The City of Peru
(Settled in 1835)

Post Office Box 299
Peru, Illinois 61354

October 28, 2026

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

RE: Petition of MCC Network Services LLC
1226 Peoria Street, Peru, IL (PIN: 17-17-250-005)

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, October 28, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of MCC Network Services LLC ("Petitioner") concerning property commonly known as 1226 Peoria Street in the City of Peru, Illinois, legally described as follows:

> The North One-Half (N. ½) of Lot One (1) in Block One Hundred and Seventy-three (173) in Brewster's Addition to Ninewa, in the Town, now City of Peru, excepting and reserving the underlying coal and mining rights as the same have been heretofore severed from the fee thereof, said real estate being situated in the County of LaSalle and State of Illinois.
>
> PIN 17-17-250-005 (the "Subject Property")

Petitioner desires to construct a fenced, 10' x 20' fiber telecommunication building upon the Property and seeks the following relief under the Zoning Ordinance, to wit:

(1) Approval of a special use pursuant to Section 11.02(d)(2) for "public service facilities; including electric distributing sub-stations, telephone exchanges and similar non-municipal uses";
(2) A variance to reduce the minimum required transitional yard from not less than 15', as provided in Section 11.02(g), to not less than 5'; and
(3) For such other and further relief deemed necessary or appropriate.

The Property is zoned B-1, Neighborhood Shopping District.

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

Sean Vogel appeared on behalf of Petitioner was duly sworn. Mr. Vogel testified that Petitioner has invested approximately one million dollars ($1,000,000) into the community to build out a high-speed fiber network. Petitioner owns the Subject Property, which is a half lot, and seeks a special use to construct a fiberoptic equipment building to serve the network. Mr. Vogel noted that the fiberoptic equipment building is the modern equivalent of a telephone exchange contemplated by the proposed special use.

City Corporation Counsel, Scott Schweickert, noted that the City received a formal opposition letter from Sarah Goetz, who resides immediately west of the Subject Property at 1810 9th Street. Ms. Goetz' objected to the reduction of the minimum required transitional yard, noting there is additional space on the north and east sides of the lot where the building could be relocated such that no reduction to the transitional yard would be required. Goetz further objected to the placement and appearance of the proposed building, arguing it may negatively affect the value and desirability of nearby residential properties. Attorney Schweickert received Ms. Goetz letter, a copy of which is attached hereto, and read it into the record.

Attorney Schweickert said Petitioner first approached the City's Building and Zoning Department with regard to the Subject Property and zoning requirements back in 2025. Petitioner submitted preliminary drawings to the City this past summer which had the proposed building placed on the southeast side of the Subject Property. On review, one of the City's recommendations was to relocate the building further back in the lot to avoid the need for a variance from the front yard building setback.

In response to Ms. Goetz objection, Attorney Schweickert recommended that the requested variance to reduce the minimum required transitional yard be withdrawn and replaced with a variance to reduce the front yard setback, which setback is 25' in the B-1 zoning district. The Subject Property is 60' wide and the proposed width of the fenced area is 26'. After maintaining a 15' landscaped transitional yard, the 25' front yard setback would need to be reduced to at least 19'. Attorney Schweickert said he had no concerns with that reduction, noting that many of the dwellings and commercial buildings on the west side of Peoria Street are constructed up to, or very close to, the east lot lines.

Attorney Schweickert noted the City also advised Petitioner that the structure would be required to be enclosed with a solid fence, such as vinyl, rather than chain-link. Mr. Vogel testified that Petitioner had no objection to modifying the Petition to maintain the 15' transitional yard, providing landscaping, or enclosing the structure with a solid fence.

Sarah Goetz was in attendance at the meeting and inquired about the landscaping that would be placed in the transitional yard on the west side of the Subject Property. Mr. Vogel responded that Petitioner has, at its other locations, has planted a hedge of boxwoods or arborvitae trees. Ms. Goetz stated she remained opposed to the Petition.

Mary Manzella also appeared. Ms. Manzella testified that she owns the property located at 1212 Peoria Street, immediately south of the Subject Property. Ms. Manzella said she was also opposed to the Petition. Ms. Manzella's expressed concerns about noise generated from the standby generator to be located on the north side of the building, and dual 3-ton HVAC units to be located

on the south side of building, as shown on Petitioner's site plan. Mr. Vogel responded that the standby generator would run once per week for a short period of time for maintenance/testing but otherwise only be used in the event of a power outage. Mr. Vogel testified further that the HVAC units are rated 65-68 dBA at 10'. Member Lucas noted the noise would also be dampened by the solid fence and landscaping. Ms. Manzella objected further expressing concerns about the appearance of the building and the potential negative impact on the value and desirability of her property.

In response to questioning from Member Kalsto, Attorney Schweickert stated that the maximum height for fencing in both residential and business districts is 6' under the City's Zoning Ordinance. Mr. Vogel testified that the proposed building would be approximately 9' tall. Therefore, notwithstanding landscaping, only 3' would be visible above the solid fence.

In response to further questioning from Member Kalsto, Mr. Vogel testified that Petitioner chose the Subject Property for its fiberoptic equipment building due to its central location and ability to accommodate the fiber network layout.

In response to questioning from Member Lucas, Mr. Vogel testified that the existing driveway from 9th Street on the west side of the Subject Property would be torn out and replaced with new concrete.

In response to further questioning from Member Lucas, Attorney Schweickert stated that no relief was required under the Zoning Ordinance with respect to the south side yard setback. In B-1, the side yard building setback is 5'. Petitioner's site plan shows the proposed fence located 5' from the south property line, and the proposed building 10' from the south property line. Schweickert noted further that fencing is an allowed obstruction in a side yard not abutting a street, and not subject to the building setback.

Member Kalsto stated she was not in favor of the location and would not want it next to her house.

Member Brady said he understood the stance of the objectors, but noted the Subject Property is zoned B-1 and there are many allowed uses in that zoning district that would be more objectionable. In response to questioning from Member Brady, Attorney Schweickert noted that the Subject Property has been zoned B-1, along with much of Peoria Street, since at least 2001 with the adoption of the City's latest comprehensive Zoning Ordinance. Allowed uses in B-1 include but are not limited to: various types of offices and retail establishments, medical/dental clinics, dry cleaners, food stores, laundries, pet shops, restaurants, and liquor stores.

There were no further public comments or objections.

Member Lucas made a motion to favorably recommend that the City Council approve the Petition, as amended with the requested variance to reduce the required transitional yard withdrawn and replaced with a variance the reduce the minimum front yard setback from not less than 25', as provided in section 11.02(f)(1), to not less than 15', and conditioned on a solid fence and landscaping on the west and south sides of the building. The motion was seconded by Member Brady. The motion failed to pass with Members Lucas, Brady, and Grabowski voting aye, Members Kalsto and Becker voting nay, and Chairman Miller and Member Jones absent.

After further discussion, it was decided to continue the Planning/Zoning hearing to a date certain for further consideration. Member Lucas moved, and Member Grabowski seconded, to continue the hearing to the next scheduled Planning/Zoning Meeting on Tuesday, November 10, 2026, at 5PM. The motion to continue passed unanimously: 5 aye, 0 nay, and 2 Members absent.

Respectfully submitted,

_____

CARY MILLER, Chairman
Planning/Zoning Commission

Statement of Reasons

Attachment to Application for Variance to Planning/Zoning Commission

City of Peru, Illinois | B-1 Business District

Applicant: MCC Network Services, LLC

Property: 1226 Peoria St., Peru, IL 61354 (Brewster's Addition, N 1/2 of Lot 1, Block 173, Section 17-33-1)

Requested Relief: Variance from Section 11.02(g) to reduce the required transitional yard from 15 feet to not less than 5 feet.

Background

The applicant proposes to construct an unstaffed building to house fiber optic telecommunications network equipment on the property, in conjunction with a companion Special Use Permit application for a public service facility under Section 11.02(d)(2) of the City of Peru Zoning Ordinance. The equipment building will serve residential and business customers in Peru and the surrounding area, and requires a secure, weather-protected structure to operate reliably.

The subject lot is legally non-conforming under current B-1 Business District standards. Applying the full 15-foot transitional yard required by Section 11.02(g) would not leave a buildable area sufficient to construct the proposed public service facility on this lot. The applicant therefore requests a variance to reduce the transitional yard to not less than 5 feet, consistent with the average setback observed among adjacent properties, as reflected on the site plan submitted with this application.

