



Post Office Box 299
Peru, Illinois 61354

July 10, 2025

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

RE: Petition of Illinois Valley Food Pantry, an Illinois not-for-profit corporation
4133 Progress Boulevard, Peru, IL (PIN: 17-04-314-022)

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 9, 2025, at 4:30 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Illinois Valley Food Pantry, an Illinois not-for-profit corporation ("Petitioner"), concerning property commonly known as 4133 Progress Boulevard in the City of Peru, Illinois, legally described as follows:

The North 16 feet of Lot Twenty-Two (22) and all of Lot Twenty-Three (23) and Lot Twenty-Four (24) in Progress Park Second Addition to the City of Peru, according to the plat thereof recorded May 23, 1979, as Document No. 671113 in Plat Cabinet "A", Page 80, all situated in LaSalle County, Illinois.

PIN: 17-04-314-022 ("Property")

Petitioner desires to relocate the Illinois Valley Food Pantry to the Property and requests the following relief under the City's Zoning Ordinance, to wit:

1. A text amendment to Section 11.05(d) to add "not-for-profit food distribution center and food pantry" as a Special Use available in B-4 Highway Business Districts;
2. Granting Petitioner a Special Use to operate a not-for-profit food distribution center and food pantry at the Property; and
3. For such other and further relief as may be reasonable and appropriate.

The Property is zoned B-4 Highway Business District.

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

Mary Jo Credi, Pete Lawniczak, Attorney Walt Zukowski, and Attorney Michael Zywica appeared on behalf of the Petitioner and were duly sworn.

Attorney Zukowski testified that the Illinois Valley Food Pantry was moving from their LaSalle facility to 4133 Progress Boulevard. Attorney Zukowski thanked the city offices for the assistance up front through the initial application processes. Attorney Zukowski testified that the existing LaSalle facility is approximately 4500 square feet and the Progress Boulevard building is approximately 10,000 square feet, more than doubling the space. The new facility will provide space for walk-in coolers, which are not currently utilized at the LaSalle facility. He stated that demand is up 30% over the last 5-year period and that nearly 1,000 households in Peru benefit from the Food Pantry.

Attorney Zukowski further testified that the process went quickly, and he apologizes for the expedited manner the petition is being presented. He stated the Illinois Valley Food Pantry was in jeopardy of losing a grant if they did not close on the property by middle June. Attorney Zukowski explained they had previously been pursuing a new construction site, which was not feasible. In late April the 4133 Progress Boulevard property came for sale and they quickly pursued the purchase.

Attorney Zukowski explained they understand there are concerns with potential traffic control issues. A plat of survey prepared by Chamlin & Associates was supplied to the Plan Commission members and entered into the record as Exhibit A. Attorney Zukowski explained the parcel encompasses Lot 23, Lot 24, and the north sixteen (16') feet of Lot 22. A second property aerial exhibit was provided to Plan Commission members and entered into the record as Exhibit B along with an exhibit of the proposed building floor plan which was entered into the record as Exhibit C. Exhibit B contains a red line drawing showing the proposed traffic flow and location of a future drive-through lane.

Attorney Zukowski testified that the site currently contains twenty-seven (27) parking spaces, which would be enough to handle the Food Pantry's normal flow volumes. He stated that the vast majority of customers come to the site by vehicle. He went on to explain the Food Pantry also provides a delivery service to twelve (12) communities. Attorney Zukowski presented a potential plan to implement a program which would require customers to pick up on an assigned date and time. It was explained that the typical pick-up window spans over a five (5) hour period.

Attorney Zukowski further testified that the drive-through improvement would occur in 2026 at the earliest and was dependent on the grant award. The grant amount being pursued is seven hundred fifty thousand dollars (\$750,000). He went on to explain that the money, already raised, has been allocated to other portions of the project.

Ms. Credi testified that Peru ranks second in communities they serve and makes up nearly twenty-five percent (25%) of their overall volume, which is approximately two thousand (2,000) people. She went on to testify that the Illinois Valley Food Pantry serviced four thousand eight hundred seventy-three (4,873) families in 2025.

Ms. Credi explained the Illinois Valley Food Pantry is forty-three (43) years old and has moved five (5) times to accommodate the growing demands. She stated they anticipate this will be the final move do to the building size being doubled and the implementation of coolers. She stated they do not have the adequate space to properly run their curb side service at the current LaSalle location. Ms. Credi testified that they considered a new building, however it would come at a cost of nearly two million dollars, which was not feasible. She stated the 4133 Progress Boulevard location is the best location for their needs.

Attorney Zukowski testified that an additional complication at the LaSalle facility is related to new customer paperwork. He explained that new customers must complete certain documentation that slows the overall pick-up process for other customers and in turn creates back-ups and traffic issues. Attorney Zukowski stated that the 4133 Progress building would allow for specific space for new customers to break out from the regular pick-up customers and not have an impact on the pick-up process.

In response to questioning from Member Brady, Ms. Credi stated they will have to figure out a plan in the grant if the drive-through is not awarded. After further questioning from Member Brady, Ms. Credi explained they will take possession of the 4133 Progress Boulevard property by September of 2025. Member Brady stated it would be beneficial for the Plan Commission to know the plan if the grant was not available or awarded.

Attorney Zywicka testified that the Illinois Valley Food Pantry would also be pursuing grants for additional delivery vehicles. Ms. Credi testified that they currently distribute food three (3) times weekly and anticipate increasing their delivery services.

Chairman Miller noted the traffic flow issues the city is experiencing with the Water Store located on North Peoria Street and he has concerns that the Food Pantry may create similar issues. He went on to explain he is aware of the existing traffic congestion in the area surrounding 4133 Progress Boulevard and further expressed his concerns about adding to these traffic issues.

Following questioning from Chairman Miller, Attorney Zukowski stated that the normal volume of vehicles backing up at the LaSalle facility would be able to be served by the existing number of parking stalls at the 4133 Progress Boulevard building. Upon further questioning by Chairman Miller, Ms. Credi explained the typical pick-up time per vehicle is around three (3) minutes.

Ms. Credi explained the cost of the drive-through improvement is estimated to be four hundred-fifty thousand dollars (\$450,000), which would be the largest portion of the seven hundred-fifty thousand dollar (\$750,000) grant they are pursuing.

Following questions by the Director of Engineering & Zoning, Eric Carls, Ms. Credi explained they currently lease the LaSalle facility, and that they are currently on a month-to-month lease. After further questioning from Mr. Carls, Ms. Credi explained they have approximately twelve (12) walk-up customers per month. Mr. Carls raised concerns with pedestrian access along Progress Boulevard, stating there are currently no sidewalks along Progress Boulevard and explained the roadside ditch slopes meet right adjacent to the edge of pavement with very little road shoulder width. Attorney Zukowski stated there are other uses in the vicinity, such as PADS,

that has a much larger volume of pedestrian foot traffic than is anticipated at the Food Pantry. Mr. Carls explained his concerns are with compounding the already existing issues with pedestrian access and traffic back-ups.

Mr. Carls inquired about the upward trend of families served, specifically the significant increase in the past five (5) years, and whether that trend is expected to increase further and what impact that may have on the 4133 Progress Boulevard capacity. Ms. Credi explained she did not see a scenario or believe those trends would get to a level that they would max out at the 4133 Progress Boulevard location.

Mr. Carls suggested the petitioner schedule a meeting with Attorney Schweickert and himself to discuss the possibility of an agreement that would address city concerns related to traffic flow and potential back-ups. He went on to suggest there could be terms such as requiring the Illinois Valley Food Pantry to add additional distribution days or require assigned pick up times to help distribute the volumes more evenly.

Mr. Carls explained there may be additional variances that will need to be considered related to the site parking numbers, potential drive-through, and storm water detention.

There were no public comments or objections at this time.

A discussion was held and Member Miller recommended continuation of the hearing to Wednesday, July 23rd at 5 PM, to allow the petitioner time to meet with the city to discuss a potential agreement to address the traffic concerns and address a plan to construct the drive-through in the event the grant is not received. The petitioner agreed with the recommendation to continue the hearing.

Member Miller moved, and Member Lucas seconded, to continue the hearing until Wednesday, July 23rd at 5 PM. The motion passed unanimously: 5 aye, 0 nay, and 2 Members absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission

GRAPHIC SCALE

0 20 40

(IN FEET)



- | | BOUNDARY OF SURVEY |
|------|----------------------------|
| --- | EXISTING RIGHT-OF-WAY LINE |
| SW | EXISTING SIDEWALK |
| CONC | EXISTING CONCRETE SURFACE |
| Ø | EXISTING IRON PIPE |
| U | EXISTING UTILITY POLE |
| FI | EXISTING FIRE HYDRANT |
| TE | EXISTING TELEPHONE BOX |
| AC | EXISTING AC UNIT |
| GR | EXISTING GRASS PLOT |
| IR | EXISTING GAS METER |
| Ø | IRON PIPE SET |
| MEAS | MEASURED DISTANCE |
| PLAT | PLATTED DISTANCE |
| --- | RIGHT-OF-WAY |

LEGAL DESCRIPTION

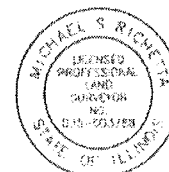
The North 16 feet of Lot Twenty-Two (22) and all of Lot Twenty-Three (23) and Lot Twenty-Four (24) in Progress Park Second Addition to the City of Peru, according to the Plat thereof recorded May 23, 1979 as Document No. 671113 in Plat Cabinet "A", Page 80, all situated in LaSalle County, Illinois.

SURVEYOR'S CERTIFICATE

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Dated this 15th day of MAY, A.D. 2025

Michael S. Richetta
Professional Land Surveyor No. 035-003788



DOI: 10.1002/for

PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-001717
www.mcdmccormick.com

Prepared by: *[Signature]*

DATE OF FIELD WORK COMPLETION 10/14/67

[illegible]

CHARGE BY: 1200	DATE: 12/15/80	TIME: 10:00	BY: 1200
CHARGE BY: 1200	DATE: 12/15/80	TIME: 10:00	BY: 1200
CHARGE BY: 1200	DATE: 12/15/80	TIME: 10:00	BY: 1200

PLAT
OF
SURVEY

CLASSIFIED AS OF	05/14/2025	
CLASS. BY	SP-1	
REVIEWED BY	SP-1	



姓名: 李德林
 性别: 男
 年龄: 35



(<https://www.lasallecounty.org/>)

LaSalle Co. Supervisor of Assessments
707 E. Etna Rd. Ottawa, IL 61350 - (815) 434-8233

Exhibit B



2024-11-27A

60ft

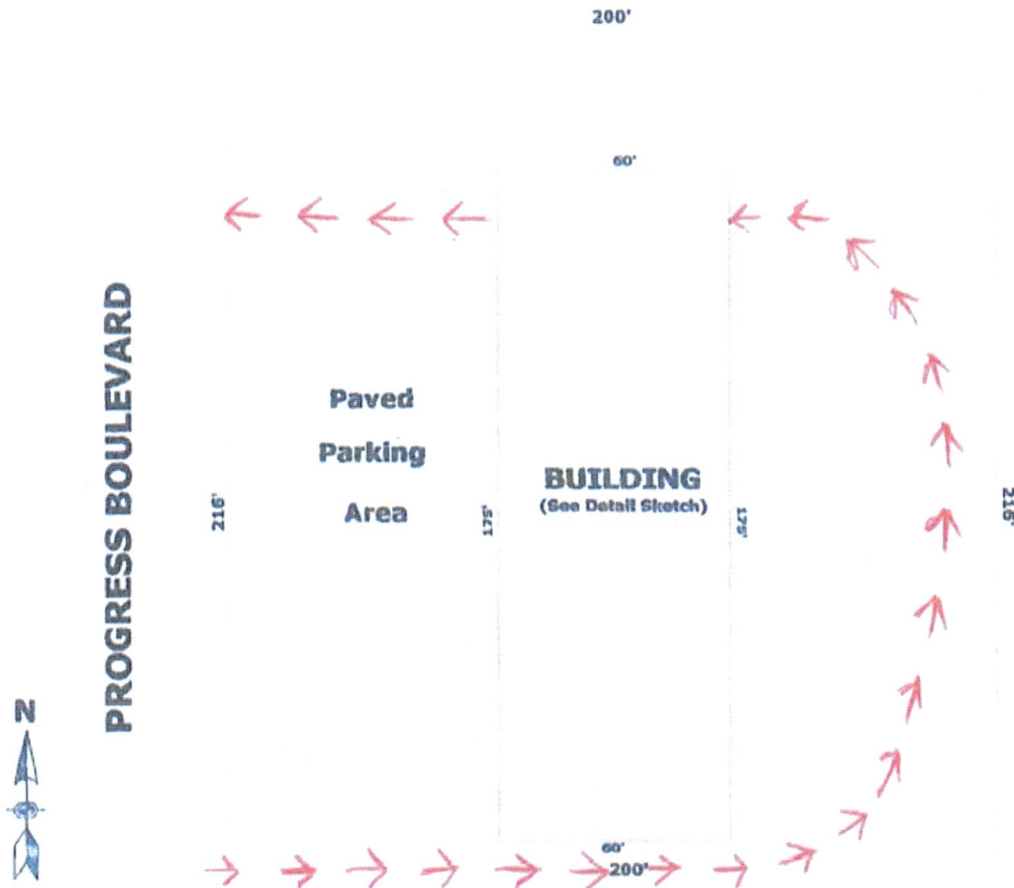
[Click here for Legal Disclaimer](#)

