



Post Office Box 299
Peru, Illinois 61354-0299

January 30, 2020

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

RE: Petition of Robert Grivetti
2702 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, January 29, 2020, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Robert Grivetti (hereinafter "Petitioner") concerning property located at 2702 May Road, Peru, IL, legally described as follows:

That part of the East 25 acres of the North 50 acres of the West One-Half of the Northwest Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, lying and being North of the North Boundary Line of Interstate Route 80, being more particularly described as follows: Commencing at the Northwest corner of the said Northwest Quarter of Section 5, thence North 89 degrees 52 minutes 16 seconds East, along the North line of said Northwest Quarter of Section 5, for a distance of 974.96 feet to the point of beginning; thence continuing North 89 degrees 52 minutes 16 seconds East, along said North line, 192.07 feet, thence South 00 degrees 19 minutes 14 seconds West 363.00 feet; thence North 89 degrees 52 minutes 16 seconds East 154.49 feet to a point on the East line of the West One-Half of the Northwest Quarter of said Section 5; thence South 00 degrees 32 minutes 47 seconds West, along said East line, 329.00 feet to a point on the North Right-of-Way line of Interstate 80; thence South 89 degrees 40 minutes 22 seconds West, along said North Right-of-Way line, 342.67 feet; thence North 00 degrees 06 minutes 19 seconds East 693.16 feet to the Point of Beginning, said tract containing 4.197 acres, more or less, except coal and minerals and the right to mine and remove the same as heretofore severed from the fee thereof, all situated in the County of LaSalle and State of Illinois (hereinafter "Property").

Petitioner desires to operate a retail construction equipment and machinery parts warehouse on the Property and requests a special use under Section 11.01(c) of the Zoning Ordinance to allow for the

outside sales and display of construction equipment and attachments. Petitioner further requests a special use pursuant to Section 11.05(d)(14) of the Zoning Ordinance to allow for the construction of a fence in the front yard of the Property, which is located in B-4 Highway Business District.

Planning/Zoning Commission Members Miller, Grabowski, Atkinson, Lucas, Kalsto, Brady, and Moreno were present at the hearing. No members were absent.

Attorney John Duncan and Mike Phalen, Phalen Steel Construction Company, appeared on behalf of Petitioner and Carlos A. Teran, Teran Industries. After being duly sworn, Mr. Phalen testified that Mr. Teran, the future owner of the Property, was attending an auction of construction equipment in Florida and could not attend. Mr. Teran, whom currently operates his business on Terminal Road in Peru, intends to make the Property the location of the company's Midwest regional distribution facility. Phalen explained that Mr. Teran runs a "tight ship" and displays his construction attachments in a very clean and orderly fashion outside in the yard. He intends to do the same at the Property.

Mr. Phalen testified that Mr. Teran (also hereinafter referred to as "Petitioner") desires to take the front northwest yard of the Property, remove the grass, and replace it with a layer of weed fabric topped with white rock. The buckets and other attachments would be displayed on the white rock in a neat and organized manner. Surface water from this area will drain southeast across the Property to a water detention pond on the east side. A total of less than 1 acre will be disturbed. A six-foot fence will also be installed to enclose the rock area in the front yard. This is to prevent thieves from backing a truck in and stealing smaller attachments, Phalen explained.

Mr. Phalen further explained the proposed modifications to the existing structure, currently the Peru Antique Mall. On the northeast end of the building, a loading dock with two bays for semi-tractor trailers will be constructed. A dock sump pump will be installed, pumping any water east to the detention pond.

In response to questioning from Member Lucas, Mr. Phalen stated that, initially, there would be no changes to the paved "road" currently providing access to the Property. It is sufficient for now, but Mr. Teran is not pleased with the appearance of the patched areas and plans to improve it in the future, perhaps sections of 40' at a time.

In response to questioning from Chairman Miller, Mr. Phalen stated that the equipment would be displayed on the white rock, and the area would not be paved with asphalt. City Engineer Eric Carls stated that since this was for storage and outside display of construction equipment and not for off-street parking, the Code's pavement requirement was inapplicable. Other businesses in the immediate area also have gravel areas for storage of equipment, Engineer Carls added.

In response to questioning from Member Grabowski, Mr. Phalen said that the fence would be standard chain link, set in concrete.

A letter from City Engineer Carls recommending approval of Petitioner's requests was received and read aloud by Chairman Miller. A copy of Engineer Carls letter dated January 28, 2020, is attached hereto as "Exhibit A". The City Engineer's recommendation to approve Petitioner's fence is conditioned on verification that it does not encroach upon, or has approval from the holders of, any existing easements. Mr. Carl stated that they have since identified a cross-access easement with the adjacent bingo hall property for the access road on the Property. There is also a utility easement adjacent to May Road. Engineer Carls said neither affects his approval recommendation. Mr. Phalen added they are 136' back from May Road and outside the utility easement.

There were no objectors at the hearing.

The Planning/Zoning Commission found that the requested special uses 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 special uses be granted.

Member Grabowski moved, and Member Moreno seconded, that the Petition as prayed for 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



City of Peru



Eric Carls, P.E.
City Engineer

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January 28th, 2020

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

**SUBJECT: Peru Antique Mall (Bob Grivetti)
P&Z Hearing January 29th, 2020**

Dear Planning & Zoning Board Member,

I have reviewed and am providing the following responses to the requests of Bob Grivetti, for property located at 2702 May Road, Peru, IL.

Petitioner Requests

- 1) Special use under Section 11.01 (c) of the Zoning Ordinance to allow for the outside sales and display of construction equipment and attachments.
 - *There are similar type developments in the surrounding area along May Road. I am recommending the request be granted.*

- 2) Special use under Section 11.05 (d) of the Zoning Ordinance to allow for the construction of a fence in the front yard of the property, which is located in a B-4 Highway Business District.
 - *I am recommending the request be granted, if the petitioner can verify the fence location will not encroach upon any existing easements, or the petitioner can provide documented approval for the proposed encroachments from all easement parties.*

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,

Eric Carls, PE
City of Peru – City Engineer

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