Basis for the Variance (Section 11.02 Standards)

(1) Reasonable Return. Under the transitional yard required by current regulations, the non-conforming lot does not leave a buildable area adequate to construct the proposed public service facility. Without the requested relief, the property cannot be put to a use otherwise permitted in the B-1 district.

(2) Unique Circumstances. The plight is due to the lot's non-conforming dimensions and configuration relative to current B-1 standards, a condition that exists independent of any choice by the current owner.

(3) Essential Character. The reduced yard affects only a modest strip of side/rear buffer area. The proposed building is a single, small, unstaffed structure with a neutral exterior, enclosed by fencing and landscaping, consistent with the existing pattern of commercial development in the area.

(4a) Surroundings, Shape, or Topography. The lot's non-conforming size and configuration create a hardship distinguishable from mere inconvenience: the standard transitional yard would leave insufficient area to site the proposed facility at all.

(4b) Not Generally Applicable. This non-conforming condition is specific to this lot and is not a condition generally shared by conforming lots within the same B-1 classification.

(4c) Not for Financial Gain. The variance is requested to allow a needed public service facility to be constructed, not to increase the profitability of the property.

(4d) Hardship Not Self-Created. The lot's non-conforming status predates the applicant's ownership; the applicant acquired the property by warranty deed recorded September 8, 2025, and did not create the underlying non-conformity.

(4e) No Detriment to Public Welfare. The facility will be unstaffed, generate no customer traffic, and will be screened by fencing and landscaping. The reduced yard still preserves a meaningful buffer from adjacent properties.

(4f) No Impairment of Light, Air, Safety, or Values. The proposed building is small in scale, generates minimal noise (limited to HVAC equipment and a standby generator used only for periodic testing or during outages), does not increase traffic or congestion, and poses no unusual fire or safety risk. The facility is not expected to diminish surrounding property values.

