



Post Office Box 299
Peru, Illinois 61354-0299

March 1, 2018

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

RE: Petition of Susan McAfoos d/b/a Suzi's Video Poker and Slots located at
1126 Peoria Street, Peru, IL

Dear Gentlemen and Madam:

Pursuant to legal notice published in the News Tribune on February 8, 2018 in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, February 28, 2018, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Susan McAfoos d/b/a Suzi's Video Poker (hereinafter "Petitioner") praying for a text amendment and Special Use under the Zoning Ordinance concerning the real estate located at 1126 Peoria Street, Peru, IL, legally described as follows:

The North 50 feet of Lots 1 and 2 in Block 157 in Brewster's Addition to Ninewa, situated in the City of Peru, except coal and minerals and the right to mine and remove the same, situated in LaSalle County, Illinois, (hereinafter "Property").

The Petitioner requests a text amendment under Section 11.02(d)(7) for "Video poker and slot machine business with on premises alcoholic beverages" and that the Property be granted such a special use.

The Property is located in an B-1 Neighborhood Shopping District zoning classification under the Zoning Ordinance.

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

"Fastest Growing City in La Salle County"

Susan McAfoos, after being first duly sworn, stated that she has operated her business at the present location for three years and five months. She was granted a liquor license and there have never been any complaints about the business that she is aware of from any of her commercial neighbors or any residents. It recently came to her attention that the Property is improperly zoned for the present use and, accordingly, she filed the petition to bring the Property into compliance with City zoning.

In response to questioning from Member Miller, Ms. McAfoos stated that she has served alcohol from the start.

In response to questioning from Member Atkinson, Ms. McAfoos confirmed again that she has never had any complaints from neighbors or any business complaints and has operated her business in compliance with state laws.

In response to questioning from Member Lucas, Building Inspector Tyler Dobrich stated that a building permit was properly issued for window coverage/signage at the Property and it complies with the City ordinance.

Ms. McAfoos stated that the business is open on Monday through Thursday from 8:00 a.m. to 10:00 p.m. On Friday and Saturday, it is open from 8:00 a.m. until midnight. On Sunday, it is open from noon until 8:00 p.m. She stated that the business averages 14 to 27 customers a day. The most people that are ever at the business would be the attendant, a customer at each of the five slot machines, and possibly 1 or 2 persons waiting.

No objectors were present at the hearing.

The Planning/Zoning Commission found that the requested text amendment and special use, if granted, will not alter the essential character of the neighborhood; the granting of the text amendment and special use will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood; the proposed text amendment and special use will not create any traffic visibility hazard; and the proposed text amendment and special use will not impair an adequate supply of light and air to adjacent properties or substantially increase the congestion in the public streets or increase the danger of fire or endanger the public safety, or diminish or impair property values within the neighborhood.

Planning/Zoning Commission Member Grabowski moved and Member Miller seconded that the that the proposed text amendment to the Zoning Ordinance be favorably recommended to the City Council. The motion passed unanimously, 5 aye, 0 nay and 2 members absent.

Planning/Zoning Commission Member Miller moved and Member Lucas seconded that it be favorably recommended to the City Council that the Property be granted such a special use. The motion passed unanimously, 5 aye, 0 nay and 2 members absent.

Respectfully submitted,

THOMAS ATKINSON,
Vice-Chairman of the Planning/Zoning Commission