



# City of Peru



Eric Carls, P.E.

Director of Engineering & Zoning

P.O. Box 299 • 1901 Fourth Street • Peru, IL 61354-0299  
815-224-6020 • fax: 815-223-9381 • www.peru.il.us • ericcarls@peru.il.us



To: Mayor Ken Kolowski  
City Clerk Jamey Mertel  
Peru City Council Members  
City Attorney Scott Schweickert

From: Eric Carls, P.E.  
Director of Engineering & Zoning

Subject: Building Permits - Fourth Quarter Report 2025

Date: January 26, 2026

Attached for your information is the Building Permit Report. There were fifty-two (52) building permits issued during the Fourth Quarter period ending December 31, 2026.

The total construction costs permitted were \$34,074,590.23. The Eakas addition project accounted for \$32,000,000.00 of these construction cost totals. Permit fees totaled \$111,079.64 and inspection and other fees totaled \$11,670.00.

For the same period in 2024 there were a total of seventy-one (71) permits issued. The total construction costs for the same period were \$5,448,909.98

Accordingly, I have deposited the total collected fees with the City Clerk for the Fourth Quarter 2025 Building Permits.

Respectfully Submitted,

Eric Carls, P.E.  
Director of Engineering & Zoning

## Permit Report by Type and Costs for Year 2025

Construction Type	Code Ref #	Permits Per Quarter				Total	Construction Costs Per Quarter					Total
		1st "A"	2nd "B"	3rd "C"	4th "D"		1st "A"	2nd "B"	3rd "C"	4th "D"		
House	1	1	1	1	5	\$ 250,000.00	\$ 310,186.00	\$ 282,705.02	\$ 500,000.00	\$ 1,342,891.02		
Duplex	2	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -		
Home Add/R remodel	3	2	2	2	6	\$ 71,000.00	\$ 75,000.00	\$ 55,100.00	\$ -	\$ 201,100.00		
Garage	4	0	0	1	2	\$ -	\$ -	\$ 20,000.00	\$ 30,000.00	\$ 50,000.00		
Pool	5	1	3	3	8	\$ 16,777.00	\$ 21,009.00	\$ 124,830.00	\$ 160,000.00	\$ 322,616.00		
Porch	6	2	1	3	6	\$ 31,277.60	\$ 2,500.00	\$ 30,000.00	\$ -	\$ 63,777.60		
Storage Shed	7	2	6	2	11	\$ 11,800.00	\$ 11,856.00	\$ 11,000.00	\$ 500.00	\$ 35,156.00		
New Commercial	8	0	0	0	1	\$ -	\$ -	\$ -	\$ 371,696.00	\$ 371,696.00		
Add/Renovate Commercial	9	6	11	7	27	\$ 3,935,263.00	\$ 3,262,964.00	\$ 4,042,407.00	\$ 694,625.00	\$ 11,935,259.00		
Demolition	10	5	5	3	15	\$ 6,950.00	\$ -	\$ -	\$ 10,000.00	\$ 16,950.00		
Signs	11	6	5	4	19	\$ 34,320.00	\$ 12,315.00	\$ 63,910.31	\$ 43,075.00	\$ 153,620.31		
New Industrial	12	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -		
Add/Renovate Industrial	13	0	0	0	1	\$ -	\$ -	\$ -	\$ 32,000,000.00	\$ 32,000,000.00		
Storage/Warehouse	14	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -		
Site Development	15	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -		
Misc./Special	16	16	22	18	64	\$ 217,581.00	\$ 448,091.09	\$ 131,634.94	\$ 62,111.23	\$ 859,418.26		
Fences	17	6	23	17	58	\$ 58,388.00	\$ 135,785.00	\$ 134,483.00	\$ 67,497.00	\$ 396,153.00		
Telecom	18	14	13	4	40	\$ 18,620.00	\$ 3,200.00	\$ -	\$ 2,515.00	\$ 24,335.00		
Roof	19	6	10	12	34	\$ 80,490.00	\$ 714,762.34	\$ 318,955.00	\$ 130,571.00	\$ 1,244,778.34		
Driveway	20	2	8	8	19	\$ 6,500.00	\$ 49,775.00	\$ 74,539.00	\$ 2,000.00	\$ 132,814.00		
Deck/Patio	21	4	12	4	20	\$ 67,008.00	\$ 117,792.51	\$ 23,000.00	\$ -	\$ 207,800.51		
<b>Totals</b>		<b>73</b>	<b>122</b>	<b>89</b>	<b>336</b>	<b>\$ 4,805,974.60</b>	<b>\$ 5,165,235.94</b>	<b>\$ 5,312,564.27</b>	<b>\$ 34,074,590.23</b>	<b>\$ 49,358,365.04</b>		