Respectfully submitted,

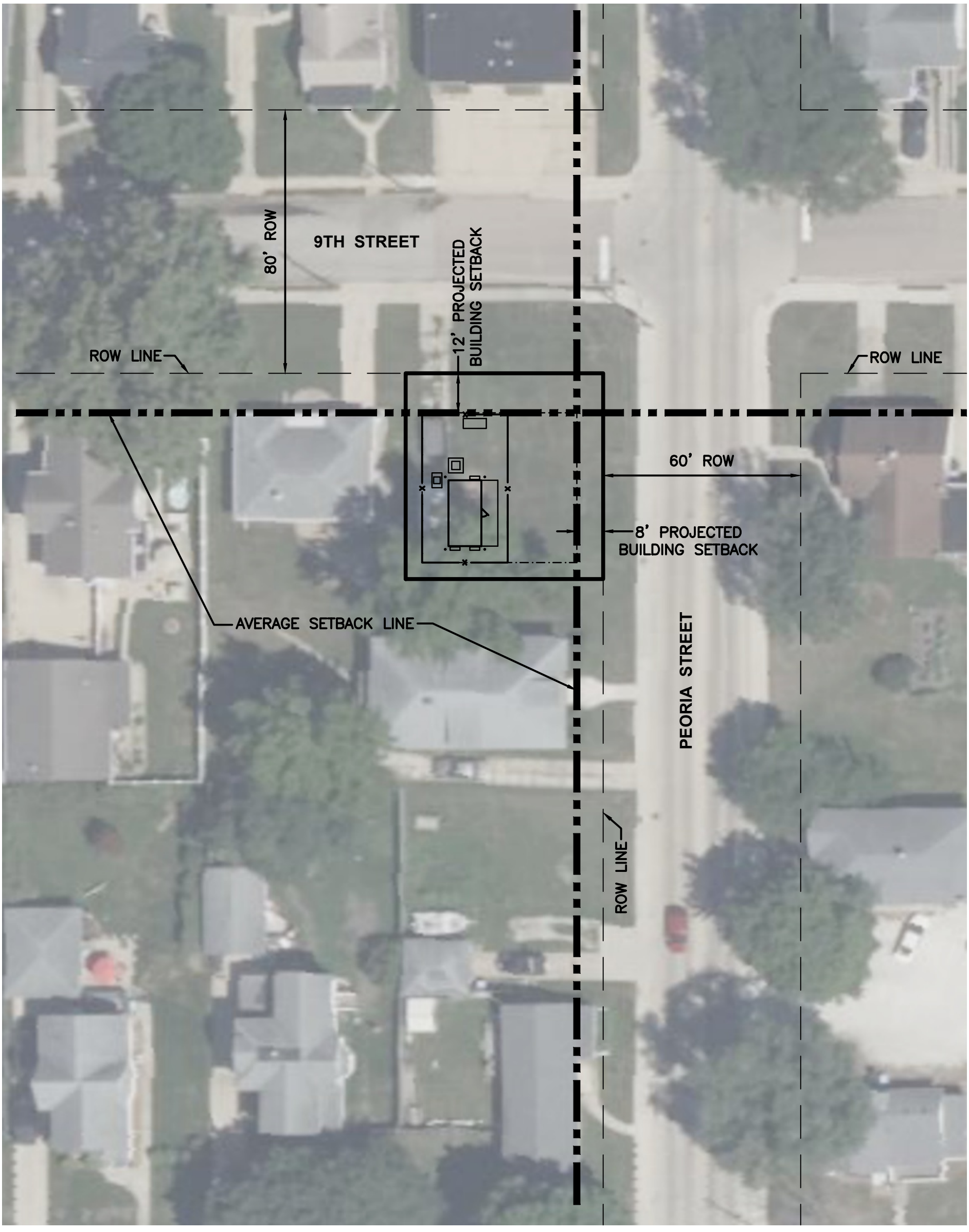
MCC Network Services, LLC

CHAMLIN & ASSOCIATES, INC. © 2025
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MCC NETWORK SERVICES, LLC
1226 PEORIA STREET, PERU, IL
PIN #17-17-250-005
NORTH HALF OF LOT 1, BLOCK 173, BREWSTER'S ADDITION TO NINEWA, IN THE TOWN, NOW CITY OF PERU

GRAPHIC SCALE
0 15 30
(IN FEET)

