



Post Office Box 299
Peru, Illinois 61354

September 3, 2020

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

RE: Petition of Pretium Packaging, L.L.C., Gary Quesse and James Quesse
4444 & 4438 Hollerich Drive, Peru, Illinois

Gentlemen:

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 2, 2020, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Joint Petition of Pretium Packaging, L.L.C. and Gary Quesse and James Quesse (hereinafter, collectively "Petitioners") concerning real estate generally located at 4444 & 4438 Hollerich Drive, Peru, IL, legally described as follows:

PARCEL #1:

Lot 1 in J.P. Hollerich Industrial Park First Addition to the City of Peru, Illinois, according to the Plat thereof recorded December 2, 1986 in Plat Book "B", Page 18, as Doc. #R86-13542, excepting underlying coal and minerals and the right to mine and remove the same; AND

PARCEL #2:

That part of Lot 1 in J.P. Hollerich Industrial Park Third Addition to the City of Peru, according to the Plat thereof recorded 19 April 1991, as Doc. #91-04719 and re-recorded 29 May 1991 as Doc. #91-06584, described as follows: Commencing at the Northeast corner of said Lot 1; thence South 00 degrees 14 minutes 42 seconds west along the East line of said Lot 1 for a distance of 330.91 feet to the Southeast corner of said Lot 1, said point also being on the North line of Lot 1 in J.P. Hollerich Industrial Park Second Addition; thence North 89 degrees 45 minutes 18 seconds West along said North line for a distance of 86 feet to the Northwest corner of Lot 1 in J.P. Hollerich Industrial Park Second Addition, said point also being the Northeast corner of an Outlot in J.P. Hollerich Industrial Park Third Addition; thence continuing North 89 degrees 45 minutes 18 seconds West along the North line of said Outlot for a distance of 215 feet to the Northwest corner of said Outlot, thence North 00 degrees 14 minutes 42 seconds East for a distance of 338.32 feet to a point on the North line of Lot 1 in said J.P. Hollerich Industrial Park Third Addition; thence South 88 degrees 20 minutes 40 seconds East along said North line for a distance of 301.09 feet to the point of beginning, except coal and minerals and the right to mine and remove the same. All situated in LaSalle County, Illinois.

Common Address: 4444 Hollerich Drive, Peru, IL
PIN: 17-06-100-003 (hereinafter "Pretium Property")

AND

PARCEL #1 (PIN: 17-06-100-002):

Lot One (1) in J.P. Hollerich Industrial Park Second Addition to the City of Peru, Illinois, according to the Plat thereof recorded October 16, 1987, in Plat Cab 'B', page 40, as Doc. #R87-11786, excepting underlying coal and minerals and the right to mine and remove the same situated in the City of Peru, LaSalle County, Illinois; AND

PARCEL #2 (PIN: 17-06-101-003):

The Outlot in J.P. Hollerich Industrial Park Third Addition to the City of Peru, Pursuant to the Plat Thereof recorded April 19, 1991 as Doc. #91-04719, except coal and minerals and the right to mine and remove the same as heretofore severed from the fee thereof and also excepting the east eighty (80) feet thereof reserved by the City of Peru for Hollerich Drive as set forth in the Plat of said Third Addition, situated in the City of Peru, LaSalle County, Illinois.

Common Address: 4438 Hollerich Drive, Peru, IL (hereinafter "Quesse Property")

Petitioners desire to construct a breezeway connecting the Pretium Property and Quesse Property and request the following variances, to wit:

- (1) A variance to reduce the south side yard setback for the Pretium property from not less than 15', as restricted by Section 12.02(h)(3) of the Zoning Ordinance, to not less than 0';
- (2) A variance to reduce the north side yard setback for the Quesse property from not less than 15', as restricted by Section 12.02(h)(3) of the Zoning Ordinance, to not less than 0';
- (3) To release, extinguish, quitclaim and/or vacate all or part of City's utility easement between the Pretium and Quesse Properties; and
- (4) For such other relief as may be equitable and just.

The Pretium and Quesse Properties are located in an M-1 Light Manufacturing Zoning District.

