City of Peru

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City Clerk

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AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, MARCH 16, 2020

ROLL CALL 7:00 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PRESENTATION

MINUTES

REGULAR MEETING MINUTES OF MARCH 2, 2020

FINANCIAL REPORTS

TREASURER'S REPORT FOR FEBRUARY 2020

ACTIVITY REPORTS

POLICE DEPARTMENT MONTHLY REPORT FOR JANUARY 2020

PERU VOLUNTEER AMBULANCE SERVICE INC. ACTIVITY SUMMARY FOR JANUARY 2020

HERTZ FARM MANAGEMENT 2019 ANNUAL REPORT

COMMITTEE REPORTS	**ALDERMEN**
1. FINANCE AND SAFETY SERVICES	Chairman Radtke, Sapienza, Payton, Buffo & Mayor Harl
DISBURSEMENTS for March 18, 2020	

2. PUBLIC SERVICES — Chairman Waldorf, Ferrari, Lukosus, Ballard & Mayor Harl

Motion to approve a scope change authorization to John Pohar and Sons contract for Midtown Rd., 26th St., and 60th St. mass grading and utilities in the amount of $346,923.00

Motion to authorize the Mayor to execute an IDOT Highway Permit for 4th Street (US Rte. 6) maintenance improvements

Motion to authorize the execution of an IDOT Highway Permit Bond for 4th Street (US Rte. 6) maintenance improvements

Resolution to complete 4th Street (US Rte. 6) maintenance improvements

Motion to award quote from Altec for (Altec AT48M Unit, Altec Steel Body, Freightliner w Cummins L9) bucket truck in the amount of $188,028.00

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

MINUTES OF PLANNING/ZONING COMMISSION HEARING HELD ON MARCH 11, 2011 CONCERNING THE PETITION OF JACEY ETSCHEID CONCERNING PROPERTY LOCATED AT 2601 5TH STREET AND 914 HERBERT STREET, PERU, IL

AN ORDINANCE APPROVING DIVISION OF REAL ESTATE AND WAIVER OF REQUIREMENTS OF SUBDIVISION ORDINANCE AND VARIANCS SOUGHT BY THE PETITION OF JACEY ETSCHEID, EXECUTOR OF THE ESTATE OF GARY A. WELCH

MINUTES OF PUBLIC HEARING ON PETITION OF GC HOUSING DEVELOPMENT LLC AND CRANE CONSTRUCTION COMPANY LLC CONCERNING PROPERTY LOCATED AT 1810 4TH STREET AND 710 PEORIA STREET, PERU, IL

AN ORDINANCE GRANTING WAIVERS, VARIANCES, AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN AS SOUGHT BY THE PETITION OF GC HOUSING DEVELOPMENT LLC AND CRANE CONSTRUCTION COMPANY LLC CONCERNING PROPERTY LOCATED AT 1810 4TH STREET AND 710 PEORIA STREET, PERU, IL (request is contingent upon petitioners receipt of tax credits from the Illinois Housing Development Authority)

MINUTES OF PUBLIC HEARING ON PETITION OF 3 DIAMOND DEVELOPMENT, LLC CONCERNING PROPERTY LOCATED NORTH OF WENZEL ROAD AND EAST OF PROGRESS BOULEVARD, PERU, IL

AN ORDINANCE GRANTING WAIVERS, REZONING AND SIMULTANEOUS APPROVAL OF THE PRELIMINARY AND FINAL PLAT OF PERU DIAMOND 3 SENIOR DEVELOPMENT, A PLANNED DEVELOPMENT (request is contingent upon petitioners receipt of tax credits from the Illinois Housing Development Authority)

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF PERU, ILLINOIS, AS PRAYED FOR BY THE PETITION OF 3 DIAMOND DEVELOPMENT CONCERNING REAL ESTATE GENERALLY LOCATED NORTH OF WENZEL ROAD AND EAST OF PROGRESS BOULEVARD IN PERU, IL AND CONTAINING APPROXIMATELY 9.000 ACRES (request is contingent upon petitioners receipt of tax credits from the Illinois Housing Development Authority)

AN ORDINANCE ESTABLISHING AN INTERNAL ACCOUNTING FRANCHISE FEE OF FIVE PERCENT (5%) ON ELECTRIC AND WATER SYSTEM GROSS REVENUES

A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL CONTRACT WITH CENTRAL ILLINOIS POLICE TRAINING CENTER

RESOLUTION AUTHORIZING EXECUTION OF AN ILLINOIS CASH FARM LEASE BETWEEN THE CITY OF PERU AND JOHN LAMPS (HALM FARM – 70.6 ACRES)

AN ORDINANCE AUTHORIZING THE CEDING OF 2020 PRIVATE ACTIVITY BONDING AUTHORITY

PROCLAMATIONS

MOTORCYCLE AWARENESS MONTH-MAY 2020

UNFINISHED BUSINESS

NEW BUSINESS

Motion to approve reappoint of Mr. Greg Vaccaro to the Board of Fire and Police Commissioners for a 3-year term expiring April 30, 2023.

PETITIONS AND COMMUNICATIONS

ITEM NO. 1 *Communication from Illinois Kindness Three, LLC requesting special use for property located at the SE corner of Donlar Ave. and Unytite Drive.*

ITEM NO. 2 *Communication from Jonathan M. Chamlin DBA Vermillion Partners requesting special use for property located at 2700 May Road, Peru, IL*

ITEM NO. 3 *Communication from Starved Rock CrossFit requesting permission to close Schuyler Street from 3rd Street to 4th Street from 7am-1pm on May 23, 2020 for a Memorial Weekend Fundraiser*

ITEM NO. 4 *Communication from Phyliss Atwell of the Sunset Horseshoe League requesting permission to hold the annual horseshoe league at Centennial Park on Thursday nights from 6:00 p.m to 9:00 p.m. from June to August; permission to hold annual picnic at Centennial Park on September 13th*

ITEM NO. 5 *Communication from Starved Rock Runners of LaSalle asking permission to use Baker Lake for a Kid's Running Clinic on Monday nights from 5:30 p.m. to 7:00 p.m. beginning June 15th through August 10th*

PUBLIC COMMENT

CLOSED SESSION

ADJOURNMENT

CITY OF PERU REGULAR COUNCIL MEETING MARCH 2, 2020

A regular meeting of the Peru City Council was called to order by Mayor Scott J. Harl in the Peru City Council Chambers on Monday, March 2, 2020 at 7:00 p.m.

City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo present; Mayor Harl present.

All joined in the Pledge of Allegiance to the Flag of the United States of America.

PUBLIC COMMENT

PRESENTATION

Judy Terando of Illinois Valley Center for Independent Living along with Sarah Stasik, addressed the council requesting permission to solicit residents to paint address numbers along curb for a donation of $20 to Illinois Valley Center for Independent Living. Ms. Terando stated they are trying a new fundraiser this year and she drives for mobile meals and stated how hard it is to find some of the addresses. City Engineer Eric Carls stated the painted addresses cannot be painted in gold, the curb color for a parking restriction. Aldermen agreed that the addresses should be painted in black and white. Clerk Bartley stated IVCIL has taken care of paperwork such as getting a soliciting permit. Ms. Terando stated IVCIL has made up fliers that will be inserted along with upcoming city water, sewer and electric bills.

City Clerk Dave Bartley presented a communication from Illinois Valley Center for Independent Living requesting permission to solicit residents to allow IVCIL to paint home addresses on curb for fundraising event. Alderman Waldorf made a motion the petition be received, placed on file and permission granted. Alderman Radtke seconded the motion; motion carried.

MINUTES

Mayor Harl presented the minutes of the Regular Meeting of February 17, 2020. Alderman Waldorf made a motion that the minutes be received and placed on file. Alderman Payton seconded the motion; motion carried.

FINANCIAL REPORTS

Mayor Harl presented the General Fund and Miscellaneous Funds Report for January 2020; Sales, Home Rule, Use and Telecommunication Tax Receipts for November 2019 and Utility Fund Report for January 2020. Alderman Waldorf made a motion the reports be received and placed on file. Alderman Payton seconded the motion; motion carried.

ACTIVITY REPORTS

Mayor Harl presented the Peru Police Department Monthly Report for January 2020. Alderman Waldorf made a motion the report be received and placed on file. Alderman Payton seconded the motion; motion carried.