N



CURRENT ZONING: B1 NEIGHBORHOOD SHOPPING DISTRICT

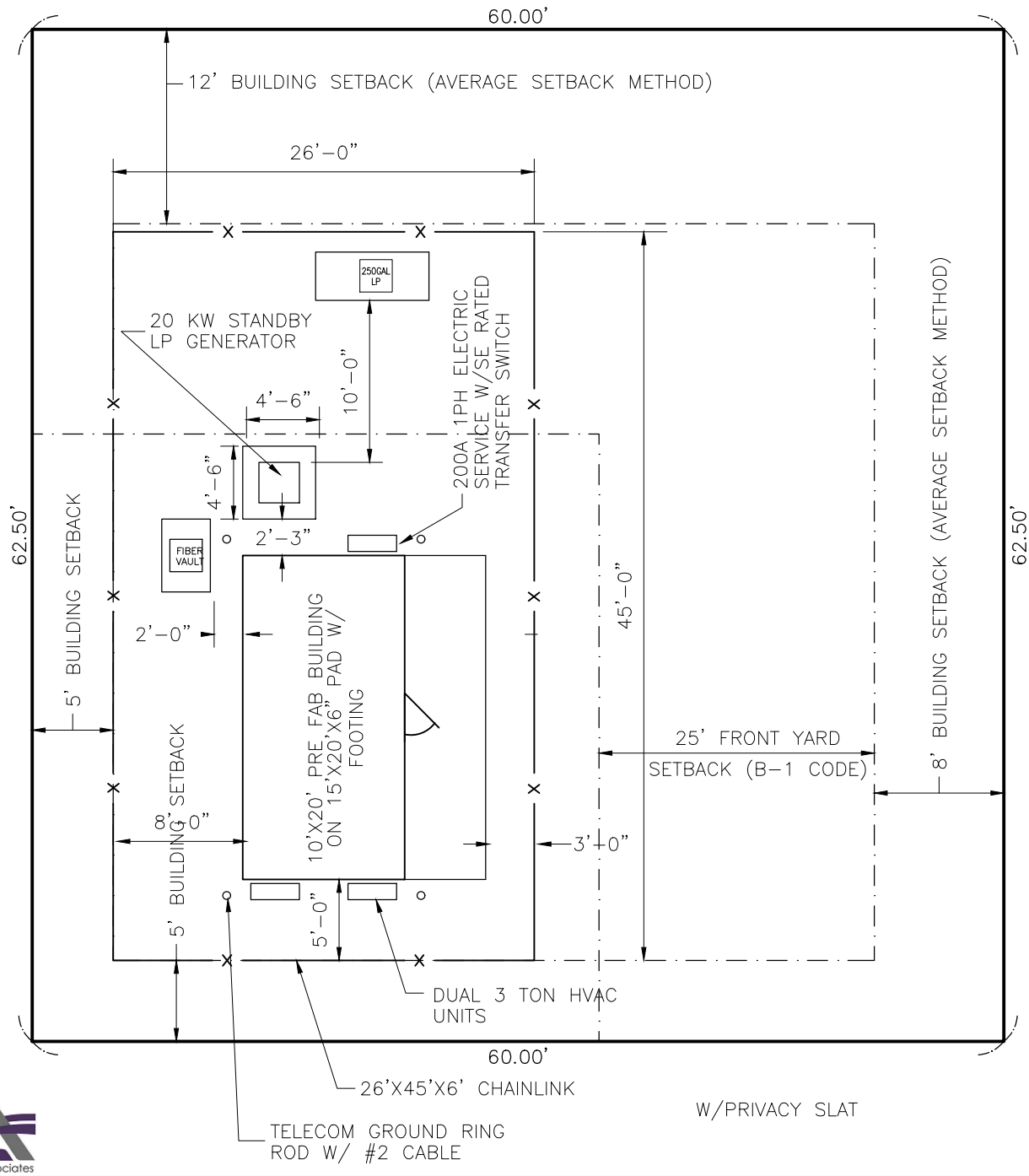
Chamlin & Associates

MCC NETWORK SERVICES, LLC
1226 PEORIA STREET, PERU, IL
PIN #17-17-250-005
NORTH HALF OF LOT 1, BLOCK 173, BREWSTER'S ADDITION TO NINEWA, IN THE TOWN, NOW CITY OF PERU

GRAPHIC SCALE
0 5 10
(IN FEET)

N

9TH STREET (80' ROW)



PEORIA STREET (60' ROW)

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Drawing Name: C:\Users\3\33129-00-MCC Network-Special Use Site Planning Assistance-Peru\CAD\000-SITE_PLAN.dwg Last Modified: Wednesday, September 02, 2026 8:34:46 AM Plotted On: Wednesday, September 02, 2026 8:35:01 AM by: Mike Richetta

Chamlin & Associates

October 23, 2026

To: Planning and Zoning Commission of the City of Peru
1901 Fourth Street
Peru, IL 61354

Subject: Formal Opposition to Proposed Variance – MCC Network Services LLC, 1226 Peoria Street

Dear Members of the Planning and Zoning Commission:

I am a resident and property owner at 1810 Ninth Street, immediately adjacent to the property at 1226 Peoria Street that is the subject of the proposed variance. I am writing to formally express my strong opposition to the variance request submitted by MCC Network Services LLC, which is scheduled for a public hearing on October 28, 2026.

My opposition is based on the following concerns:

1. **Reduction of the Minimum Required Transitional Yard**
The petitioner proposes constructing a fenced, 10-foot-by-20-foot building on a lot measuring approximately 62 feet by 60 feet. Based on these dimensions, the property appears to provide sufficient space to accommodate the proposed structure without reducing the minimum required transitional yard adjacent to residentially zoned property from 15 feet to 5 feet.

The plans submitted with the petitioner's application appear to indicate unused space along the north and east sides of the lot. If a variance is required, I respectfully ask the Commission to consider allowing a variance on those sides of the lot so the structure can be repositioned rather than reducing the transitional yard to the adjacent residential properties to 5 feet.

2. **Impact on Neighborhood Character and Residential Property Values**
Although the property is zoned B-1, the close proximity of the proposed telecommunications building and associated chain-link fencing to neighboring homes is concerning in regards to maintaining the existing residential environment and aesthetic.

I am also concerned the placement and appearance of the proposed project may negatively affect the value and desirability of nearby residential properties.

For these reasons, I respectfully urge the Planning and Zoning Commission to deny the proposed variance request by MCC Network Services LLC. Thank you for your time, consideration, and commitment to considering the interests of neighboring property owners and the broader community.

Respectfully,

Sarah Goetz
1810 Ninth Street
Peru, IL 61354
(815) 343-7810
ivory88sg@hotmail.com