



Post Office Box 299  
Peru, Illinois 61354-0299

November 21, 2017

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

RE: CF Industries Sales, LLC  
Terminal Road, Peru, IL

Gentlemen:

Pursuant to legal notice published in the News Tribune on November 4, 2017 in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Tuesday, November 21, 2017, at 5:30 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of CF Industries Sales, LLC (hereinafter "Petitioner") concerning property located at the south end of Terminal Road, north of the Illinois River containing the CF Industries plant and facilities, to wit:

All that part of the East Half of Section 19 in Township 33 North, Range 1 East of the Third Principal Meridian in the Township of Peru, LaSalle County, Illinois, lying North of the Thread or Mid-Channel of the Illinois River, excepting therefrom all Railroad Right of Ways and also except coal and minerals and the right to mine and remove the same and also excepting the following:

EXCEPTION NO. 1:

The East 825 feet thereof;

EXCEPTION NO. 2:

The West 100 feet of the East 925 feet of the North 224 feet 6 inches of the Northeast Quarter of said Section 19;

EXCEPTION NO. 3:

That part of the Northeast Quarter of Section 19, Township 33 North, Range 1 East of the Third Principal Meridian, described as follows:

*"Fastest Growing City in La Salle County"*

Beginning at a stone marking the Northeast Corner of the Northeast Quarter of said Section 19; thence due West along the North Line of said quarter section for a distance of 921.9 feet to the Point of Beginning; continuing thence due West along the North Line of said quarter section for a distance of 400 feet; thence South 00 degrees 12 minutes West for a distance of 224.5; thence due East for a distance of 400 feet; thence North 00 degrees 12 minutes East for a distance of 224.5 feet to the Point of Beginning, all situated in LaSalle County, Illinois, (hereinafter "Property").

The Petitioner requests that the City of Peru approve an Annexation Agreement, annex the Property to the City of Peru, and zone the Property M-2 Manufacturing District under the City of Peru Zoning Ordinance.

Planning/Zoning Commission Members Biederstedt, Grabowski, Lucas, and Janko-Wilke were present at the hearing. Members Atkinson, Miller and Kalsto were absent.

Tom Mollet, after being first duly sworn, stated that he is Manager of Community Relations for the Petitioner. He stated that the Petitioner receives water services from the City but now also desires to be served by the City wastewater sewer system and that requires annexation to the City. The condenser at the plant process water is difficult to meet EPA limits because that process water is released to a small sloop without dilution. The Petitioner could run that water directly to the Illinois River, but, to do so, it would need easements and permission from the railroad which would be both difficult and expensive. The City wastewater treatment plant is next to the Property and the simpler and most economic solution is to run the discharge to the City plant.

Wayne Temple, after being first duly sworn, stated that he is the superintendent at the local plant. He stated the plant is served by City water but TEST, Inc. states that it is difficult for the Petitioner to meet EPA limits on discharge because there is no dilution. Mr. Temple stated that the water is just cooling water but the temperature of the discharge water is above limits and those limits also require a pH of 6-9 and the City water taken into the plant is at 8.4. There may also be some suspended solids on occasion that may not meet EPA limits. According to TEST, Inc., the simplest solution is to have that discharge water run into the City treatment facilities as the Petitioner has done at other facilities it owns in other communities. Mr. Temple stated there is also not enough discharge flow from the plant to be able to run all the water all the way down to the Illinois River.

In response to questioning from Member Biederstedt, Mr. Temple stated that the Petitioner employs 11 persons locally. All of its product is being bought in by a barge and shipped out by truck with approximately 100 trucks leaving the facility each day but that varies based on the time of the year.

No objectors were present at the hearing.

The Planning/Zoning Commission found that the requested annexation and zoning 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 the Petition to the City Council.

Planning/Zoning Board of Appeals Member Lucas moved and Member Grabowski seconded that the Planning/Zoning Commission favorable recommend annexation of the Property to the City. The motion passed 4 aye, 0 nay, and 3 members absent.

Planning/Zoning Commission Member Wilke-Janko moved and Member Lucas seconded that the Planning/Zoning Commission recommend to the City Council that the Property be zoned M-2 Manufacturing District. The motion passed 4 aye, 0 nay, and 3 members absent.

Respectfully submitted,

DOUGLAS BIEDERSTEDT, Chairman of the  
Planning/Zoning Commission