



Post Office Box 299
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November 17, 2022

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

RE: Petition of Sandra Affarano
6 Terminal Road, Peru, IL (PIN# 17-18-414-000)

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, November 16, 2022, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Sandra Affarano (hereinafter "Petitioner") concerning real estate located at 6 Terminal Road in the City of Peru, legally described as follows:

That part of the West Half of the Southeast Quarter of Section 18, in Township 33 North, Range One East of the Third Principal Meridian, in the County of LaSalle and State of Illinois, described as follows:

Commencing at a point on the South line of said West Half of the Southeast Quarter of Section 18, where the West boundary line of the right-of-way of the Wood River Oil and Refining Company intersects said South line, and running thence West on said South line 295 feet to a point; thence North on a line parallel to the half-section line of said Section 18, 295 feet to a point, running thence East on a line parallel to the South line of said Section 18, 295 feet to the West line of the right-of-way of the Wood River Oil and Refining Company, and thence South along said West line of said right-of-way to the Place of Beginning, containing two (2) acres more or less.

PIN: 17-18-414-000 (hereinafter "Property").

Petitioner desires to operate a business involving the disassembly and sale of salvaged automobile parts on the Property and requests the following relief under the City's Zoning Ordinance, to wit:

- 1.) A text amendment to Section 12.03(d) to add “Automobile salvage and sales” as a Special Use in a M-2 Manufacturing District;
- 2.) A Special Use to operate an automobile salvage and sales business on the Property; and
- 3.) For such other relief as may be equitable and just.

The Property is located in an M-2, Manufacturing District.

Planning/Zoning Commission Members Miller, Atkinson, Lucas, Kalsto, Grabowski, Brady, and Moreno were all present at the hearing. No Members were absent.

Petitioner Sandra Affarano and her husband Mike Affarano appeared and was duly sworn. Petitioner testified that they desire to operate a business by which they obtain vehicles, remove the vehicle parts for re-sale, and discard the vehicle shell through a recycling service. Mr. Affarano stated they have been in business for 40+ years and take pride in operating in a compliant manner. Mr. Affarano provided there will be no piles of scrap metal stored onsite. He went on to state they have totes onsite to collect all waste oil, gas, and fluids to be hauled away by special waste haulers.

In response to questioning from Member Grabowski, Petitioner stated there will not be a crusher on site and when they accumulate approximately 100 vehicles, they will call a service that comes to the site to crush and remove the vehicles. Mr. Affarano also stated that the lot can hold approximately 300 to 400 cars and that they have spoken to ASC Recycling, located on Rte. 6 just west of Peru, about receiving any overflow they may have.

In response to questioning from Member Brady, Petitioner stated it would take approximately one month to stockpile 100 vehicles. In response to further questioning, he stated the property is currently fenced with an eight-foot-high chain link fence.

In response to questioning from Member Lucas, Petitioner stated they do require a State of Illinois license and are frequently inspected by the Secretary of State. The Secretary of State typically inspects the inventory of vehicles to ensure there are no stolen vehicles or vehicles of interest prior to them being processed.

In response to questioning from Member Grabowski, Mr. Affarano stated they do obtain title of a COP (Certificate of Purchase) prior to taking a vehicle in for processing.

There were no objectors at the hearing.

The Planning/Zoning Commission found that the requested text amendment and special use 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.

Member Lucas moved, and Member Moreno seconded, to favorably recommend to the City Council a text amendment to Section 12.03(d) of the Zoning Ordinance to add “Automobile salvage and sales” as a Special Use in a M-2 Manufacturing Districts. The motion passed: 7 aye, 0 nay, and 0 Members absent.

Member Lucas moved, and Member Moreno seconded, to favorably recommend that the City Council approve the Property for a Special Use for “Automobile salvage and sales” under Section 12.03(d) of the Zoning Ordinance. The motion passed: 7 aye, 0 nay, and 0 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission