

**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 20<sup>th</sup> day of January, 2021, at 5:00 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 at 1151 38<sup>th</sup> Street 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 variance from the storm water drainage requirements in Section 11.09 of the City's Subdivision and Site Development Regulations Ordinance to increase the allowable release rate from .37 CFS to .52 CFS. 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/](https://www.peru.il.us/)).

Dated at Peru, Illinois, this 28th day of December, 2020.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman

December 28, 2020

Mr. Eric Carls, PE  
City of Peru  
1901 Fourth Street  
Peru, Illinois 61354

SUBJECT: LAMPS – AROUND THE HORN SPORTS  
1151 38<sup>th</sup> STREET, PERU, ILLINOIS  
VARIANCE REQUEST – STORM WATER MANAGEMENT CONSIDERATIONS

Dear Mr. Carls;

Attached is an Application for Variance to Zoning Board of Appeals for a reduction in the required release rate from the site Storm Water Management. Currently the site requires a release rate of 0.37 CFS, the Owner is requesting a 40% reduction which will allow a release rate of 0.52 CFS.

The site is not adjacent to storm sewer and is served by a roadway ditch that is shallow and requires an overly large shallow detention pond. The release rate variance will allow the Owner to reduce the size of the detention pond and keep his building and parking lot as close to 38<sup>th</sup> Street as possible.

I have attached a sketch showing the detention pond and building location as required by the Storm Water Ordinance. Prior to the meeting, I will submit completed Site Plans reflecting the reduction of the release rate by 40% to show the final layout of the Project.

If you need any additional information or copies, please feel free to contact me.

Sincerely,

CHAMLIN & ASSOCIATES, INC.



Michael S. Richetta, P.L.S.

MSR;jat

cc: File No. 0943.00



# City of Peru



P.O. Box 299 • 1901 Fourth Street • Peru, IL 61354-0299  
Off: 815-223-1148 • Fax: 815-223-9381 • www.peru.il.us

## APPLICATION FOR VARIANCE TO PLANNING/ZONING COMMISSION

Date: 12/28/2020

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

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

1151 38<sup>th</sup> STREET, PERU, IL  
LOT 1, PROGRESS PARK THIRD ADDITION

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:

CHAMLIN ASSOC., 4152 PROGRESS BLVD.  
OWNER'S REPRESENTATIVE - SITE DESIGN

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.) 11.09 - SUBD. ORD.

REDUCE STORM WATER MANAGEMENT - DISCHARGE LIMITS  
BY 40% FROM REQUIRED. 0.37 CFS TO 0.52 CFS  
WHICH WILL REMAIN LOWER THAN PRE-DEV RATE OF 0.72 CFS

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.)

TO REDUCE THE OVERALL SIZE OF THE DETENTION POND WHICH  
DISCHARGES TO A SHALLOW ROADWAY DITCH.

7. Above location is: ☐ Residential ☒ Commercial

Zoning: B-4 (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

Michael Rivetta, ALS 12-28-2020  
Signature of Applicant Date  
4152 Progress Blvd, Peru, IL 61354 815-223-3344  
Mailing Address Phone Number

\_\_\_\_\_  
Name of Attorney for Applicant (if any)

City of Peru Use Only	
Date Received: _____	Initial: _____



	Applicant		City of Peru	
	Yes	No	Yes	No
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) The plight of the owner is due to unique circumstances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) The variation, if granted, will not alter the essential character of the locality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) The conditions upon which the petition for variation is based would not be applicable, generally to other property within the same zoning classification.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

  
 Applicant(s) Signature

12/28/2020  
 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