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Grabowski, Brady, and Moreno were present at the hearing. Member Atkinson was absent. Due to COVID-19, this meeting was also streamed live on the internet.

Gary Quesse appeared on behalf of Petitioners. After first being sworn, Mr. Quesse testified that he and James Quesse own the Quesse Property located immediately south of the Pretium Property. Pretium approached them about possibly acquiring the Quesse Property for warehouse and production line expansion, but ultimately reached an agreement to lease the Quesse Property to Pretium. Mr. Quesse stated that Pretium desires to construct a breezeway between the properties so that forklifts can transport inventory between buildings as opposed to hauling by trailer. Accordingly, Petitioners request a variance to reduce the setbacks between the buildings to 0'.

City Corporation Counsel Scott Schweickert stated that there is a City utility easement that runs north/south through the Pretium Property and the Quesse Property, as well as an easement running east/west between the properties where the proposed breezeway will be constructed. The approximate locations of these easements are shown on "Exhibit A" attached hereto. Attorney Schweickert stated that a JULIE locate was done between the buildings and no utilities were found within the east/west

easement. Attorney Schweickert stated that these easements were likely reserved when the subdivision plats were approved over 20 years ago and were never used as the area developed. Petitioners also included drawings with their Petition showing utilities enter the Pretium Property from Hollerich Drive to the east. Attorney Schweickert stated that he did not see any issues with the City vacating the easement.

Attorney Schweickert then read a letter dated September 2, 2020 from City Engineer Eric Carls into the record. Engineer Carl's letter, a copy of which is attached hereto as "Exhibit B", recommends that the Planning/Zoning Commission grant the variances and vacate the easement as sought by Petitioners.

In response to questioning from Chairman Miller, Mr. Quesse stated that Pretium is currently warehousing and hauling excess inventory from an offsite location. Pretium recently added one production line and may add another line in the Quesse building. DJ Sickley Construction will be constructing the breezeway and will commence foundational work as soon as Petitioners request is approved.

In response to questioning from Member Kalsto, Mr. Quesse testified that the lease agreement is for 10 years. Pretium will have an option to purchase the Quesse Property at the end of the 10-year term. If they don't, Pretium is required to remove the breezeway.

There were no objectors online or in-person at the hearing.

The Planning/Zoning Commission found the requested variances will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger the public safety, or diminish or impair property values and will not increase street congestion and, therefore, recommends to the City Council that the variances be granted.

Member Grabowski moved, and Member Moreno seconded, that the Petition as prayed for be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, and 1 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission



City of Peru

Eric Carls, P.E.
City Engineer



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September 2nd, 2020

City of Peru – Planning & Zoning Commission
Attn: P&Z Board Member
1901 4th St.
Peru, IL 61354

**SUBJECT: Quesse/Pretium Packaging
P&Z Hearing September 2nd, 2020**

Dear Planning & Zoning Board Member,

I have reviewed and am providing the following responses to the requests of joint application from Gary Quesse and Pretium Packaging for property located at 4444 Hollerich Drive, Peru, IL.

Petitioner Requests

- 1) A variance to reduce the south side yard setback for the Pretium property from not less than 15', as restricted by Section 12.02(h)(3) of the Zoning Ordinance to not less than 0';
 - *I am recommending the request be granted.*
- 2) A variance to reduce the north side yard setback for the Quesse Property from not less than 15', as restricted by Section 12.02(h)(3) of the Zoning Ordinance to not less than 0';
 - *I am recommending the request be granted.*
- 3) To release, extinguish, quitclaim and/or vacate all or part of the City's utility easement between the Pretium and Quesse Properties; and
 - *I am recommending the request be granted. For the described easement areas, which are not containing existing utilities.*
- 4) For such other relief as may be equitable and just.
 - *I am recommending that no other relief be granted.*

If there are any questions or concerns please do not hesitate to call.

Sincerely,

Eric Carls, PE
City of Peru – City Engineer

cc: Mayor & Council
City Attorney – Scott Schweickert
Ty Dobrich – Building Inspector

Exhibit
B