### Total Fees Collected by Quarter

Quarter	Permit Fees	Insp Fee	H20 Fee	Other
1st Quarter	\$ 14,840.97	\$ 3,225.00	\$ 1,005.00	\$ 100.00
2nd Quarter	\$ 16,145.82	\$ 4,325.00	\$ -	\$ 400.00
3rd Quarter	\$ 16,453.03	\$ 3,275.00	\$ -	\$ 200.00
4th Quarter	\$ 111,079.64	\$ 9,675.00	\$ 1,580.00	\$ 415.00
<b>Total</b>	<b>\$ 158,519.46</b>	<b>\$ 20,500.00</b>	<b>\$ 2,585.00</b>	<b>\$ 1,115.00</b>

**BUILDING PERMITS - 4TH QUARTER 2025**

APPLICANT/OWNER	DATE	PERMIT NUMBER	CODE	PERMIT TO CONSTRUCT	PROJECT LOCATION	ESTIMATED FAIR MARKET VALUE	PERMIT FEE	INSP. FEE	OTHER
OSF	10/28/2025	25A07-K	9	New Ultrasound & Radiologist Reading Room	925 West St	\$ 583,625.00	\$ 1,750.87	\$ 200.00	\$ -
Eakas*	5/4/2025	25B55-A	13	Addition - Foundation Only	6251 IL Rt 251	\$ -	\$ -	\$ -	\$ -
Eakas*	10/29/26	25B55-B	13	Addition - Building	6251 IL Rt 251	\$ 32,000,000.00	\$ 105,000.00	\$ 7,500.00	\$ -
Eakas*	11/19/26	25B55-D	13	Addition - MEP	6251 IL Rt 251	\$ -	\$ -	\$ -	\$ -
Sabas & Ana Madera	10/22/2025	25C57	17	Fence	2404 Plum St	\$ 2,000.00	\$ 25.00	\$ -	\$ 100.00
Simply Modern Homes	9/26/2025	25C84	1	New Construction/ Single Family Home	1855 Sycamore Street	\$ 250,000.00	\$ 750.00	\$ 200.00	\$ 790.00
Simply Modern Homes	9/26/2025	25C85	1	New Construction/ Single Family Home	1865 Sycamore Street	\$ 250,000.00	\$ 750.00	\$ 200.00	\$ 790.00
Almeren	10/2/2025	25D01	18	Retire Gas Service	3107 7th St	\$ -	\$ -	\$ -	\$ -
David Claggett	10/2/2025	25D02	16	Lawn Irrigation System	2222 State St	\$ 8,870.00	\$ 25.00	\$ 50.00	\$ 215.00
Stratus Networks	12/9/2025	25D04-A	18	Utility - Fiber Install	1101 31st St / Rt 251 Area	\$ -	\$ -	\$ -	\$ -
Stratus Networks	12/9/2025	25D04-C	18	Utility - Fiber Install	1920 4th St	\$ -	\$ -	\$ -	\$ -
Riley Pode	10/8/2025	25D05	16	Waterproofing Basement	338 Green	\$ 14,923.96	\$ 44.77	\$ 50.00	\$ -
Amanda Urback	10/8/2025	25D06	17	Fence	2510 4th St	\$ 6,597.00	\$ 25.00	\$ -	\$ -
Amber Milby	10/8/2025	25D07	17	Fence	2016 9th St	\$ 1,100.00	\$ 25.00	\$ -	\$ -
Comcast	10/13/2025	25D08	18	Utility	1802 26th St	\$ 2,515.00	\$ -	\$ -	\$ -
Sherry Mayszak	10/13/2025	25D09	16	Waterproofing Basement	2515 Main St	\$ 7,075.00	\$ 25.00	\$ 50.00	\$ -
John French	10/15/2025	25D10	20	Replace driveway	2225 3rd St	\$ 2,000.00	\$ 25.00	\$ -	\$ -
Castrol Oil & Lube	10/15/2025	25D11	11	Signage	1133 Wenzel Rd	\$ 18,000.00	\$ 54.00	\$ 50.00	\$ -
Clay Swank	10/16/2025	25D13	17	Fence	1910 Juniper	\$ 10,000.00	\$ 25.00	\$ -	\$ -
Michelle Cherny	10/16/2025	25D14	17	Fence	2408 7th St	\$ 9,000.00	\$ 25.00	\$ -	\$ -
Fire on Fifth/Tim Turczyn	10/16/2025	25D15	11	Signage	300 5th St, Suite 139	\$ 6,200.00	\$ 25.00	\$ 50.00	\$ -
Peru Estates MHP, LLC	10/17/2025	25D16	10	Demolition	2836 4th Street (Trailer 31)	\$ 10,000.00	\$ 25.00	\$ 50.00	\$ -
Frank Pope	10/22/2025	25D17	16	Electric upgrade	1604 Gathoun Street	\$ 3,300.00	\$ 25.00	\$ 75.00	\$ -
John French	10/22/2025	25D18	17	Fence	2225 3rd St	\$ 6,500.00	\$ 25.00	\$ -	\$ -
Janice Studer	10/22/2025	25D19	17	Fence	734 26th St	\$ 10,000.00	\$ 25.00	\$ -	\$ -
Larry Criss	11/17/2025	25D21	9	Interior remodel	1829 4th St	\$ 15,000.00	\$ 30.00	\$ 150.00	\$ -
Keith Milaicki	11/5/2025	25D22	17	Fence	1722 Pike St	\$ 7,700.00	\$ 25.00	\$ -	\$ -