FINANCE AND SAFETY COMMITTEE

Alderman Buffo presented the following disbursements for payment on March 4, 2020:

FUND NAME	TOTAL EXPENSES
General Fund	$2,488,618.05
Insurance Fund	71,983.31
Utility Fund	588,999.60
Airport Fund	12,147.37
Total	$3,161,748.33

Alderman Buffo made a motion that the report be received, placed on file and the bills be paid in the usual manner. Alderman Payton seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

Alderman Sapienza made a motion to reinvest $400,000 in LaSalle State Bank for 36 mos at 1.77% (General Fund Operating Reserve). Alderman Radtke seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

Alderman Sapienza made a motion to reinvest $50,000 in Axos Bank for 24 mos at 1.55% (Electric Fund Reserve). Alderman Radtke seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

Alderman Payton made a motion to authorize renewal of Illinois Valley Regional Airport liability insurance with AIG through Diamond Brothers Insurance for an annual premium of $10,874.00. Alderman Lukosus seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

PUBLIC SERVICES COMMITTEE

Alderman Lukosus made a motion to approve quote from Pinter General Contracting to remove old hangar door and insulate new door for $16,969.00. Alderman Waldorf seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

Alderman Lukosus made a motion to approve quote from Powerlift Hydraulic Doors for new Airport Hangar Door system for $24,284.00. Alderman Waldorf seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

Alderman Lukosus made a motion to authorize Edler Power Services to conduct a fault study (based on Ameren changes) in the amount of $15,000. Alderman Waldorf seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

Alderman Ferrari made a motion to award the 7th Street Water Main improvements to the lowest responsible bidder, SKI Sealcoating & Maintenance, in the amount of $948,401.75. Alderman Waldorf seconded the motion. City Engineer Eric Carls reported nine bids were received totaling up to $1.6 million. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

Alderman Ballard made a motion to award the Area 1 Phase 5 sewer separation project to the lowest responsible bidder SKI Sealcoating & Maintenance in the amount of $1,921,952.77. Alderman Waldorf seconded the motion. City Engineer Eric Carls stated the EPA mandated project will be from West Street to Rock from 7th Street to 5th Street. City Engineer Eric Carls reported 7 bids received totaling $2.8 million. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

City Engineer Eric Carls reported on the EPA mandated Cross Connection Control Program & Survey that was mailed out to all water customers in the city. City Engineer Eric Carls reported the following:

- EPA mandated
- City looking to learn about service line type
- Survey is available online
- All residents must respond

Alderman Lukosus asked if homeowners will be penalized if their backflow preventor isn't inspected. 99% of homeowners will not have nor are they required to have a backflow preventor with the exception if they own an irrigation system.

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

Corporate Counsel Scott Schweickert presented the minutes of Planning/Zoning Commission hearing held on February 19, 2020 concerning the petition of Joseph Witczak for property located at 4015 Progress Boulevard, Peru, IL. Alderman Radtke made a motion the minutes be received, placed on file and concur with the recommendation. Alderman Ballard seconded the motion; motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6460

AN ORDINANCE GRANTING A WAIVER AND VARIANCES AS SOUGTH BY THE PETITION OF JOSEPH WITCZAK CONCERNING PROPERTY LOCATED AT 4015 PROGRESS BOULEVARD, PERU, IL

Alderman Payton made a motion the ordinance be adopted as written and read. Alderman Radtke seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6461

AN ORDINANCE AUTHORIZNIG ACCEPTANCE OF A UTILITY EASEMENT FROM MATTHEW J. ROTH, CONSTANCE P.A. BROOKS AND RANDALL S. FILZ (1316 5th Street, Peru, IL)

Alderman Waldorf made a motion the ordinance be adopted as written and read. Alderman Sapienza seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

City Clerk Dave Bartley presented a proposed ordinance entitled:

ORDINANCE NO. 6462

AN ORDINANCE AMENDING ORDINANCE NO. 6309 THE CITY OF PERU EMPLOYEE MANUAL

Alderman Radtke made a motion the ordinance be adopted as written and read. Alderman Waldorf seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

City Clerk Dave Bartley presented a proposed ordinance entitled:

ORDINANCE NO. 6463

AN ORDINANCE AMENDING ORDINANCE NO. 3690 THE CITY OF PERU DRUG AND ALCOHOL POLICY

Alderman Sapienza made a motion the ordinance be adopted as written and read. Alderman Payton seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

PROCLAMATIONS

UNFINISHED BUSINESS

NEW BUSINESS

Mayor Harl stated that April 1, 2020 is National Census Day and that Everyone Counts.

Alderman Waldorf made a motion to hire the selected candidate for the Cemetery Laborer position. Alderman Ballard seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton, Ballard and Buffo voting aye; motion carried.

PETITIONS AND COMMUNICATIONS

City Clerk Dave Bartley presented a communication from IPRF (Illinois Public Risk Fund) awarding the City of Peru a 10% return in workers compensation premium for the successful completion of the Highly Enhanced Loss Prevention (HELP) Program. Alderman Lukosus seconded the motion; motion carried.

PUBLIC COMMENT

CLOSED SESSION

ADJOURNMENT

Alderman Ferrari made a motion that the meeting be adjourned. Alderman Waldorf seconded the motion and motion carried. Meeting adjourned 7:38 p.m.

CITY OF PERU

TREASURER'S REPORT

FEBRUARY 2020

JACKSON POWELL, TREASURER

Treasurer's Monthly Report Index

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CONCENTRATION REPORT FOR APPROVED DEPOSITORIES AND INVESTMENTS

Financial Institution/Account(s) Description	Amount	FDIC Insurance of Accounts	Market Value Of Pledged Collateral*	Deposit Risk Exposure
The Illinois Funds	$6,563,111	N/A	N/A	-
Hometown National Bank Transaction Accounts	$943,839	$250,000	$1,447,422	-
Hometown National Bank CD Investments	$468,325	See Above		
Midland Bank Transaction Accounts	$894,574	$250,000	$1,252,129	-
Midland Bank CD Investments	$93,761	See Above		
Peru Federal Savings Transaction Accounts	$5,508,596	$250,000	$5,167,785	1,677,464
Peru Federal Savings CD Investments	$1,586,653			
Heartland Transaction Accounts	$2,182,707	$250,000	$3,250,000 **	-
La Salle State Bank CD Investments	$1,318,106	$250,000	$494,511	573,595
Streator Onized Credit Union CD	$251,192	$250,000	N/A	1,192
Central Bank CD Investments	$600,688	$250,000	$445,000	-
First State Bank of Mendota CD	$402,109			
Negotiable Certificates of Deposit Investments	$10,348,979	$12,750,000	N/A	-
Edward Jones - Money Markets	$39,675	N/A	N/A	39,675
Bank of New York Mellon Bond Accounts	$1,594,884	N/A	N/A	1,594,884
First Federal Savings Bank CD	$250,000			
DA Davidson Cash	$663,889			
		Total Deposit Risk Exposure		3,886,810
Total	$33,711,085.64			

* Pledged collateral market values were updated on 4/30/2019.
** as of 2/29/2020

Fund Description Financial Institution - Account #	Previous Period Balance	Receipts	Disbursements	Interest Earned	End of Period Balance	Balance Use Definition	Cumulative Unassigned Fund Balance	Cumulative Fund Balance
General Fund Operating Checking Account Hometown National Bank - Acct #105853	$ 17,227.44	$ 1,650,348.77	$ (1,650,153.22)	$ 1.53	$ 17,424.52	Unassigned	**$17,424.52**	**17,424.52**
Illinois Fund - Mercantile Bank - Acct #7139166001	$ 568,248.53	$ 1,026,369.17	$ (1,046,554.73)	$ 886.12	$ 548,949.09	Unassigned	**566,373.61**	**566,373.61**
General Fund Automatic Clearing House Account Heartland Acct #6506402	$ 12,636.19	$ 903,763.34	$ (899,507.46)	$ 1.38	$ 16,893.45	Unassigned	**583,267.06**	**583,267.06**
General Fund Operating Reserve Transaction Accounts								
Illinois Fund - Mercantile Bank - Acct #4348664122	$ 1,170,695.15	$ 45,535.26	$ -	$ 1,331.46	$ 1,217,561.87	Unassigned	**1,800,828.93**	**1,800,828.93**
Heartland Acct #5840023088	$ -	$ 220.82	$ (220.82)	$ -	$ -	Unassigned	**1,800,828.93**	**1,800,828.93**
General Fund Operating Reserve CDs	$ 2,573,428.40	$ -	$ -	$ 1,733.93	$ 2,575,162.33	Unassigned	**4,375,991.26**	**4,375,991.26**
Farm Cash Rent Account - Hertz Management Heartland - Acct #2637	$ 621.89	$ -		$ -	$ 621.89	Unassigned	**4,376,613.15**	**4,376,613.15**
Infrastructure Home Rule Sales Tax Account Illinois Fund - Mercantile Bank - Acct #4348664122	$ 3,336,227.22	$ 175,360.86	$ (1,279,859.11)	$ 3,794.37	$ 2,235,523.34	Restricted	**4,376,613.15**	**6,612,136.49**
GF/Motel Tax Account Peru Federal Account #161314228/#162310209	$ 754,095.00	$ 19,835.23	$ (1,000.00)	$ 223.76	$ 773,153.99	Committed	**4,376,613.15**	**7,385,290.48**
Parkside Bond Obligation Reserve Illinois Fund - Mercantile Bank - Acct #4348664122	$ 1,613,973.27	$ 130,046.43	$ -	$ 1,835.62	$ 1,745,855.32	Restricted	**4,376,613.15**	**9,131,145.80**
General Fund Police Bldg Reserve Illinois Fund - Mercantile Bank - Acct #4348664122	$ 706,698.11	$ 20,833.00	$ -	$ 803.75	$ 728,334.86	Restricted	**4,376,613.15**	**9,859,480.66**
Past Elected Officials Account Peru Federal Savings - Acct #1002354591	$ 6,785.86	$ -	$ -	$ 0.81	$ 6,786.67	Restricted	**4,376,613.15**	**9,866,267.33**
Peru Celebration Trust Account Edward Jones - Acct #6081575315	$ 41,776.45	$ 100.00	$ -	$ (2,201.73)	$ 39,674.72	Restricted	**4,376,613.15**	**9,905,942.05**
Peru Municipal Pool Account Hometown National Bank - Acct #110741	$ 36,645.01	$ -	$ -	$ -	$ 36,645.01	Assigned	**4,376,613.15**	**9,942,587.06**
Peru Municipal Pool Acct Certificate of Deposit Investments	$ 93,760.66	$ -	$ -	$ -	$ 93,760.66	Assigned	**4,376,613.15**	**10,036,347.72**
Veteran's Park Memorial Account Hometown National Bank - Acct #105853	$ 11,822.14	$ -	$ -	$ -	$ 11,822.14	Restricted	**4,376,613.15**	**10,048,169.86**
Cemetery Reserve-Copeland Donation Illinois Fund - Mercantile Bank - Acct #4348664122	$ 108,405.09	$ -	$ (21,642.18)	$ 123.29	$ 86,886.20	Restricted	**4,376,613.15**	**10,135,056.06**

