



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 Cheryl Causa Mosqueda concerning property located at
1001 Shooting Park Road, 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 5:30 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Cheryl Causa Mosqueda, Owner of Illinois Elite Gymnastics, (hereinafter "Petitioner") praying for a Special Use under the Zoning Ordinance concerning the real estate located at 1001 Shooting Park Road, Peru, IL, legally described as attached in Exhibit A (hereinafter "Property").

The Petitioner requests a special use under Section 11.03(d)(14) to allow a gymnastics facility to be operated upon the Property.

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

Cheryl Causa Mosqueda, after being first duly sworn, stated that in 2012 she started Illinois Elite Gymnastics for students from 14 months of age to 18. The facility has bars, balance beam, vault, and floor exercise facilities. The facility is low level from Level 1 to Level 7. Gymnastics goes to Level 10 before becoming Olympic potential elite. The average age of the students at her facility is between 6-10 years of age.

Ms. Mosqueda stated that the facility is open from 4:00 p.m. to 8:00 p.m. during the week and on Saturdays from 9:00 a.m. to 1:00 p.m. There is a pre-school for the very young children. There are a total of 300 students and 10 coaches.

In response to questioning from Member Atkinson, Ms. Mosqueda stated that the students are normally dropped off by parents and stay at the facility for 1 to 1 ½ hours. If it is a team training, the team will normally be at the facility for 2 ½ hours. There are generally three classes going at a time with up to 30 participants. The facility attracts students from a 30 mile radius. Ms. Mosqueda stated that she started

gymnastics as age 4 and worked in Indianapolis and Texas before coming back home. Her Dad started Causa Tumbling.

In response to questioning from Member Miller, Ms. Mosqueda stated that students advance according to their ability. The level gymnastics generally starts at age 6 and up. Younger students learn how to tumble. There are four to five classes each evening beginning at 4:30 to 5:30 and at staggered half hours. There are generally 40 to 50 students at the facility at the same time for a couple hours. Presently, their student composition is 25 boys and 275 girls. The boys concentrate on core strength and are generally also in wrestling. There are numerous competitions that the students go to, generally driven by their parents.

Ms. Mosqueda stated that the facility contains 32,000 square feet with 14' ceilings and, in one area, there is an 18' ceiling where the trampoline is located. Her Dad has been involved in gymnastics his entire life and still helps out at age 81 at the facility.

Ms. Mosqueda stated that her focus is on safety and learning how to fall right. The facility will also start instruction for cheerleading teams. Realistically, the best goal for students would be a college scholarship.

In response to questioning from Member Miller, Ms. Mosqueda stated that medical issues are addressed on the intake form.

No objectors were present at the hearing.

The Planning/Zoning Commission found that the requested special use, if granted, will not alter the essential character of the neighborhood; the granting of the special use will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood; the proposed special use will not create any traffic visibility hazard; and the proposed 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 Kalsto moved and Member Miller seconded that the special use for the Property for a gymnastics facility be favorably recommended to the City Council. The motion passed unanimously, 5 aye, 0 nay and 2 members absent.

Respectfully submitted,

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

EXHIBIT A

PARCEL 1:

That part of Lot 1 in Marquette Manor Commercial Addition to the City of Peru, according to the Plat thereof filed September 28, 1966 as Document No. 526978 in Plat Book 7, Page 44 of the Southwest Quarter of Section 9, Township 33 North, Range 1 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of said Southwest Quarter of Section 9 (thence North 89 degrees 14 minutes East along the South line of said Quarter for a distance of 1533.37 feet; thence North 00 degrees 46 minutes West for a distance of 48.27 feet to a point which is the intersection of the North right-of-way line of Shooting Park Road and the easterly right-of-way line of F.A. Route 178 (U.S. Route 51); thence North 89 degrees 23 minutes East and along the North right-of-way line of Shooting Park Road for a distance of 356.54 feet to the point of beginning; thence North 89 degrees 23 minutes East, a distance of 91.02 feet; thence North 00 degrees 23 minutes West for a distance of 193.30 feet; thence South 89 degrees 37 minutes West for a distance of 15.00 feet; thence North 00 degrees 23 minutes West for a distance of 58.56 feet; thence South 89 degrees 37 minutes West for 34.00 feet; thence North 00 degrees 23 minutes West for a distance of 220.63 feet; thence South 89 degrees 37 minutes West for a distance of 85.00 feet; thence North 00 degrees 23 minutes West for a distance of 304.94 feet; thence South 89 degrees 37 minutes West for a distance of 306.72 feet to the Easterly right-of-way line of F.A. Route 178 (U.S. Route 51); thence Southeasterly along the said Easterly right-of-way line of U.S. Route 251 and along the arc of a curve, being concave to the Southwest and having a radius of 5,829.65 feet for a distance of 455.74 feet to the Northwest corner of Lot 2 in KVV Subdivision, being the Fifth Resubdivision of Lot 1 in Marquette Manor Commercial Addition; thence North 89 degrees 37 minutes 00 seconds East, a distance of 306.68 feet; thence South 00 degrees 23 minutes 00 seconds East, a distance of 324.5 feet to the point of beginning, except coal and minerals and the right to mine and remove the same, all situated in the County of LaSalle and State of Illinois.

PARCEL 2:

The West 85 feet of Lot 4 in the Second Resubdivision of part of Lot 1 in Manor Commercial Addition in the City of Peru, Illinois, being a part of the Southwest Quarter of Section 9, Township 33 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded May 24, 1989 as Document No. 89-05666, excepting coal and minerals and the right to mine and remove the same, all situated in LaSalle County, Illinois.

PARCEL 3:

Lot 2 in KVV Subdivision, being the Fifth Resubdivision of Lot 2 in Marquette Manor Commercial Addition in the City of Peru, Illinois, according to the Plat thereof dated April 9, 2002 and recorded June 11, 2002 as Document No. 2002-16784 in Plat Cabinet "G" slide 59C and 59D, all situated in the City of Peru, County of LaSalle and State of Illinois, except coal and minerals and the right to mine and remove the same.