Ameren	11/14/2025	25D23	18	New Service	1306 Church	\$	-	\$	-	\$	-	\$	-
St Rose of Lima Parish	11/7/2025	25D24	11	Signage	1109 Pulaski St	\$	10,375.00	\$	-	\$	-	\$	-
Logan Guerrero	12/26/2025	25D25	4	Garage / Concrete Patio?	815 Monks Ave	\$	30,000.00	\$	90.00	\$	125.00	\$	-
Ryan Rynkewicz	12/16/2025	25D26	5	Pool & Pool House	1122 Harrison Street	\$	160,000.00	\$	163.00	\$	175.00	\$	100.00
Culvers/Palette Zabrano	11/7/2025	25D27	11	Replace Menu Board	1600 Midtown Rd	\$	8,500.00	\$	25.00	\$	75.00	\$	-
Culvers	11/14/2025	25D27-A	9	Remodel (Interior & Exterior)	1600 Midtown Rd	\$	96,000.00	\$	288.00	\$	-	\$	-
Jason Zeman	11/7/2025	25D28	19	Replace Roof	1104 Chambers	\$	13,300.00	\$	39.90	\$	50.00	\$	-
Alyssa Alster	11/12/2025	25D29	19	Replace Roof	323 Church St	\$	3,200.00	\$	25.00	\$	50.00	\$	-
Phillip Olivero	11/13/2025	25D30	10	Demolition	923 Peoria Street	\$	-	\$	25.00	\$	-	\$	-
Ken-Mar Mobile Home Park (Gary Poole)	11/14/2025	25D31	17	Fence	2836 4th St	\$	400.00	\$	25.00	\$	-	\$	-
Ronald & Susan Grubich	11/18/2025	25D32	7	Shed	2411 Rock St	\$	500.00	\$	25.00	\$	-	\$	-
Shella Scott	11/18/2025	25D34	19	Roofing	4 Creek Bed Trail	\$	66,315.00	\$	198.00	\$	50.00	\$	-
Ameren	11/18/2025	25D35	18	Gas Service- New Construction	1855 Sycamore	\$	-	\$	-	\$	-	\$	-
Ameren	11/18/2025	25D36	18	Gas Service- New Construction	1865 Sycamore	\$	-	\$	-	\$	-	\$	-
David Heil	11/18/2025	25D37	16	Generator	3018 7th	\$	12,133.27	\$	36.39	\$	75.00	\$	-
Babs Brew	12/11/2025	25D38	8	New Construction	2130 4th	\$	371,696.00	\$	1,115.00	\$	200.00	\$	-
Walmart (Ricardo Perez)	11/20/2025	25D39	16	Electric Exit Signs - Push Button on Auto Care Door	5307 Il. Rt 251	\$	1,000.00	\$	25.00	\$	-	\$	-
Ryan Shaw	11/20/2025	25D40	16	Water Control system	433 9th St	\$	14,809.00	\$	44.43	\$	75.00	\$	-
Dylan Pribsen	11/24/2025	25D42	19	Roof	306 E 7th St	\$	6,000.00	\$	25.00	\$	75.00	\$	-
Illinois Railway LLC	12/1/2025	25D43	16	Replacing Railway Bridge	S of Brunner / West of City Limits	\$	-	\$	-	\$	-	\$	-
Ameren	11/25/2025	25D44	18	Retire service-Demo	4140 Progress	\$	-	\$	-	\$	-	\$	-
AT & T	12/2/2025	25D45	18	Bore & Place 1-2"HDPE	1415 Wenzel Rd	\$	-	\$	-	\$	-	\$	-
Peru Senior Housing LP	12/2/2025	25D46	19	Roof Replacement	1002-1008 Pioneer Ct	\$	20,878.00	\$	62.64	\$	50.00	\$	-
Peru Senior Housing LP	12/2/2025	25D47	19	Roof Replacement	1002-1008 Pioneer Ct	\$	20,878.00	\$	62.64	\$	50.00	\$	-
Steve Michellini	12/9/2025	25D49	17	Fence	2015 10th	\$	8,000.00	\$	25.00	\$	-	\$	-
Marc Scolari	12/12/2025	25D51	17	Fence	625 E 10th St	\$	1,200.00	\$	25.00	\$	-	\$	-
Randy Gielow	12/22/2025	25D52	17	Fence	1317 7th St	\$	5,000.00	\$	25.00	\$	-	\$	-
						\$	34,074,590.23	\$	111,079.64	\$	9,675.00	\$	1,995.00

\*Eakas addition fees per development agreement with the City, Eakas main permits issued in 4th Quarter 2025, with foundation only permit issued in May 2025.