



Post Office Box 299
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July 9, 2020

Mayor Scott J. Harl,
Peru City Clerk, and
Aldermen of the City of Peru

RE: Petition of City of Peru
Rezoning of properties on the west end of Peru along U.S. Route 6

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, July 8, 2020, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of the City of Peru (hereinafter "Petitioner") concerning recently annexed property generally located on the west end of Peru along U.S. Route 6.

Petitioner requests that following described properties be rezoned from R-1, Single Family District, to B-4, Business Highway District:

SF Farms , LLC (PINs: 17-18-308-000 & 17-18-314-000):

The West Half of the Southwest Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, lying North of Route 6 in LaSalle County, Illinois.

Bruce E. Ellberg (PIN: 17-18-306-000):

The West 3 acres of the following described real estate, to wit: All that part of the West One Half of the East One Half of the Southwest Quarter of Section 18 in Township 33 North, Range 1, East of the Third Principal Meridian, in the Township of Peru, which lies North of the Peru and Princeton gravel road, now a component part of U.S. Route No. 6; excepting and reserving the underlying coal and mining rights as the same have been heretofore severed from the fee thereof, and the existing addition to the North side of said Route No. 6 heretofore granted; all situated in LaSalle County, Illinois

Burt J. Brenneman, Lori R. Brenneman and Teri B. Sumner (PINs: 17-18-418-000 & 17-18-313-000):

The West Half of the Southeast Quarter of Section 18, lying North of what was formerly called the Peru and Princeton gravel road and which is now a component part of State Bond Issue Route No. 7, and so much of the East Half of the East Half of the Southwest Quarter of Section 18 as lies North of said Peru and Princeton Road, all in Township 33 North, Range 1 East of the Third Principal Meridian, in the Township of Peru, County of LaSalle, and State of Illinois.

Burt J. Brenneman, Lori R. Brenneman and Teri B. Sumner (PIN: 17-18-302-000):

The East 33 feet of all that part of the West Half of the East Half of the Southwest Quarter of Section 18 which lies North of what was formerly called and known as the Peru and Princeton gravel road and which is now a component part of State Bond Issue Route 7 in the Township of Peru, County of LaSalle, and State of Illinois, excepting underlying coal and mining rights and excepting roadways along and over said strip of land, containing about .65 acres, more or less.

Barbara S. Boehm, Trustee (PIN: 17-18-474-000):

That part of the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian in the County of LaSalle and State of Illinois described as follows:

Commencing at a point on the West line of said Section 18 which is 340 feet South of the center of highway U.S. Route 6; thence East on a line parallel with the South right-of-way line of U.S. Route 6 a distance of 72 feet to the Point of Beginning of the tract of land to be described; thence North 0 degrees 11 minutes 59 seconds East parallel with the West line of the Southeast Quarter of said Section 18 a distance of 300 feet to the South right-of-way line of said U.S. Route 6; thence South 90 degrees 00 minutes 00 seconds East 60 feet along said right-of-way line; thence South 0 degrees 11 minutes 59 seconds West parallel with the aforesaid West line of the Southeast Quarter of said Section 18 a distance of 300 feet; thence North 90 degrees 00 minutes 00 seconds West 60 feet to the Point of Beginning, containing 0.41 acres more or less.

Bhal L. Patel and Hasuben Patel (PIN: 17-18-482-000); William J. Weber (PIN:17-18-431-000); Richard A. Konieczny and Susan K. Konieczny (PIN: 17-18-497-000); Lyndon L. Hahn and Susan P. Hahn (PIN: 17-18-498-000); & Alejandro Arzaga (PIN: 17-18-445-000):

That part of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Beginning at a point on the South right-of-way line of U.S. Route 6 which is 40 feet South of the center of the pavement and 425 East of the West Line of the Southeast Quarter of said Section 18; thence in a Southerly direction on a line parallel with the West line of said Southeast Quarter 300 feet; thence Easterly and parallel with the South right-of-way line of said Route 6 a distance of 665 feet; thence in a Northerly direction and parallel with the West line of said Southeast Quarter a distance of 300 feet to the South right-of-way line of said Route 6; thence Westerly on said right-of-way line 665 feet to the Point of Beginning.

Beverly Malooley (PIN: 17-18-475-000):

Commencing at the Southeast corner of the Southeast Quarter of Section 18, Township 33 North, Range 1, East of the Third Principal Meridian, LaSalle County, Illinois; thence North along the East line of said Section 18 for a distance of 1100.41 feet; thence West and parallel to the South line of said Section 18 for a distance of 648.98 feet; thence North and parallel to the East line of said Section 18 for a distance of 348 feet to the Point of Beginning; thence West and parallel to the South line of said Section 18 for a distance of 155 feet; thence North and parallel to the East line of said Section 18 for a distance of 181.17 feet to the South right-of-way line of U.S. Route 6; thence Southeasterly along the said right-of-way line for a distance of 164.3 feet; thence South and parallel to the East line of said Section 18 for a distance of 124.5 feet to the Point of Beginning.

AND

The East 100 feet of that part of the East Half of Section 18 in Township 33 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian; thence North along the East line of said Section 18 for a distance of 1100.41 feet; thence West and parallel to the South line of said Section 18 for a distance of 1100.41 feet; thence West and parallel to the South line of said Section 18 for a distance of 648.98 feet; thence North and parallel to the East line of said Section 18 for a distance of 348 feet; thence West and parallel to the South line of said Section 18 for a distance of 155 feet to the Point of Beginning. (The description of the tract of land described is as follows:) From said Point of Beginning; thence continuing West along said last course for a distance of 191.8 feet; thence North and parallel to the East line of said Section 18 for a distance of 238.5 feet to the South right-of-way line of U.S. Route 6; thence along said right-of-way for a distance of 200 feet; thence South and parallel to the East line of said Section 18 for a distance of 181.17 feet to the Point of Beginning, except coal and minerals and the right to mine and remove the same.

Patrick M. Cawley (PIN: 17-18-488-000):

That part of the East Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 18; thence South 89 degrees 37 minutes 18 seconds West along the North Line of said Southeast Quarter a distance of 1325.90 feet to a point on the long established West Line of the East Half of said Southeast Quarter, as depicted on a plat prepared by Chamlin & Associates, File No. 1290-P; thence South 00 degrees 19 minutes 18 seconds West along said long established West Line a distance of 571.82 feet; thence North 88 degrees 39 minutes 13 seconds East a distance of 37.02 feet to the Point of Beginning; thence continuing North 88 degrees 39 minutes 13 seconds East a distance of 42.11 feet; thence North 00 degrees 12 minutes 42 seconds West a distance of 20.00 feet; thence North 88 degrees 39 minutes 13 seconds East a distance of 43.00 feet; thence North 00 degrees 12 minutes 42 seconds West a distance of 10.00 feet; thence North 88 degrees 39 minutes 13 seconds East a distance of 34.50 feet; thence South 00 degrees 12 minutes 42 seconds East a distance of 10.00 feet; thence North 88 degrees 39 minutes 13 seconds East a distance of 65.00 feet; thence South 00 degrees 12 minutes 42 seconds East a distance of 353.06 feet; to a point on the centerline of Fifth Street extended; thence South 88 degrees 27 minutes 51 seconds West along said centerline 187.73 feet; thence North 00 degrees 19 minutes 18 seconds East a distance of 333.76 feet to the Point of Beginning, said parcel containing 1.498 acres, more or less.

Petitioner further requests that the following described properties be rezoned from R-1, Single Family District, to M-2, Manufacturing District:

Barbara S. Boehm, Trustee (PIN: 17-18-494-000):

That part of the West Half of the Southeast Quarter of Section 18 in Township 33 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at a point on the West line of said Section which is 340 feet South of the center of the pavement of the highway which is known as U.S. Route 6; thence East on a line parallel with the South right-of-way line of said U.S. Route 6 (Deed: Parallel with the North Line of said Section 18) a distance of 132 feet to the Place of Beginning; thence East on a line parallel with the South right-of-way line of said U.S. Route 6 (Deed: Parallel with the North line of said Section 18) a distance of 1174 feet, more or less; thence South on a line parallel with the

West line of said Section 18 a distance of 150 feet; thence West on a line parallel with the South right-of-way line of said U.S. Route 6 (Deed: Parallel with the North line of said Section 18) a distance of 400 feet more or less; thence South on a line parallel with the West line of said Section 18 a distance of 300 feet; thence East on a line parallel with the South right-of-way line of said U.S. Route 6 (Deed: Parallel with the North line of said Section 18) a distance of 400 feet more or less; thence South on a line parallel with the West line of said Section 18 a distance of 25 feet; thence West on a line parallel with the South right-of-way line of said U.S. Route 6 (Deed: Parallel with the North Line of said Section 18) a distance of 400 feet, more or less; thence South on a line parallel with the West line of Section 18 a distance of 313 feet, more or less; thence West on a line parallel with the South right-of-way line of said U.S. Route 6 (Deed: Parallel with the North Line of said Section 18) a distance of 774 feet, more or less, to a point; thence North on a line parallel with the West line of said Section a distance of 788 feet to the Place of Beginning.

Barbara S. Boehm, Trustee (PIN: 17-18-444-000):

That part of the West Half of the Southeast Quarter of Section 18, in Township 33 North, Range 1, East of the Third Principal Meridian, in the County of LaSalle and the State of Illinois, described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 18, which is 40 feet South of the center of the pavement of the highway which is known as United States Route 6, this point is on the South right-of-way line of said Route 6; thence in a Southerly direction on the West line of said Southeast Quarter from the above described point a distance of 300 feet to a point marked by a steel stake; thence Easterly and parallel with the South right-of-way line of said Route 6 a distance of 906 feet to a point; thence South on a line parallel with the West boundary line of said Southeast Quarter of Section 18 for a distance of 870 feet to the Place of Beginning; thence South on a line parallel with the West boundary line of said Southeast Quarter of Section 18, 231 feet, more or less to a point; thence East on a line parallel with the South right-of-way line of said Route 6 a distance 400 feet more or less to the West boundary line of the easement for ingress and egress previously granted to Trompeter Construction Company; thence North on the West boundary line of the aforesaid easement (previously granted to Trompeter Construction Company) a distance of 231 feet more or less to a point; thence West on a line parallel with the South right-of-way line of said Route 6 a distance of 400 feet more or less, to the Place of Beginning, except coal and minerals and the right to mine and remove the same, in LaSalle County, Illinois.

Barbara S. Boehm and Deloris E. Boehm (PIN: 17-18-493-000):

That part of the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at a point being the intersection of the West line of the Southeast Quarter of said Section 18 with the South right-of-way line of U.S. Route 6, which point is 40 feet South of the centerline of U.S. Route 6; thence South 572 feet along the West line of said Southeast Quarter to the Point of Beginning; thence continuing South along said West line 658 feet; thence East on a line parallel with the North line of said Section 18 a distance of 72 feet; thence North on a line parallel with the West line of said Southeast Quarter, 572 feet; thence West on a line parallel with the North line of said Section 18 a distance of 72 feet to the Point of Beginning.

LAND INVESTMENT VII LLC (PIN: 17-18-496-000):

That part of the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, commencing at a point on the South boundary line of said Quarter Section, 295 feet West of the point where the West line of the right-of-way of the Wood River Oil and Refining Company intersects said Quarter Section line, being the Point of Beginning; thence West along said Quarter Section line for a distance of 444 feet to a point; thence North on a line parallel with 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, 444 feet to the Northwest corner of the 2 acre tract previously conveyed to Trompeter Construction Company; thence South on a line parallel with the Half Section line of said Section 18, 295 feet to the Place of Beginning, except coal and minerals and the right to mine and remove the same.

AND

That part of the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 18, which is 40 feet South of the center of the pavement of the highway which is known as U.S. Route 6, this point is on the South right-of-way line of U.S. Route 6; thence in a Southerly direction on the West line of the Southeast Quarter from the above described point a distance of 300 feet to a point marked by a steel stake; thence Easterly and parallel with the South right-of-way line of said Route 6, a distance of 906 feet to a point; thence South on a line parallel with the West boundary line of said Southeast Quarter of Section 18 for a distance of 788 feet to the Place of Beginning; thence South 282 feet on a line parallel with the West boundary line of the Southeast Quarter of Section 18; thence West 774 feet on a line parallel with the South right-of-way line of Route 6; thence North 282 feet on a line parallel with the West boundary line of the Southeast Quarter of Section 18; thence East 774 feet on a line parallel with the South right-of-way line of said Route 6, to the Place of Beginning ,except coal and minerals and the right to mine and remove the same.

AND

That part of the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 18, which is 40 feet South of the center of the pavement of the highway which is known as U.S. Route 6, this point is on the South right-of-way line of said Route 6; thence in a Southerly direction on the West line of said Southeast Quarter from the above described point, a distance of 300 feet to a point marked by a steel stake; thence South on the West line of said Southeast Quarter of Section 18, a distance of 1,425 feet to the Place of Beginning; thence Easterly and parallel with the South right-of-way line of said Route 6 a distance of 560 feet to a point, being the Southwest corner of the property owned by Illinois Valley Cartage, Inc.; thence North on a line parallel with the West line of said Southeast Quarter of Section 18, a distance of 295 feet to a point; thence West on a line parallel with the South right-of-way line of said Route 6, a distance of 560 feet to a point on the West line of said Southeast Quarter of Section 18; thence South on the West line of said Southeast Quarter of said Section 18 to the Place of Beginning.

IL VALLEY GREEN LLC (PIN: 17-18-414-000):

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, and excepting coal and mining rights as theretofore conveyed; subject to covenants, easements and restrictions of record.

John Mulligan and Lori Mulligan (PIN: 17-18-472-000):

That part of the West Half of the Southeast Quarter of Section 18 in Township 33 North, Range 1 East of the Third Principal Meridian in the County of LaSalle and State of Illinois, described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 18, which is 1365 feet South of the center line of the pavement of the highway which is known as U.S. Route 6; thence South on the West line of said Section 18 at a distance of 105 feet; thence East on a line parallel with the North line of said Section 18 a distance of 72 feet; thence North on a line parallel with the West line of said Section 18 a distance of 105 feet; thence West on a line parallel with the North line of said Section 18 a distance of 72 feet to the Place of Beginning excepting underlying coal and mining rights.

Michael Boehm, as Executor (PIN: 17-18-471-000):

That part of the West Half of the Southeast Quarter of Section 18, in Township 33 North, Range 1 East of the Third Principal Meridian in the County of LaSalle and State of Illinois described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 18, which is 1270 feet South of the center of the pavement of the highway which is known as U.S. Route 6; thence South on the West line of said Section 18 a distance of 95 feet; thence East on a line parallel with the North line of said Section 18 a distance of 72 feet; thence North on a line parallel with the West line of said Section 18 a distance of 95 feet; thence West on a line parallel with the North line of said Section 18 a distance of 72 feet to the Place of Beginning, excepting underlying coal and mining rights.

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Moreno, and Brady were present at the hearing. Members Atkinson and Grabowski were absent. Due to COVID-19, this meeting was also streamed live on the internet.

City of Peru Corporate Counsel Scott Schweickert stated the City annexed these properties by ordinance on January 7, 2019. Pursuant to Section 4.13 of the Zoning Ordinance, the properties were automatically zoned R-1, Single Family District upon annexation. Attorney Schweickert stated that R-1, Single Family District is the City's most restrictive zoning classification. The City requests rezoning of 14 parcels to B-4, Business Highway District and 7 parcels to M-2, Manufacturing District. These zoning classifications are more appropriate for the location of these properties generally located along U.S. Route 6, and less restrictive with respect to allowed uses.

City Engineer Eric Carls stated that a few of the parcels have existing residential homes. The rezoning of those parcels will have minimal impact and they will continue to exist as a non-conforming use.

There were no objectors at the hearing.

The Planning/Zoning Commission found that rezoning the properties as prayed for in the Petition 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 request for rezoning be approved

Member Lucas moved, and Member Brady seconded, that the Petition as prayed for be favorably recommended to the City Council. The motion passed unanimously: 5 aye, 0 nay, and 2 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission