



City of Peru



David R. Bartley
City Clerk

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AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, JANUARY 3, 2022

RESIDENTS ARE WELCOME TO WATCH THE MEETINGS VIA FACEBOOK LIVE AT
(<https://www.facebook.com/peru.illinois>)
QUESTIONS CAN BE PRESENTED USING THE COMMENT FUNCTION OR EMAILED TO
DBARTLEY@PERU.IL.US

ROLL CALL

7:00 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PRESENTATION

MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS

REGULAR MINUTES OF DECEMBER 20, 2021

COMMITTEE REPORTS

1. FINANCE COMMITTEE

DISBURSEMENTS for January 5, 2022

Budget update – Finance Director, Justin Miller

2. PUBLIC SERVICES COMMITTEE

Motion to seek bids for the Washington Park tennis courts/pickleball courts renovations

Motion to approve a final invoice from Illinois Valley Excavating, Inc., for water main extension along Plank Road in accordance with the Eiten Ag. Development Agreement in the amount of \$48,945.00

3. POLICE AND FIRE COMMITTEE

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTION

*MINUTES OF PUBLIC HEARING ON PETITION OF KARINA SHEVLIN CONCERNING
PROPERTY LOCATED AT 1726 26TH STREET, PERU, ILLINOIS*

*AN ORDINANCE GRANTING A SPECIAL USE HOME OCCUPATION AS SOUGHT BY
THE PETITION OF KARINA SHEVLIN CONCERNING PROPERTY GENERALLY
LOCATED AT 1726 26th STREET IN THE CITY OF PERU, ILLINOIS*

PROCLAMATIONS

UNFINISHED BUSINESS

NEW BUSINESS

PETITIONS AND COMMUNICATIONS

*ITEM NO. 1 Communication from Ryan Atkinson requesting special use for property located at 1320 38th
Street, Peru, IL*

MAYOR'S NOTES

PUBLIC COMMENT

CLOSED SESSION

ADJOURNMENT

CITY OF PERU REGULAR COUNCIL MEETING DECEMBER 20, 2021

A regular meeting of the Peru City Council was called to order by Mayor Ken Kolowski in the Peru City Council Chambers on Monday, December 7, 2021, at 7:00 p.m. City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Waldorf, Sapienza, Lukosus and Buffo present; Mayor Kolowski present.

All joined in the Pledge of Allegiance to the Flag of the United States of America.

PUBLIC COMMENT

PRESENTATION

Corporate Counsel Scott Schweickert reviewed the proposed guidelines for the Request for Proposals for Purchase and/or Development of City-Owned Surplus Real Estate and directed Clerk Bartley to open the RFP's. Clerk Bartley opened and read name and parcel number for each proposal submitted.

MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS

Mayor Kolowski presented the Regular Minutes of December 7, 2021, and Treasurer's Report for November 2022. Alderman Waldorf made a motion the minutes and report be received and placed on file. Alderman Payton seconded the motion; motion carried.

FINANCE AND SAFETY COMMITTEE

Alderman Buffo presented the following disbursements for payment on December 22, 2021:

<u>FUND NAME</u>	<u>TOTAL EXPENSES</u>
General Fund	\$2,431,065.96
Insurance Fund	6,644.55
Utility Fund	2,212,402.49
Airport Fund	<u>50,452.97</u>
Total	\$4,701,617.00

Alderman Buffo made a motion the disbursements be received, placed on file and the bills be paid in the usual manner. Alderman Sapienza seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Waldorf, Sapienza, Lukosus and Buffo voting aye; motion carried.

Alderman Sapienza made a motion to approve a \$150.00 donation to LP Challenge Day Program Alderman Buffo seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Waldorf, Sapienza, Lukosus and Buffo voting aye; motion carried.

Alderman Sapienza made a motion to approve a \$10,000 donation to IL Small Business Development Center at Starved Rock County Alliance. Alderman Buffo seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Waldorf, Sapienza, Lukosus and Buffo voting aye; motion carried.

CITY OF PERU REGULAR COUNCIL MEETING DECEMBER 20, 2021

PUBLIC SERVICES COMMITTEE

POLICE AND FIRE COMMITTEE

Alderman Buffo made a motion to approve purchase, installation and maintenance of 10 security cameras from Flock Safety in the amount of \$27,500 for 1st year; \$25,000 for 2nd year. Alderman Tieman seconded the motion. Police Chief Bob Pyszka reported the stationary roadway cameras will track amber alerts, stolen vehicles and assist with crime tracker. Mayor Kolowski reported he is all about safety and security throughout the region. Chief Pyszka also noted the interconnect with departments in the area. City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Waldorf, Sapienza, Lukosus and Buffo voting aye; motion carried.

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

Corporate Counsel presented the minutes of Planning/Zoning hearing held on December 8, 2021, on petition of Doug and Kristina Kurkowski concerning property located at 1303 25th Street, Peru, IL. Alderman Payton made a motion the minutes be received, placed on file and concur with the recommendation. Alderman Tieman seconded the motion; motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6613

AN ORDINANCE GRANTING VARIANCES AS SOUGHT BY THE PETITION OF DOUG AND KRISTINA KURKOWSKI CONCERNING PROPERTY LOCATED AT 1303 25TH STREET IN THE CITY OF PERU, ILLINOIS

Alderman Buffo made a motion the ordinance be adopted as written and read. Alderman Tieman seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Waldorf, Sapienza, Lukosus and Buffo voting aye; motion carried.

Corporate Counsel presented the minutes of Planning/Zoning hearing held on December 15, 2021, on petition of John Pohar and Sons, Inc. concerning property generally located at 600-800 Wenzel Road, Peru, IL. Alderman Ballard made a motion the minutes be received, placed on file and concur with the recommendation. Alderman Payton seconded the motion; motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6614

AN ORDINANCE APPROVING THE FINAL PLAT OF POHAR'S CROSSING SUBDIVISION TO THE CITY OF PERU AND GRANTING REZONING, VARIANCES, WAIVERS, AND OTHER RELIEF AS SOUGHT BY THE PETITION OF JOHN POHAR & SONS, INC.

Alderman Ballard made a motion the ordinance be adopted as written and read. Alderman Payton seconded the motion. Attorney Jon Brandt reported 20 of the 51 lots are sold tallying almost \$1,000,000. City Clerk Dave Bartley called the roll with Aldermen Ballard, Payton, Edgcomb, Waldorf, Sapienza and Lukosus voting aye; Alderman Tieman and Buffo abstained; motion carried.

CITY OF PERU REGULAR COUNCIL MEETING DECEMBER 20, 2021

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6615

AN ORDINANCE AUTHORIZING EXECUTION OF LABOR AGREEMENT BETWEEN THE CITY OF PERU PUBLIC WORKS DEPARTMENT AND THE INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL 150

Alderman Waldorf made a motion the ordinance be adopted as written and read. Alderman Lukosus seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Waldorf, Sapienza, Lukosus and Buffo voting aye; motion carried.

Corporate Counsel Scott Schweickert presented a proposed resolution entitled:

A RESOLUTION AMENDING THE CITY'S POLICY FOR EMERGENCY PAID SICK LEAVE FOR COVID-19

Alderman Payton made a motion the resolution be adopted as written and read. Alderman Waldorf seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Waldorf, Sapienza, Lukosus and Buffo voting aye; motion carried.

PROCLAMATIONS

UNFINISHED BUSINESS

NEW BUSINESS

Police Chief Bob Pyszka reported on the Letter of Commendation addressed to Officer Peters, Officer Querciagrossa and Officer Wright for their efforts assisting a driver having a major mental health issue. Chief Pyszka stated a pursuit ensued and ultimately the driver was located submerged in a pond in front of Eakas; the officers went into the pond and onto the top of the car and was able to remove the driver before the car sank into the pond. Chief Pyszka commended the officers on their exemplary police service and professional performance.

PETITIONS AND COMMUNICATIONS

Clerk Bartley presented a petition from Scott and Karina Shevlin requestion a special use for property located at 1726 26th Street, Peru, IL. Alderman Waldorf made a motion the communication be received, placed on file referred to Planning/Zoning Commission for review and recommendation. Alderman Edgcomb seconded the motion; motion carried.

MAYOR'S NOTES

Mayor Kolowski complimented the Blue and Red Christmas efforts.

Mayor Kolowski complimented the leaf vacuuming collection.

Mayor Kolowski reported Public Works laborer Dave Newton after 21 years of service.

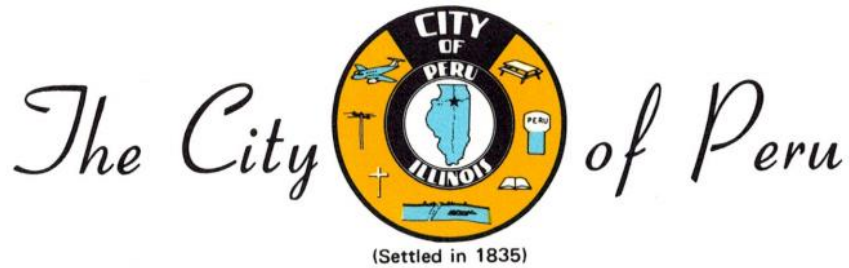
PUBLIC COMMENT

CITY OF PERU REGULAR COUNCIL MEETING DECEMBER 20, 2021

CLOSED SESSION

ADJOURNMENT

Alderman Edgcomb made a motion that the meeting be adjourned. Alderman Lukosus seconded the motion and motion carried. Meeting adjourned at 7:27 p.m.



Post Office Box 299
Peru, Illinois 61354

December 30, 2021

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

RE: Petition of Karina Shevlin – Home Occupation Special Use
1726 26th Street, Peru, IL

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, December 29, 2021, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Karina Shevlin (hereinafter “Petitioner”) concerning real estate located at 1726 26th Street, Peru, IL, legally described as follows:

Lot 27 in Heritage Court Subdivision, Phase III, located in part of the North Half of the East Half of the Southeast Quarter of Section 8 Township 33 North, Range 1 East of the Third Principal Meridian according to the Plat thereof recorded December 19, 1996 in plat cabinet “F” Page 126 and 127, as Doc. # 96-21247 in the Recorder’s Office of LaSalle County, in LaSalle County, Illinois except coal and minerals and the right to mine and remove the same.

PIN: 17-08-417-006 (hereinafter “Property”).

Petitioner desires to operate an independent hair salon from the Property and requests a Special Use for a salon home occupation pursuant to Section 6.04(b) of the City’s Zoning Ordinance. The Property is located in an R-2, Single-Family Detached Dwelling District.

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

Petitioner Karina Shevlin appeared and was duly sworn. Petitioner testified she would like to operate a salon from her home basement. It would be part time, 2-3 days per week. Petitioner stated she has been employed at a salon but decided it would be easier to work from home around her family.

Petitioner testified further that she had spoken to her neighbors and has their support. Petitioner provided the P/Z Commission with a letter, a copy of which is attached hereto as Exhibit A. The letter was read aloud by Attorney Schweickert. The letter provides that her planned, part-time hours will mainly be on Tuesdays, Thursdays, and every other Saturday. It provides further, “There should be no

disruption to our street parking as my client(s) will be able to park in my driveway.” The letter is signed by neighbors Shelly Chapman, and John and Linda Young.

Chairman Miller commented that Petitioner addressed most of the questions they usually ask, such as neighbors and parking.

In response to questioning from Member Atkinson, Petitioner said she would be the only stylist. She would only have one customer at a time unless they brought a child with them.

There were no objectors or public comments.

The Planning/Zoning Commission found the requested 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 and, therefore, recommends to the City Council that the Petition be granted.

Member Kalsto moved, and Member Atkinson seconded, to favorably recommend the City Council approve the requested Special Use. The motion passed unanimously: 6 aye, 0 nay, and 1 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission

Dear neighbors,

This letter is to inform you that beginning January 2022 I hope to start an in home salon business. My hours of operation will be part time and will mainly be on Tuesdays, Thursdays, and every other Saturday. There should be no disruption to our street parking as my client(s) will be able to park in my drive way. Thank you for understanding and your support.

Sincerely,

Karina Shevlin

Linda Young
John Young
Stacy Young

EXHIBIT
A

ORDINANCE NO _____

AN ORDINANCE GRANTING A SPECIAL USE HOME OCCUPATION AS SOUGHT BY THE PETITION OF KARINA SHEVLIN CONCERNING PROPERTY GENERALLY LOCATED AT 1726 26th STREET IN THE CITY OF PERU, ILLINOIS

WHEREAS, after legal ad notice duly published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru conducted a public hearing on December 29, 2021, to consider the Petition of Karina Shevlin concerning property generally located at 1726 26th Street in the City of Peru, Illinois, legally described as follows:

Lot 27 in Heritage Court Subdivision, Phase III, located in part of the North Half of the East Half of the Southeast Quarter of Section 8 Township 33 North, Range 1 East of the Third Principal Meridian according to the Plat thereof recorded December 19, 1996 in plat cabinet “F” Page 126 and 127, as Doc. # 96-21247 in the Recorder’s Office of LaSalle County, in LaSalle County, Illinois except coal and minerals and the right to mine and remove the same.

PIN: 17-08-417-006 (hereinafter “Property”); and

WHEREAS, Ms. Shevlin desires to operate an independent hair salon from the Property and requests a Special Use for a salon home occupation pursuant to Section 6.04(b) of the City’s Zoning Ordinance; and

WHEREAS, the Planning/Zoning Commission has made its report of the hearing and has unanimously recommended that the City Council approve the requested Special Use.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The City Council finds as facts the recitals hereinbefore set forth.

SECTION 2: Karina Shevlin is hereby granted a Special Use home occupation pursuant to Section 6.04(b) of the City’s Zoning Ordinance to operate a hair salon at the Property. This Special Use is granted subject to the condition that Ms. Shevlin comply with all of the standards and limitations of a Home Occupation Use as provided under Section 6.04(c) of the Zoning Ordinance.

Nothing in this Ordinance shall be construed to preempt any private covenants and restrictions that may be applicable to the Property.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with _____ voting aye, _____ voting nay, _____ absent, and Mayor Kolowski _____ voting _____, which meeting was held on the 3rd day of January, 2022.

APPROVED: January 3, 2022

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

David R. Bartley
City Clerk

<u>Aldermen</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Ballard			
Tieman			
Payton			
Edgcomb			
Waldorf			
Sapienza			
Lukosus			
Buffo			