SKETCH/AREA TABLE ADDENDUM

Exhibit B

SUBJECT IMPROVEMENTS SKETCH AREA CALCULATIONS

Property Address: 4133 Progress Boulevard
 City: Peru County: LaSalle State: Illinois Zip: 61354
 Borrower: R/A
 Lender/Client:
 Appraiser Name: Michael R. Crowley, Sr., SRA



Scale: 1" = 45'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Subject Building	10500.0	10500.0
SITE	Subject Site	43200.00	43200.00

BUILDING AREA BREAKDOWN		
Breakdown	Subtotals	
Subject Building		
60.0 x 175.0	10500.0	

Net BUILDING Area	(rounded)	10500			
Net SITE Area	(rounded)	43200	1 Item	(rounded)	10500

SKETCH/AREA TABLE ADDENDUM

Exhibit C

SUBJECT

IMPROVEMENTS SKETCH

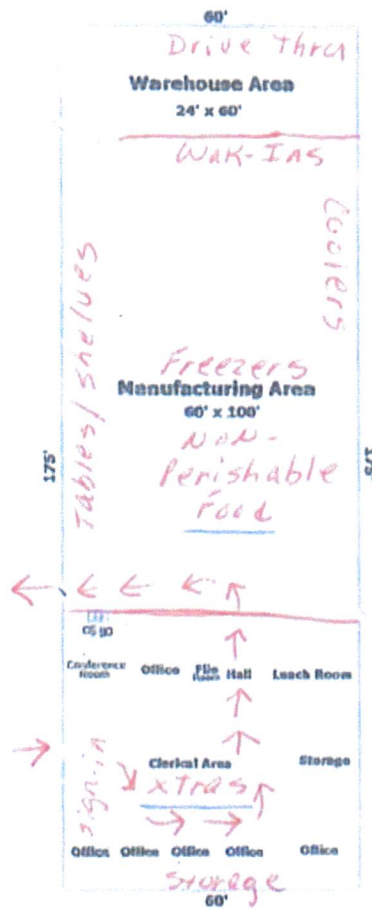
AREA CALCULATIONS

Property Address: 4153 Progress Boulevard
 City: Peru
 Borrower: N/A
 Lender/Client:
 Appraiser Name: Michael R. Crowley, Sr., SRA

County: Cassia

State: Idaho

Zip: 81364



Scale: 1" = 35'

AREA CALCULATIONS SUMMARY			BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown	Subtotals
GBA1	Building Area	10500.0	10500.0	Building Area 60.0 x 175.0	10500.0

Net BUILDING Area (rounded) 10500 1 Item (rounded) 10500