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April 11, 2024

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

RE: Petition of Illinois Valley Leasing Co. d/b/a Illinois Valley Auto Group
3315 Frontage Rd, Peru, IL (PIN# 17-09-118-000)

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, April 10, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Illinois Valley Leasing Co. d/b/a Illinois Valley Auto Group (“Petitioner”) concerning property commonly known as 3315 Frontage Road in the City of Peru, Illinois, legally described as follows:

That part of the Northwest Quarter (NW1/4) of Section Nine (9), Township Thirty-three (33) North, Range One (1), East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of the Northwest Quarter of Section 9, thence North 89 degrees 13 minutes East along the North line of said Quarter Section for a distance of 558 feet, thence due South and parallel with the West line of said Quarter Section for a distance of 946.62 feet to the point of beginning, continuing thence due South for a distance of 946.62 feet to the point of beginning, continuing thence due South for a distance of 367.80 feet, thence South 89 degrees 38 minutes West for a distance of 256.54 feet to a point on the Easterly right of way line of F.A. Route 178; thence Northwesterly along said right of way line which is on the arc of a curve whose radius is 5569.65 feet and concave to the Northeast for a chordal distance of 377.45 feet, said chord having a bearing of North 15 degrees West thence North 89 degrees 13 minutes East for a distance of 354.25 feet to the place of beginning, situated in LaSalle County, Illinois.

PIN#: 17-09-118-000 (“Property”)

Petitioner is redeveloping the Property to become an automobile dealership and seeks the following relief, to wit:

- (a) A variance or waiver from the stormwater drainage design requirements provided in Section 11.09B. of the City’s Subdivision and Site Development Regulations Ordinance; and
- (b) For such other and further relief deemed necessary or appropriate.

The Property is zoned B-2 Community Shopping District.

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Brady, Jones and Becker were present at the hearing. Member Grabowski was absent.

Frank Taylor appeared on behalf of Petitioner and was duly sworn. Mr. Taylor testified that Petitioner is looking to modify the water drainage and holding ponds on the Property they are redeveloping. He explained that they will have a lot of cars and need a little more room. He indicated they have plans for moving the stormwater offsite properly.

Mr. Taylor said he wanted to address a few other issues. He noted he had spoken with a number of people with the City about the redevelopment project and confirmed he is not varying from the renderings that have been presented. Taylor noted during his initial meeting with Engineer Carls and Attorney Schweickert, he represented this was going to be a \$1 million renovation. He testified that this was now going to be a \$1.6 million renovation and he is not wavering on the quality of the improvements.

Mr. Taylor testified further that he is a 31-year resident of the City of Peru. He sells a lot of used cars in this area. The future dealership will have 16 repair bays. Petitioner also owns its own warranty company. This is not going to be your typical used car dealership with a building trailer and a bunch of used cars on a gravel lot. They are an independent used car dealership, and this development will arguably be nicer than any of the existing new car dealerships in that area. He wanted the Planning/Zoning Commission and City to understand exactly what they have planned and invited them to come take a look around during construction. Eventually there will be a grand opening and City officials will be invited, but Petitioner just needs to work through a few obstacles.

Director of Engineering and Zoning, Eric Carls, stated he had been working closely with Mr. Taylor. Engineer Carls acknowledged that his office did have to work through and correct a couple issues early on, but building plans have all been approved at this point and Petitioner has been released to move forward. The only remaining hang-up is related to the size of the area Petitioner needs to utilize and the City's restrictive stormwater management ordinance. Engineer Carls noted there are not many properties in that area with onsite stormwater detention now but, nonetheless, the City's ordinance regulates the release rate. There isn't a good location on this Property for stormwater to release to. Carls noted the southeast corner of the Property just north of Liberty Village is a low-lying area. He has seen photographs provided by Mr. Taylor and has personally seen ponding in the farm field east of the Property. Carls has been working through this issue with Petitioner and his engineer and have identified a solution to release stormwater to the Illinois Route 251 ditch, which will have a higher allowable release rate. Provided Petitioner provides the City with a copy of the discharge permit from the Department of Transportation, Carls said he had no issue with Petitioner's requested waiver.

In response to questioning from Chairman Miller, Engineer Carls and Corporation Counsel Schweickert confirmed that, if there was a recommendation to approve the requested relief, it would be subject to approval of a discharge permit by the Illinois Department of Transportation and submittal of that permit to the City.

Alderman Tom Payton was present and stated this project is a win-win for the City. He noted Petitioner is one of our local business owners moving to a new location, increasing the property tax value of the Property, and freeing up his existing location for somebody else to come in. He acknowledged that this

is a legacy project for Illinois Valley Auto Group and said he believes the redevelopment is something we will all benefit from.

In response to questioning from Engineer Carls, Mr. Taylor said he had no update to share on the status of the permit submittal as that was all being handled by his engineering firm, Chamlin and Associates.

There were no other public comments or objections.

The Planning/Zoning Commission found the requested relief 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, favorably recommended that the City Council grant the relief as prayed for in the Petition.

Member Lucas moved, and Member Becker seconded, to favorably recommend that the City Council approve the waiver sought by Petitioner subject to approval of a discharge permit by the Illinois Department of Transportation and submittal of that permit to the City. The motion passed unanimously: 6 aye, 0 nay, and Member Grabowski absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission