



Post Office Box 299
Peru, Illinois 61354-0299

November 20, 2017

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

RE: Petition of Eugene Judge for Car Wash
4234 Mahoney Drive, Peru, IL

Gentlemen:

Pursuant to legal notice published in the News Tribune on October 27, 2017 in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Tuesday, November 21, 2017 at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Eugene Judge (hereinafter "Petitioner") concerning property located at 4234 Mahoney Drive, Peru, IL, legally described as follows:

Lot Two (2) in Cawley Subdivision of a part of the Southwest Quarter of Section 4, Township 33 North, Range 1, East of the Third Principal Meridian, according to the Plat thereof recorded July 17, 1979 as Documents No. 673855 in Plat Cabinet "A", Page 93 and 94, situated in the City of Peru, excepting coal and minerals and the right to mine and remove the same in LaSalle County, Illinois, Excepting therefrom, commencing at the Southwest Corner of said Lot 2; thence in a Northerly direction along the West line of said Lot 2 for a distance of 15.87 feet to the Point of Beginning; thence continuing Northerly along the West Line of said Lot 2 for a distance of 47.00 feet; thence Easterly and parallel to the South Line of said Lot 2 for a distance of 78.00 feet; thence Southerly and parallel to the West Line of said Lot 2 for a distance of 47.00 feet; thence Westerly and parallel to the South Line of said Lot 2 for a distance of 78.00 feet to the Point of Beginning containing 3,666.00 square feet, for or less, situated in LaSalle County, Illinois (hereinafter "Property").

Planning/Zoning Commission Members Biederstedt, Grabowski, Lucas, and Janko-Wilke were present at the hearing. Members Atkinson, Miller and Kalsto were absent.

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"Fastest Growing City in La Salle County"

Eugene Michael Judge, after being first duly sworn, stated that he desires to build an express car wash on the property. These are the new type of car washes which are now being seen in Cook and Collar county areas. These new car washes have two lanes and can handle up to 100 cars per hour. There will be 12 free vacuums on the outside of the building and the cost of a wash will be from \$5.00 to \$15.00. The driver does not get out of the car.

Mr. Judge introduced a site plan and sample pictures of the proposed car wash into evidence. The exterior building would be of masonry/brick construction. He stated it takes approximately five minutes for a wash.

In response to questioning from Janko-Wilke, Mr. Judge stated there will be two pay stations with two lines.

In response to questioning from Member Grabowski, Mr. Judge stated that there is a plastic conveyer system tied together for each tire that pulls the car through the station.

Mr. Judge stated that he is going to have a very aggressive grand opening and probably offer the first 3,000 car washes free. The name will probably be something like Peru Express Car Wash, but he has not yet decided.

In further response to questioning from Member Grabowski, Mr. Judge stated that the existing building on the property will be razed.

In further response to questioning from Member Janko-Wilke, Mr. Judge stated that there will be signage directly on the building as set forth in the sample pictures and probably only a small sign on Mahoney Drive.

In response to further questioning, Mr. Judge stated there is a kick out lane on the site plan for rejected vehicles such as pick-up trucks that may have debris in the back that could be picked up and damage equipment.

Mr. Judge stated there will be no token sales but there will be continual promotions throughout the week. The \$5.00 basic would provide soap, rinse, and dry. The proposed express wash would have 22 blowers and the bays are heated. He stated construction would probably begin in early spring.

In response to further questioning, Mr. Judge stated that these express car washes are generic and have no particular brand name. Mr. Judge personally does all the repairs and has been repairing car washes for over 30 years and he is very proficient at both plumbing and electrical matters.

In response to questioning from Member Biederstedt, Mr. Judge stated that all of the depicted areas on the site plan will be paved and the car wash would employ four to six persons.

In response to questioning from Member Lucas, Mr. Judge stated the car wash would probably be open from 7:00 a.m. to 7:00 p.m. each day.

There were no objectors at the hearing.

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

Member Grabowski moved and Member Janko-Wilke seconded that the Petition as prayed for be favorably recommended to the City Council. The motion passed unanimously 4 aye, 0 nay, and 3 members absent.

Respectfully submitted,

DOUGLAS BIEDERSTEDT,
Chairman of the Planning/Zoning Commission

jf/city/planzone/Judge/minutes