



Post Office Box 299  
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**March 9, 2023**

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

RE: Petition of Lakhwinder Singh d/b/a Diamond Truck Wash  
3129 May Road, Peru, IL (PIN# 11-31-402-002)

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, March 8, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Lakwinder Singh d/b/a Diamond Truck Wash (“Petitioner”) concerning property commonly known as 3129 May Road, Peru, Illinois, legally described as follows:

Lot Two (2) in Green River Lines Subdivision to the City of Peru pursuant to Final Plat recorded December 13, 2006 as Document No. 2006-31305, except coal and minerals and the right to mine and remove the same as heretofore severed from the fee thereof, situated in the City of Peru, LaSalle County, Illinois, and subject to easements of record, easements and setback lines as shown on the Plat of Subdivision, covenants, and restrictions of record, and together with and subject to the rights and obligations of Agreement Establishing Easements, Covenants, and Restrictions dated January 17, 2007, by and between Grantor and Grantee, all situated in the County of LaSalle and State of Illinois.  
PIN #: 11-31-402-002 (“Property”)

Petitioner operates a truck wash and desires to construct an approximately 80’ x 104’ detached building upon the Property and requests the following relief, to wit:

- (1) A waiver from the off-street parking area requirements under Section 7.04(a), (b), (c), and (d) of the Zoning Ordinance requiring: (a) a concrete, brick, or asphalt parking/access area; (b) off-street parking lighting, (c) curbs and wheelstops, and (d) off-street parking minimum standards; and
- (2) A waiver from the requirements under Section 11.09 of the City Subdivision and Site Development Regulations Ordinance requiring storm water detention; and
- (3) For such other and further variances, relief, or action be taken as may be proper and appropriate.

The Property is zoned M-2 Manufacturing District.

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

Marvin Miller from Milmar Buildings appeared on behalf of the Petitioner and was duly sworn. Mr. Miller testified that Petitioner approached him about expanding the truck wash pursuant to a complete set of plans done several years ago that Petitioner acquired from the previous owner. It is Mr. Miller's understanding there is not enough acreage to do a detention pond. As far as the requested waivers concerning the parking area, it is to make the project more cost effective. Petitioner's clientele is truckers, and the current lot is loose surface.

Chairman Miller stated that one of the things the Planning/Zoning Commission is trying to get away from is aggregate parking surfaces, and to use asphalt or cement instead.

City Director of Engineering and Zoning, Eric Carls, provided some background information concerning the Property. Back in 2018, the previous owner approached the City's Planning/Zoning Commission with the same plans and requested the same relief being sought by this Petition. At that time, Engineer Carls provided a recommendation to grant the requested waivers. However, as it pertains to the waiver from surfacing requirements for the parking and drive-thru area, he had a caveat that if it became a nuisance under the City's property maintenance code, the owner would be required to come into compliance and hard surface it. Engineer Carls said he understood Chairman's Miller's concerns, noting there have been some issues with aggregate surfaces in the recent past.

With respect to the waiver of the stormwater detention requirements, Engineer Carls stated he had spoken with the City's consulting engineers and confirmed the Property fell within the boundary area served by the City's regional detention facility recently constructed north of Speedway. In response to questioning from Engineer Carls, Attorney Schweickert recommended that the storm water detention request be not be stricken from the petition. Rather the request should be voted on with Engineer Carl's recommendation that the regional detention facility is sized appropriately to serve this Property.

In response to questioning from Member Brady, Mr. Miller confirmed that the plan is for a detached building. In response to further questioning from Member Brady, Engineer Carls stated the plans show the entrance off May Road being bituminous pavement, and the aggregate surface being in the rear of the building which connects to existing concrete pavement on the adjacent property.

Members Lucas, Brady, and Kalsto questioned the direction of traffic and where trucks would enter and exit the site. A discussion was had as to whether the washed trucks would exit on to the aggregate surface and whether there could be issues with trucks stacking or backing up on May Road. After reviewing the plans, Mr. Miller confirmed that trucks enter and exit on May Road.

Engineer Carls inquired further as to whether there was a cross-access agreement with the adjacent property owner to the west where Green River Lines is located. Mr. Miller believed there was such an agreement in place. Attorney Schweickert noted that the Final Plat for Green River Lines Subdivision does identify easements for ingress and egress over the Green River Lines property. Mr. Miller testified that trucks would enter off May Road on the west side of Green River Lines building, loop around the rear, enter the truck wash bay, and then exit onto May Road.

Chairman Miller reiterated his desire to see the parking lot be paved. Member Moreno agreed, expressing concerns about dust and aggregate getting carried out to May Road. Mr. Miller believed

there is crushed asphalt there now, which he agreed was not much better and gets potholed. Member Brady agreed with the other Members that the entire driveway surface should be paved.

Engineer Carls commented that traffic flow should be from west to east to allow for stacking. In response to Mr. Miller, Carls confirmed that enter/exit signage would be needed. Engineer Carls added that, although not related to the petition, the Property is subject to the City's sewer use program and provided paperwork to be completed by the new owners for wastewater permits.

There were no objectors or public comments.

Except for the surfacing requirements of Section 7.04(a) for the driveway/access route, the Planning/Zoning Commission found the requested waivers 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 remaining waivers sought by the Petition.

Chairman Miller moved, and Member Brady seconded, to favorably recommend the City Council approve the requested waivers except for the surfacing requirements of Section 7.04(a) as it applies to the driveway/access route. The motion passed unanimously: 5 aye, 0 nay, and 2 Members absent.

Respectfully submitted,

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CARY MILLER, Chairman of the  
Planning/Zoning Commission