

The City of Peru



(Settled in 1835)

Post Office Box 299
Peru, Illinois 61354-0299

September 27, 2018

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

RE: Petition of Jeff Perry Buick/GMAC
1220 37th Street, 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 5:30 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Jeff Perry Buick/GMAC (hereinafter "Petitioner") concerning property located at 1220 37th Street, Peru, IL, legally described as follows:

Lot Eight (8), except the East 170 feet in Progress Park Addition, situated in 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 in Book 1, at Page 60, as Doc. #596853 on 5 October, 1973, situated in the City of Peru, LaSalle County, (hereinafter "Property").

The Petitioner requests a variance to allow a temporary storage container on the Property to store various parts for daily operations until a permanent structure is constructed and seeks a variance under Section 11.05(b)(62) to allow such temporary storage container until not later than September 30, 2019.

The property is located within an B-4 Highway Business District zoning classification.

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

Brandon Bickett, after being first duly sworn, stated that he is the parts manager for Petitioner and Petitioner desires to locate a steel storage container on the Property at the dealership to store parts. The initial thought was to construct a cold storage building but the Petitioner is hopeful of obtaining another franchise and plans for an eventual building expansion are not yet completed.

In response to questioning by Member Brady, Mr. Bickett stated that the Petitioner desires permission for as long as possible but he was told that only temporary storage structures are allowed.

In response to further questioning, Mr. Bickett stated that bumper facias for cars take up a lot of room and that would be the primary product stored in the container. The container would be tucked back in the grass by Aaron's and would be a sea container, eight feet by forty feet in dimensions.

Jeff Perry, after being first duly sworn, stated that eventually a new building will be constructed and the temporary storage container is necessary until those plans are completed. The wheels would be taken off the storage container. He also requested permission for the temporary structure as long as could be allowed.

After discussion, Commission members thought permission for a period not to exceed one year from the date the ordinance would be passed, on October 1, 2018, would be advisable and, if further time becomes necessary, the Petitioner would have to repetition. Accordingly, it was recommended that permission be granted until September 30, 2019.

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; the proposed variance will not create any traffic visibility hazard; and the proposed variance 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 Miller moved and Member Lucas seconded that the proposed variance as requested be favorably recommended to the City Council for a period not later than September 30, 2019. The motion passed 4 aye, 0 nay and 2 members absent.

Respectfully submitted,

CARY MILLER, Member of
the Planning/Zoning Commission