning Commission, Engineer Carls stated he had no objections and offered a favorable recommendation to approve all of Petitioner's requests. In response to further questioning from Chairman Miller, Engineer Carls confirmed there was no issue with the sign height with respect to the airport.

In response to questioning from Member Lucas, Mr. Dudley testified that employee safety is Petitioner's number one priority and the window signage does not create any safety issues. The store will have a comprehensive security system and safety protocols. High-definition security cameras will cover every square inch, inside and out, and will be monitored from Petitioner's hub in Tulsa. The window signage is a translucent sticker allowing you to see out of the store. At nighttime, it also allows you to see inside the store. Mr. Dudley added that Petitioner does not allow any marketing on the window signage other than QuikTrip marketing, so there will be no beer/cigarette products advertised.

In response to questioning from Chairman Miller, Mr. Dudley stated the 100' freestanding sign will be located behind the building 10' back from the highway offramp right-of-way.

Mr. Meyers then discussed the proposed Final Plat of QT 7203. He testified that the Plat was a consolidation of two metes and bounds parcels. Petitioner recently closed on the western parcel, formerly owned by Purelku, labeled as Tract I. Tract II is owned by National Oil. Petitioner intends to purchase the western six acres of that property, creating two lots, with the remainder being retained by National Oil. There will be a 40' dedication for right-of-way, which Mr. Meyers states had been discussed with Engineer Carls and the Illinois Department of Transportation, matching the right-of-way dedicated by IBI Ventures Subdivision to the east. Mr. Meyers further testified that they would create a 20' wide easement for city access to the existing pump station in the northwest corner of the Property.

There were no objectors at the hearing.

The Planning/Zoning Commission found that approval of the Final Plat of QT 7203 Addition and granting of variances requested by Petitioner 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 Petition be granted as prayed for.

Member Lucas moved, and Member Moreno seconded, to favorably recommend approval of the Final Plat of QT 7203 to the City Council. The motion passed unanimously: 6 aye, 0 nay, and 1 Members absent.

Member Lucas moved, and Member Moreno seconded, to favorably recommend that the City Council grant the variances sought by Petitioner (*See* (b)-(e) above). The motion passed unanimously: 6 aye, 0 nay, and 1 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission