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October 31, 2024

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

RE: Petition of Life Balance Counseling and Wellness, Inc.
2218 Marquette Road, Peru, IL (PIN# 17-09-328-015)

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, October 30, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Life Balance Counseling and Wellness, Inc. (“Petitioner”) concerning property commonly known as 2218 Marquette Road in the City of Peru, Illinois, legally described as follows:

THE SOUTH 100 FEET OF THE NORTH 200 FEET OF THE EAST 190 FEET OF LOT ONE (1) IN MARQUETTE MANOR COMMERCIAL ADDITION TO THE CITY OF PERU, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK “Y”, PAGE 44, AS DOCUMENT #526978, EXCEPT COAL AND MINERALS AND THE RIGHT TO MINE AND REMOVE THE SAME, ALL SITUATED IN THE COUNTY OF LASALLE AND STATE OF ILLINOIS.

PIN: 17-09-328-015 (“Property”)

Petitioner, as contract purchaser, desires to add additional off-street parking in order to operate a counseling agency upon the Property and seeks the following relief, to wit:

- (1) variance to reduce the minimum distance between parking spaces and interior property lines from not less than two feet (2’), as provided in Section 7.02(d)(1)b.i. of the City’s Zoning Ordinance, to zero feet (0’);
- (2) waiver from the off-street parking requirement for curbs and wheel stops, as provided in Section 7.04(c) of the Zoning Ordinance;
- (3) waiver from the off-street parking requirement for landscaping, as provided in Section 7.04(e) of the Zoning Ordinance;

- (4) waiver from the off-street parking requirement for screening, as provided in Section 7.04(f) of the Zoning Ordinance;
- (5) A variance or waiver from the storm water detention requirements provided in Section 11.09B. of the City's Subdivision and Site Development Regulations Ordinance; and
- (6) 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, Grabowski, Brady, and Becker were present at the hearing. Member Jones was absent.

Mike Dergance appeared on behalf of Petitioner and was duly sworn. Mr. Dergance testified that Petitioner is looking to move from LaSalle to Peru. Life Balance Counseling and Wellness started in 2018. They have 12 employees that work in person and another 3 employees that work remotely. The additional parking area sought by this Petition will primarily be for Petitioner's employees and will free up parking in front for patients.

Mr. Dergance testified further that the parking spots would be 18' long and 10' wide. The asphalt company took measurements at the Property and thought they could easily add 14 parking spaces. The drive lane along the south and west sides of the Property would be 17' wide.

In response to questioning from Member Lucas, Corporation Counsel Schweickert said that he and the City's Director of Engineering and Zoning had reviewed the Petition and required waivers. Schweickert noted many of the waivers were the result of the Property being adjacent to a residential planned unit development. Schweickert thought the Property was sufficiently set back from the dwellings and that the proposed layout of the Property - a drive lane on the south side and parking in the rear - was similar to properties immediately to the south and north. Schweickert said Engineer Carls did not express any major concerns.

In response to questioning from Member Brady, Mr. Dergance stated Petitioner planned on asphaltting the drive line up to the existing fence line on the south side of the Property. He believed that to be the property line, but it has not yet been surveyed. The air conditioning units are on the west side of the building and will remain.

In response to questioning from Chairman Miller, Mr. Dergance stated that 17' has no particular significance; it is just what they can obtain with the available space and will allow for vehicles to pull out. The tree and shed on the west side of the Property will be removed. The landscaping on the south side will be removed, but the landscaping in front of the building to the east will remain.

There were no 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 recommends that the City Council grant the relief as prayed for in the Petition.

Member Lucas moved, and Member Brady seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission