



Post Office Box 299  
Peru, Illinois 61354

**March 9, 2023**

Mayor Ken Kolowski,  
Peru City Clerk, and  
Aldermen of the City of Peru

RE: Petition of Frank P. Taylor III and Terri Taylor (Illinois Valley Auto Group)  
11 U.S. Route 6, LaSalle County, IL (PIN# 17-18-489-000)

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, March 8, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Frank P. Taylor III & Terri Taylor (“Petitioners”) concerning property commonly known as 11 U.S. Route 6 in unincorporated LaSalle County, Illinois, legally described as follows:

The East 246 feet of the following described tract, located in the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1, East of the Third Principal Meridian, said tract being described as follows: Commencing at a point on the West Line of the Southeast Quarter of said Section 18, which is 40 feet South of the center of the pavement which is known as U.S. Route 6, this point is on the South Right-of-Way Line of said Route 6, from the above-described Point of Beginning; thence in a Southerly direction on the West Line of said Southeast Quarter 300 feet, to a point; thence Easterly and parallel with the South Right-of-Way Line of said Route 6, a distance of 1336 feet to a point; thence in a Northerly direction parallel with the West Line of said Southeast Quarter, 300 feet to the South Right-of-Way Line of Route 6; thence Westerly along said Right-of-Way Line 1336 feet to the Point of Beginning, excepting underlying coal and minerals and the right to mine and remove the same, situated in LaSalle County, Illinois.  
PIN #: 17-18-489-000 (“Property”).

A car dealership and service center business commonly known as Illinois Valley Auto Group is located upon the Property. Petitioners desire that the Property receive sanitary sewer service from the City, and to construct an addition to the service center. Petitioners seek the following relief, to wit:

1. The City of Peru annex and rezone the Subject Property to B-4 Highway Business District;

2. A variance to reduce the rear yard setback from not less than 40', as provided by Section 11.05(h) of the Zoning Ordinance, to not less than 0', for purposes of constructing an addition; and
3. For such other and further relief as may be proper and appropriate.

The Property is not situated within the limits of any municipality but is contiguous to the City of Peru. The Property contains 1.69± acres, and no electors reside thereon.

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

Petitioner Frank P. Taylor appeared and was duly sworn. Mr. Taylor testified that his business is growing and running out of space. The requested setback variance will allow Petitioners to construct six additional bays on the auto service shop. Mr. Taylor testified further that the business has 19 full-time and 3 part-time employees, which is overwhelming the septic system currently serving the Property.

Corporation Counsel Schweickert stated that he and the City's Director of Engineering and Zoning had met with Mr. Taylor and have negotiated the terms of an Annexation Agreement, which provides for annexation of the Property in exchange for City extending sanitary sewer to the Property at City's cost.

There were no objectors or public comments.

The Planning/Zoning Commission found the requested annexation, rezoning, and variance 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 grant the relief as sought by the Petition.

Member Moreno moved, and Member Brady seconded, to favorably recommend the City Council approve the requested relief as prayed for by the Petition. The motion passed unanimously: 5 aye, 0 nay, and 2 Members absent.

Respectfully submitted,

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CARY MILLER, Chairman of the  
Planning/Zoning Commission