



Post Office Box 299
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March 1, 2018

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

RE: Petition of Eugene M. Judge,
located at 4234 Mahoney Drive, 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 hearing on Wednesday, February 28, 2018, at 6:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Eugene M. Judge, Jr. (hereinafter "Petitioner") praying for a variance of onsite stormwater detention under the City of Peru Subdivision and Site Development Regulations Ordinance concerning the real estate located 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").

The Petitioner requests a variance under Section 11.09 B.3 of the City of Peru Subdivision and Site Development Regulations Ordinance No. 3239 to allow for the demolition of an existing commercial building upon the Property and the installation of an automatic car wash without on site stormwater detention.

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The Property is located within a B-4 Highway Business 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.

Eugene Judge, Jr., after being first duly sworn, stated that he desires to build an Express Car Wash upon the Property which would be 150' long x 35' wide with free vacuums for customers. Cars are on a conveyor belt with a track and the car wash could handle 100 cars an hour. A site plan was introduced into evidence. Mr. Judge stated that his engineer, Gary Pike, PE of McClure Engineering has been working with City Engineer Eric Carls on stormwater drainage from the site.

The attached February 28, 2018 letter from City Engineer Eric Carls was introduced into evidence recommending that the variance request be granted.

Member Lucas commented that the Design and Review Committee has reviewed and approved the proposed plans.

In response to questioning from Member Grabowski, Mr. Judge stated that there is a drainage swale on the front east side of the Property which handles the stormwater drainage.

In response to questioning from Member Miller, Mr. Judge stated that the proposed car wash is expected to open in September.

In response to questioning from Member Atkinson, Mr. Judge stated there is just one automatic conveyor on a continual track.

Gary Pike, PE., after being first and duly sworn, stated he is with McClure Engineering Associates, Inc. and their firm was engaged to prepare a site development plan for the Property. Mr. Pike introduced into evidence a Grading, Paving & Drainage Plan. He stated stormwater drainage generally flows to the east drainage ditch on Mahoney Drive. The Super Bowl property drainage flows onto the subject Property and there should have been a concrete curve to prevent that flow. Mr. Pike stated that the development plan includes a drainage swale on the north side of the property contiguous to the Super Bowl property and, on the south side of the Property, there would be concrete curb and gutter. He stated there is a high pitch to Mahoney Drive along the subject Property and, generally, the water from the north drainage swale will drain in the Mahoney Drive ditch and go north and the south side of the Property will drain into the Mahoney Drive drainage swale and go south.

In response to questioning, Mr. Pike stated that water from any down spouts on the north side of the building would go north along the Mahoney Drive drainage swale and any on the south side of the building would go south.

No objectors were present at the hearing.

The Planning/Zoning Commission found that the requested variance, if granted, will not alter the essential character of the neighborhood; the granting of the variance will not be detrimental to the public

welfare or injurious to other property or improvements in the neighborhood; and the proposed variance will not endanger the public safety, or diminish or impair property values within the neighborhood.

Planning/Zoning Commission Member Lucas moved and Member Kalsto seconded that the stormwater detention variance for the Property be favorably recommended to the City Council. The motion passed unanimously, 5 aye, 0 nay and 2 members absent.

Respectfully submitted,

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

bkb,jf.city.planzone.eugenejudge.minutes