

**NOTICE OF HEARING BEFORE THE
PLANNING/ZONING COMMISSION OF THE
CITY OF PERU, ILLINOIS**

PUBLIC NOTICE is hereby given that a public hearing will be held by the Planning/Zoning Commission of the City of Peru, Illinois, on Wednesday, the 20th day of May, 2020, at 5:15 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, Illinois, at which time and place the Planning/Zoning Commission will consider the Petition of Andrew Lamps (hereinafter "Petitioner") as it applies to the real estate generally located north of 38th Street and east of Progress Boulevard in the City of Peru, IL, legally described as follows:

Lot 1 in the Re-Subdivision of Progress Park Third Addition to the City of Peru, according to the Plat thereof recorded February 2, 1993 as Doc. #93-02754, (except coal and other minerals and the right to mine and remove the same), situated in the City of Peru, in LaSalle County, Illinois.

PIN: 17-04-321-005 (hereinafter "Property")

The Petitioner requests a special use under Section 11.05(d)(15) of the Zoning Ordinance to allow for an indoor sports and recreational facility. Petitioner further requests the following waivers and variances, to wit:

- (a) A waiver of the stormwater drainage requirements of Section 11.09 of the Subdivision and Site Development Regulations Ordinance;
- (b) A variance to reduce the side yard setbacks from not less than 20 feet as required under Section 11.05(h)(3) of the Zoning Ordinance, to not less than 5 feet;
- (c) A variance from Section 7.04(a) of the Zoning Ordinance to allow grindings as a temporary off-street parking area surface; and
- (d) For such other and further relief as the Planning/Zoning Commission deems appropriate.

The Property is located in a B-4 Highway Business District.

Additional information and a copy of the Petition can be obtained from the City Clerk's Office. Due to COVID-19 concerns, remote/electronic participation at the Public is strongly encouraged. Information concerning how to participate will be made available online at the City of Peru's website ([www.https://www.peru.il.us/](http://www.peru.il.us/)).

Dated at Peru, Illinois, this 29th day of April, 2020.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman



City of Peru

P.O. Box 299 • Peru, IL 61354-0299 • Off: 815-223-1148



APPLICATION FOR SPECIAL USE OR AMENDMENT TO PLAN COMMISSION

Statement of Ownership: Set forth the legal name(s) of the owner(s) and state how long they have owned the property:

Andrew Camps, Ashley Camps, Sharon Camps

State or attach the legal description, the common address of the property, including subdivision, lot and block numbers where applicable:

Perona Property - City to Assign Address

State the name of the applicant if different from the owner, state the interest of the applicant in the aforementioned property and when this interest was acquired:

[Signature]

Specify the nature of the Special Use or amendment requested:

Special Use - Indoor Sports Facility

Attached is a plot plan or drawing indicating the location of the premises and the nature of the Special Use or Amendment:

☒ Yes ☐ No

State in detail the reasons for the request. (Attach sheet for additional information if necessary):

~~Above Location is: ☐ Residential ☐ Commercial~~

~~Fee Included: ☐ \$100 (Residential) ☐ \$200 (Commercial)~~

~~Yard sign: ☐ Yes ☐ No ☐ \$50 Refundable Fee~~

Alley Sp

Signature of Applicant

2-6-20

Date

3500 E. 1st Peru

Mailing Address

815-712-7702

Phone Number

Nick Balestri

Name of Attorney for Applicant (if any)

RECEIVED

FEB 18 2020

APPLICATION FOR VARIANCE TO ZONING BOARD OF APPEALS

Date: _____

1. Statement of Ownership (Set forth the legal name(s) of the owner(s) and state how long they have owned the property):

Andrew Lamps, Ashley Lamps, Sharon Lamps

2. State or attach the legal description (from tax bill), the common address of the property, including subdivision, lot and block numbers where applicable:

City assign address - Pin # 17-04-321-005

3. State the name of the applicant if different from the owner, state the interest of the applicant in the above fore stated property and when this interest was acquired:

4. Specify the nature of the variation(s) requested (e.g., to reduce the side yard requirement from 15ft. to 10ft. or to vary the height limitation from 30ft. to 38ft.): (Attach additional sheet if necessary.)

Reduce side yards from 20ft to 5ft

Exterior siding - steel

Grindings (Temporary) - Concrete in future

5. Attach a plot plan or drawing indicating the location of the premises and the nature of the variation(s).

6. State in detail the reason for the request. (Attach sheet for additional information if necessary.)

Special Use - Indoor sports facility

7. Above location is: ☐ Residential ☒ Commercial

Zoning: B4 (City of Peru)

8. Fee (included): ☐ \$100.00 (res) ☒ \$200.00 (comm)

9. Yard Sign: ☒ \$50.00 (refundable fee) is required. (Install at every street involved.)

City of Peru

Number of signs required: _____

Installed: _____
Date

Returned: _____
Date

Ally Sp

Signature of Applicant

2-6-20

Date

3500 E. 1st Peru

Mailing Address

815-712-7702

Phone Number

Nick Ralestin

Name of Attorney for Applicant (if any)

City of Peru Use Only

Date Received: _____ Initial: _____

- 1) The property in question cannot yield a reasonable return if allowed to be used only under the conditions allowed by the regulations in the district in which it is located.
- 2) The plight of the owner is due to unique circumstances.
- 3) The variation, if granted, will not alter the essential character of the locality.
- 4) For the purpose of implementing the above rules, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - a) The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - b) The conditions upon which the petition for variation is based would not be applicable, generally to other property within the same zoning classification.
 - c) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
 - d) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner.
 - e) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - f) The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Applicant

Yes No

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City of Peru

Yes No

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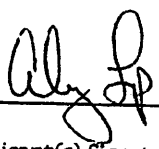
☐ ☐

☐ ☐

☐ ☐

☐ ☐

☐ ☐


 Applicant(s) Signature

Date

City of Peru Use Only

Zoning Board of Appeals recommended to the City Council that the petition be:

☐ Approved ☐ Approved as recommended ☐ Denied

At the hearing on _____
Date

Plan Commission recommended to the City Council that the petition be:

☐ Approved ☐ Approved as recommended ☐ Denied

At the hearing on _____
Date

City Council at the meeting on _____
Date

☐ Granted the Petition ☐ Granted the Petition as conditioned ☐ Denied the Petition

☐ Copy to Applicant _____
Date Initials

Storm water drainage - No

Set backs ~~rear yard~~ ^{5 ft} side yard ~~front yard~~

~~Height~~

Exterior siding - Steel
Aluminum.

Parking
100 x 80

Grindings - will do concrete

~~lot coverage~~

Special Use

Lamp



Lamp

Cable tie in sheds water
to both sides

