



Post Office Box 299  
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September 27, 2018

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

RE: Petition of James Hardie Building Products, Inc., a Nevada corporation  
17 Unytite Drive, Peru, IL

Gentlemen and Madam:

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, September 26, 2018, at 5:45 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of James Hardie Building Products, Inc. (hereinafter "Petitioner") concerning property located at 17 Unytite Drive, Peru, IL, legally described as follows:

Lot One (1) in James Hardie 2<sup>nd</sup> Addition and Lot 1 and Outlot A in James Hardie Subdivision, situated in the City of Peru, County of LaSalle and State of Illinois, (hereinafter "Property").

The Petitioner desires variances to allow temporary parking in an unused area on the Property while the main parking lot upgrade project is in progress as a variance to the requirements of Article VII of the Zoning Ordinance concerning parking lots.

The property is located within an M-2 Manufacturing District zoning classification.

Planning/Zoning Commission Members Miller, Grabowski, Lucas, and Brady were present at the hearing. Members Atkinson and Kalsto were absent.

Kyle Appel, after being first duly sworn, stated that he is the Project Engineer at Petitioner and the Petitioner is requesting a temporary parking lot on a grassy and unused portion of the Property. The Petitioner is constructing an upgrade to the existing main parking lot. A Property plat indicating all of the improvements on the Property was introduced into evidence. Mr. Appel stated that the temporary parking lot is to the west of the main parking lot. The Petitioner desires to continue using the temporary parking lot for flatbed loading even after the improvements to the main parking lot are finished. Mr. Appel stated that this would then enable the trucks to stay off the road and remain on the Petitioner's Property.

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Mr. Appel stated the temporary parking lot was all grass before and would now be in gravel with eighty striped parking spaces. He was told and understands that if the gravel creates any dust issues, the City Engineer will require that millings or some other dust prevention overlay will be required.

In response to questioning from Member Lucas, Mr. Appel stated that the Petitioner will adequately address any additional storm water runoff but the gravel lot is not impervious. This temporary lot could be used for a trailer dropoff in the future, so there would be much less congestion on the main road.

No objectors were present at the hearing.

The Planning/Zoning Commission found that the requested variances, if granted, will not alter the essential character of the neighborhood; the granting of the variances will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood; the proposed variances will not create any traffic visibility hazard; and the proposed variances 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 Lucas moved and Member Miller seconded that the proposed variances as requested be favorably recommended to the City Council for a period not later than September 30, 2019 without future hearing and approval. The motion passed 4 aye, 0 nay and 2 members absent.

Respectfully submitted,

CARY MILLER, Member of  
the Planning/Zoning Commission