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June 12, 2025

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

RE: Petition of City of Peru
“Halm Farm,” Peru, IL (PINs: 11-33-315-000 & 11-33-401-000)

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, June 11, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of the City of Peru (“Petitioner”) concerning certain real estate commonly known as Halm Farm, consisting of 73.125± acres generally located north of May Road and east of Illinois Route 251 in the City of Peru, Illinois, legally described as follows:

Parcel 1:

That part of the Southeast Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, which lies South and West of the LaSalle and Bureau County Railroad; situated in City of Peru, County of LaSalle and State of Illinois.
PARCEL IDENTIFICATION NUMBER: 11-33-401-000

Parcel 2:

The South Half of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, excepting 5.16 acres heretofore conveyed to the State of Illinois,

also excepting the West 16 acres thereof being described as the West 16 acres of the East 74.84 acres of the South Half of the Southwest Quarter in Said Section 33;

also excepting that part described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 33; thence North 90 degrees 00 minutes 00 seconds East 1032.56 feet along the South line of said Southwest Quarter to the Point of Beginning of the tract to be described; thence North 00 degrees 11 minutes 18 seconds East 570 feet to a point; thence South 90

degrees 00 minutes 00 seconds East 400 feet to a point; thence South 00 degrees 00 minutes 00 seconds West to a point on the South line of the Southwest Quarter of said Section 33; thence South 90 degrees 00 minutes 00 seconds West to the point of beginning; situated in City of Peru, County of LaSalle and State of Illinois.

PARCEL IDENTIFICATION NUMBER: 11-33-315-000.

(collectively, the “Subject Property”).

Petitioner is the process of evaluating the Subject Property and planning for certain electric utility infrastructure improvements, including electric substations, relating to Ameren Transmission’s Illinois Valley Reliability Project, and seeks the following relief, to wit:

- (1) Approval of a special use for “Public service facilities; including electric distributing substations, telephone exchanges and similar non-municipal uses” pursuant to Section 11.05(d)(19) of the City of Peru Zoning Ordinance for purposes of constructing the electric system improvements described herein upon the Subject Property;
- (2) A variance to reduce the east side yard setbacks adjacent to the former LaSalle and Bureau County Railroad right-of-way from not less than 10’, as provided in Section 11.05(h), to 0’;
- (3) A variance to reduce the rear yard setback from not less than 40’, and provided in Section 11.05(h), to 0’;
- (4) A variance to reduce the internal side yard setbacks between the two parcels from not less than 10’, as provided in Section 11.05(h), to 0’;
- (5) A variance and/or waiver from the storm water release rate requirements provided in Section 11.09B. of the City’s Subdivision and Site Development Ordinance to allow for a release rate not greater than the pre-development condition (pre-post analysis); and
- (6) For such other and further relief deemed necessary or appropriate.

The Subject Property is zoned B-4 Highway Business District.

Planning/Zoning Commission Members Lucas, Kalsto, Jones, Brady, and Becker were present at the hearing. Chairman Miller and Member Grabowski were absent.

City of Peru Corporation Counsel Scott Schweickert testified that the Subject Property had been looked at by the City as a potential substation site for many years, and the City purchased the Subject Property in 2019. As part of the Illinois Valley Reliability Project, Ameren Transmission is evaluating the Subject Property to locate a new substation called “Lima.” The City would also construct an adjacent substation to interconnect with Ameren’s to receive power transmitted at 138kV and at a lower cost. The Illinois Valley Reliability Project would also involve Ameren’s construction of a 138kV transmission line connecting the proposed Lima substation to Ameren’s substation in Princeton.

Attorney Schweickert said the City is within the Midcontinent Independent System Operator (MISO) and Ameren Transmission territory, but at the fringe of the network near the PJM/ComEd territory. The Project seeks to improve energy reliability and resiliency for local homes and businesses, upgrade existing infrastructure, and support long-term economic growth in the region. Ameren is hosting Community Representative Forum for the Project on June 24th in person at the Bureau County Metro Center between 9-10:30am, and at Peru City Hall between 12:30-2:00pm, as well as virtually between 3-4:30pm.

Schweickert said the Subject property is comprised of two parcels. Adjacent to the east is the former LaSalle and Bureau County Railroad right-of-way, which is also owned by the City. The City is currently engaged in site evaluation and site planning for the Project and seeking to eliminate setbacks in order to maximize flexibility for the layout at this stage.

In response to questioning from Member Lucas regarding the requested variance to the storm water release rate, Schweickert noted the Subject Property is under a blanket drainage easement for the benefit of the Peru Marketplace Commercial Subdivision retail developments to the northwest. A drainageway cuts southeast across the Subject Property to a culvert under the former railroad rights-of-way, where it outfalls and makes its way to the Little Vermillion River. The City's Subdivision and Site Development Ordinance limits the peak discharge for this area during a 100-year storm event to approximately 20.56 cubic feet per second, while the current peak discharge rate for the existing pre-development site condition is approximately 71 cubic feet per second. Schweickert noted the City is planning to construct a large regional detention pond towards the east side of the Subject Property as part of the Project. According to preliminary calculations, the detention pond would reduce the existing peak discharge rate from 74 cubic feet per second, to somewhere between 29-40 cubic feet per second depending on site design.

There were no public comments or objections.

The Planning/Zoning Commission found the requested relief 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, favorably recommends that the City Council grant the relief as prayed for in the Petition.

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

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission