



Post Office Box 299  
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April 16, 2026

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

RE: Petition of Johnson Seed & Grain Services, LLC  
6320 Meridian Road, Peru, IL (PIN: 18-12-400-008)

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, April 15, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Johnson Seed & Grain Services, LLC (“Petitioner”) concerning property commonly known as 6320 Meridian Road in the City of Peru, Illinois, legally described as follows:

Lots 2 and 3 of JR’s Subdivision to the City of Peru as shown on the plat thereof recorded with the Bureau County Recorder of Deeds on \_\_\_/\_\_\_/2023 as Doc. No. 23-\_\_\_\_\_

Bureau County PIN: 18-12-400-008 (“Property”)

Petitioner desires to construct a 50’ x 75’ finished steel building for purposes of a new grain and seed business upon the Property and seeks the following relief, to wit:

- (1) Waivers from requirements of Section 7.04 of the City’s Zoning Ordinance concerning off-street parking surfacing, lighting, curbs and wheelstops, minimum standards of parking spaces, aisles, and parking bays; and landscaping;
- (2) Waivers from the stormwater drainage requirements of the City’s Subdivision and Site Development Regulations Ordinance; and
- (3) For such other and further relief deemed necessary or appropriate.

The Property is zoned M-2, Manufacturing District.

Planning/Zoning Commission Members Miller, Lucas, Kalsto, Jones, Grabowski, Brady, and Becker were all present at the hearing. No Members were absent.

Eric Johnson appeared remotely on behalf of the Petitioner and was duly sworn. Mr. Johnson said Petitioner is a contractor for seed companies and commercial grain facilities. They utilize large

grain vacuums mounted on trucks. The purpose of the facility would primarily be to store that equipment.

City Director of Engineering and Zoning, Eric Carls, stated that his office has been working with Petitioner and also the City Council on an incentive package to help locate Petitioner here. Engineer Carls stated that he has no objection to Petition as presented.

City Corporation Counsel, Scott Schweickert, noted that there is an agriculture focused district building up there following the recent development of Eiten Ag and Michlig Energy in the same subdivision. Attorney Schweickert noted that many of the requirements of the City's Zoning and Subdivision Ordinances should not apply in that area.

In response to questioning from Member Kalsto, Engineer Carls stated that he is okay with the stormwater drainage waivers and confirmed that requirement had been waived for the other developments in that subdivision.

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 Becker moved, and Member Kalsto seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Respectfully submitted,

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CARY MILLER, Chairman  
Planning/Zoning Commission