Fund Description Financial Institution - Account #		Previous Period Balance	Receipts	Disbursements	Interest Earned	End of Period Balance	Balance Use Definition
SPECIAL REVENUE FUNDS							
Insurance Fund							
Heartland - HRA/FSA - Acct #6506569		$312,032.51	$272,223.90	($107,099.29)	$19.68	$477,176.80	Committed
Garbage Fund		$22,019.80	$63,718.10	($66,721.19)	$7.00	$19,023.71	Committed
Peru Federal Account #161314228/#162310209							
Motor Fuel Tax Fund		$845,328.13	$32,023.11	$0.00	$596.26	$877,947.50	Restricted
Hometown National Bank - Acct #72660101							
Peru Police Drug Enforcement, Impound & Equipment Fund							
Peru Federal Account Acct #161317890		$139,803.23	$1,612.00	$0.00	$42.94	$141,458.17	Restricted
Midland States Bank Acct #5405000027		$81,897.39	$2,945.72	$0.00	$3.20	$84,846.31	Restricted
Total Peru Police Drug Enforcement, Impound & Equipment Fund	**$226,304.48**						
Recreation Fund							
Heartland Acct #6506399		$50,944.09	$0.00	$0.00	$1.17	$50,945.26	Committed
TIF 1 Fund							
Heartland Acct #6506410		$5,696.70	$0.00	$0.00	$0.21	$5,696.91	Committed
TIF 2 Fund - Peru Industrial							
Heartland Acct #6506410		$389,610.93	$0.00	($49,165.15)	$14.13	$340,459.91	Committed
TIF 3 Fund - North Peru							
Heartland Acct #6506410		$23,570.91	$0.00	$0.00	$0.85	$23,571.76	Committed
TOTAL SPECIAL REVENUE FUNDS	**$2,021,126.33**						
TRUST FUNDS							
Community Development Assistance Grant Trust Fund		$81,823.05	$0.00	$0.00	$2.51	$81,825.56	Restricted
Heartland - Acct #3018792							
TOTAL TRUST FUNDS (Excludes Pension Trust Funds)	**$81,825.56**						

Fund Description Financial Institution - Account #	Previous Period Balance	Receipts	Disbursements	Interest Earned	End of Period Balance	Balance Use Definition
ENTERPRISE FUNDS						
Electric Light Enterprise Fund Operating Accounts						
Operating Checking Account Heartland - Acct #6506429	$129,144.81	$2,667,644.16	($2,493,641.92)	$15.68	$303,162.73	Unassigned
Operating Revenue Checking Account Peru Federal Account #161314228/#162310209	$2,838,677.32	$3,620,007.55	($2,685,249.29)	$732.41	$3,774,167.99	Unassigned
Electric Revenue - Operating Reserve Midland States Bank Acct #5405000523	$756,342.15	$0.00	$0.00	$81.21	$756,423.36	Unassigned
Electric Reimbursement Checking Account Heartland - Acct #6506429	$222,829.34	$0.00	$0.00	$27.06	$222,856.40	Unassigned
Electric Reserve DA Davidson Acct #18929160	$662,849.91	$0.00	$0.00	$1,038.69	$663,888.60	Unassigned
Electric Scrap Metal Account Midland States Bank Acct #5405000523	$53,298.34	$0.00	$0.00	$5.72	$53,304.06	Restricted
Guaranteed Light Deposit Checking Account Peru Federal Account #161314228/#162310209	$487,076.44	$3,300.00	($8,870.63)	$158.71	$481,664.52	Restricted
Operating Reserve Accounts Heartland Bank - Acct #5840023088	$94,227.73	$22,748.11	$0.00	$8.16	$116,984.00	Unassigned
Electric Light Enterprise Fund Investments						
Certificate of Deposit Investments for Self Insurance Reserve	$4,729,898.49	$0.00	($219,438.40)	$938.79	$4,511,398.88	Committed
Certificate of Deposit Investments for Operating Reserve	$7,176,341.45	$0.00	$0.00	$606.55	$7,176,948.00	Unassigned
Certificate of Deposit Investments for Guaranteed Light Deposits	$276,365.39	$0.00	$0.00	$184.48	$276,549.87	Restricted
Total Electric Light Enterprise Fund Operating and Investment Accounts **$18,337,348.41**						
Electric Light Fund Enterprise Bond Accounts						
Series 1998/2010 Bond Reserve Fund Money Market Fund Bank of New York - Acct #615961	$572,298.27	$0.00	$0.00	$100.48	$572,398.75	Restricted
Series 1998 Bond Renewal & Replacement Fund Money Market Fund Bank of New York - Acct #615962	$442,238.23	$0.00	$0.00	$77.44	$442,315.67	Restricted
Series 2008 Revenue Refunding Bond Money Market Fund Bank of New York - Acct #768325	$491,741.34	$49,105.57	$0.00	$86.08	$540,932.99	Restricted
Series 2011B Debt Service Money Market Fund Bank of New York - Acct #780844	$0.00	$0.00	$0.00	$0.00	$0.00	Restricted
2017 Bond Reserve Heartland Bank - Acct #5840023088	$288,485.38	$40,883.33	$0.00	$24.97	$329,393.68	Restricted
Total Electric Light Enterprise Fund Bond Accts **$1,885,041.09**						
Total Electric Light Enterprise Fund Operating, Investment and Bond Accts **$20,222,389.50**						

Fund Description Financial Institution - Account #	Previous Period Balance	Receipts	Disbursements	Interest Earned	End of Period Balance	Balance Use Definition
Illinois Valley Regional Airport Enterprise Fund	($163,856.20)	$8,547.81	($7,625.39)	$0.00	($162,933.78)	Unassigned
Peru Federal Account #161314228/#162310209						
Farm Cash Rent Account - Hertz Management - Heartland	$5,145.34	$0.00	$0.00	$0.00	$5,145.34	Unassigned
Total Illinois Valley Regional Airport Enterprise Fund $ (157,788.44)						
Landfill Enterprise Fund						
Operating Checking Account	$429,512.98	$4,321.51	($501.00)	$136.90	$433,470.39	Unassigned
Peru Federal Account #161314228/#162310209						
Landfill No. 3 Closure/Post Closure Money Market Account	$131,161.49	$0.00	$0.00	$11.35	$131,172.84	Restricted
Heartland -Acct.5840023088						
Landfill Compost Site Reserve	$117,400.84	$0.00	$0.00	$266.77	$117,667.61	Restricted
General Reserve Certificate of Deposit Investments	$450,000.00	$0.00	$0.00	$0.00	$450,000.00	Unassigned
Post Closure Reserve Investments	$118,324.50	$0.00	$0.00	$0.00	$118,324.50	Restricted
Total Landfill Enterprise Fund $1,250,635.34						
Waterworks & Sewerage System Enterprise Fund						
Area 4 & 6 Loan Payment Reserve						
Heartland - Acct #5840023088	$57,604.28	$19,190.00	$0.00	$6.02	$76,800.30	Committed
Series 2011B Bond Repayment Fund						
Heartland - Acct #5840023088	$11,904.86	$0.00	($11,904.86)	$0.00	$0.00	Restricted
Guaranteed Water Deposit Checking Account						
Peru Federal Account #161314228/#162310209	$42,110.98	$500.00	($820.00)	$13.54	$41,804.52	Restricted
Series 2009A Debt Service Fund						
Bank of New York Mellon Acct #778092	$1,464.96	$0.00	$0.00	$0.00	$1,464.96	Restricted
Series 2010 Debt Service Fund						
Bank of New York Mellon Acct #778107	$19,245.48	$18,522.83	$0.00	$3.20	$37,771.51	Restricted
Total Waterworks & Sewerage System Enterprise Fund $157,841.29						
TOTAL ENTERPRISE FUNDS $21,473,077.69						

FUND BALANCES

Fund Type	Amount
General Fund	$10,135,056.06
Special Revenue Funds	2,021,126.33
Trust Funds	81,825.56
Enterprise Funds	21,473,077.69
Total Of All Fund Types	$33,711,085.64

GASB STATEMENT 54 FUND CLASSIFICATIONS	Amount
Restricted Fund Balances	9,185,726.27
Committed Fund Balances	6,278,227.52
Assigned Fund Balances	130,405.67
Unassigned Fund Balances	18,116,726.18
Total of All Fund Characteristics	$33,711,085.64

CONCENTRATION REPORT FOR APPROVED DEPOSITORIES AND INVESTMENTS

Financial Institution/Account(s) Description	Amount	FDIC Insurance of Accounts	Market Value Of Pledged Collateral*	Deposit Risk Exposure
The Illinois Funds	$6,563,111	N/A	N/A	-
Hometown National Bank Transaction Accounts	$943,839	$250,000	$1,447,422	-
Hometown National Bank CD Investments	$468,325	See Above		
Midland Bank Transaction Accounts	$894,574	$250,000	$1,252,129	-
Midland Bank CD Investments	$93,761	See Above		
Peru Federal Savings Transaction Accounts	$5,508,596	$250,000	$5,167,785	1,677,464
Peru Federal Savings CD Investments	$1,586,653			
Heartland Transaction Accounts	$2,182,707	$250,000	$3,250,000 **	-
La Salle State Bank CD Investments	$1,318,106	$250,000	$494,511	573,595
Streator Onized Credit Union CD	$251,192	$250,000	N/A	1,192
Central Bank CD Investments	$600,688	$250,000	$445,000	-
First State Bank of Mendota CD	$402,109			
Negotiable Certificates of Deposit Investments	$10,348,979	$12,750,000	N/A	-
Edward Jones - Money Markets	$39,675	N/A	N/A	39,675
Bank of New York Mellon Bond Accounts	$1,594,884	N/A	N/A	1,594,884
First Federal Savings Bank CD	$250,000			
DA Davidson Cash	$663,889			
		Total Deposit Risk Exposure		3,886,810
Total	.$33,711,085.64			

* Pledged collateral market values were updated on 4/30/2019.
** as of 2/29/2020

FIREFIGHTER'S PENSION TRUST FUND

Financial Institution	Investment Type	Previous Period Balance	Receipts or Inc In Market Value	Disbursements or Loss of Market Value	End of Period Balance
Hometown National Bank - Trustee	Multiple Investments	$2,723,699.18	$15,782.00	$ (37,194.83)	$2,702,286.35

POLICE PENSION TRUST FUND

Financial Institution	Investment Type	Previous Balance	Receipts or Inc In Market Value	Disbursements or Loss of Market Value	End of Period Balance
Hometown National Bank - Trustee	Multiple Investments	$11,235,253.27	$105,134.95	$ (459,920.38)	$10,880,467.84

COMBINED OPERATING ACCOUNT STATUS

Peru Federal Account #161314228/#162310209

Fund Operating Checking Account Description	Operating Balance	Negative Balance
Electric Fund - Guaranteed Light Deposits	$481,665	
Electric Fund Operating Reserve	$3,774,168	
Garbage Fund	$19,024	
Illinois Valley Regional Airport	($162,934)	($162,934)
Landfill Operating	$433,470	
Motel Tax	$773,154	
Water & Sewer - Guaranteed Water Deposits	$41,805	
Totals	**$5,360,351**	**($162,934)**
Guaranteed Deposit Adjustments		
Less Electric Fund - Guaranteed Light Deposits	($481,665)	
Less Water & Sewer - Guaranteed Water Deposits	($41,805)	
Net Funds Available in Combined Operating Account	**$4,836,882**	

FUND INVESTMENTS

Fund	Financial Firm	Investment Type	Account #	Balance	Rate	Maturity Date	Balance Use Definition
General Fund							
Operating Reserve	LaSalle State Bank	CD	80016183	$406,640.94	1.66%	5-Mar-20	Unassigned
Operating Reserve	First Source	CD	33646CFH2	$250,000.00	1.90%	29-Apr-20	Unassigned
Operating Reserve	Capital One Bank USA	CD	140420TX8	$250,000.00	2.30%	29-Jul-20	Unassigned
Operating Reserve	Capital One Bank	CD	14042E4Z0	$250,000.00	2.30%	29-Jul-20	Unassigned
Operating Reserve	Citibank NA	CD	17312QH77	$250,000.00	2.70%	29-Mar-21	Unassigned
Operating Reserve	Peru Federal Savings Bank	CD	182000028	$151,015.76	1.64%	2-Apr-21	Unassigned
Operating Reserve	Peru Federal Savings Bank	CD	183000005	$100,721.90	1.74%	2-Feb-21	Unassigned
Operating Reserve	Home Federal Bank	CD	47310PBB0	$100,000.00	2.60%	15-Dec-21	Unassigned
Operating Reserve	Peru Federal Savings Bank	CD	10181037064	$257,120.08	2.86%	7-Mar-22	Unassigned
Operating Reserve	BMW Bank of North America	CD	ZQ7294262	$200,000.00	1.75%	27-Mar-22	Unassigned
Operating Reserve	Peru Federal Savings Bank	CD	10160000985	$359,663.65	2.70%	19-Apr-22	Unassigned
Total General Fund				**$2,575,162.33**			
Landfill Enterprise Fund							
Operating Reserve	Patriot Bank NA	CD	70337MCT3	$50,000.00	2.80%	26-Apr-21	Unassigned
Landfill Fund - Reserve for Post Closure	Hometown National Bank	CD	76600601002	$118,324.50	1.20%	15-May-21	Restricted
Landfill Fund - Compost Site Resv for Closure	Peru Federal Savings Bank	CD	10160001004	$117,667.61	2.90%	13-Jan-22	Restricted
Operating Reserve	LaSalle State Bank	CD	80016406	$400,000.00	2.02%	6-Sep-22	Restricted
Total Landfill Enterprise Fund				**$685,992.11**			
Electric Light Enterprise Fund							
Electric Light Fund - Operating Reserve	Synchrony Bank	CD	87165HHN3	$250,000.00	1.85%	17-Apr-20	Unassigned
Electric Light Fund - Operating Reserve	Marlin Business Bank	CD	57116AJP4	$250,000.00	1.60%	22-Apr-20	Unassigned
Electric Light Fund - Operating Reserve	Discover Bank	CD	254672MH8	$200,000.00	1.85%	22-Apr-20	Unassigned
Electric Light Fund - Operating Reserve	Everbank	CD	29976DWW6	$50,000.00	1.50%	29-Apr-20	Unassigned
Electric Light Fund - Operating Reserve	Bridgewater Bank	CD	108622EM9	$250,000.00	1.45%	15-May-20	Unassigned
Electric Light Fund - Operating Reserve	Live Oak Bank Company	CD	538036DQ4	$100,000.00	2.65%	15-Jun-20	Unassigned
Electric Light Fund - Operating Reserve	Investors Community Bank	CD	46147UQT0	$250,000.00	1.75%	22-Jun-20	Unassigned
Electric Light Fund - Operating Reserve	American Express Bank	CD	02587CED8	$200,000.00	2.35%	29-Jul-20	Unassigned
Electric Light Fund - Operating Reserve	CIT Bank	CD	17284DEF5	$50,000.00	2.30%	30-Jul-20	Unassigned
Electric Light Fund - Operating Reserve	Guaranty State Bank	CD	401228AV3	$250,000.00	2.30%	30-Jul-20	Unassigned
Electric Light Fund - Operating Reserve	Institutional Savings	CD	45780PAL9	$250,000.00	1.65%	30-Jul-20	Unassigned
Electric Light Fund - Operating Reserve	First Business	CD	31938QN67	$250,000.00	2.00%	31-Jul-20	Unassigned
Electric Light Fund - Operating Reserve	Discover Bank	CD	254673SF4	$50,000.00	2.75%	3-Aug-20	Unassigned
Electric Light Fund - Operating Reserve	Wex Bank	CD	92937CHU5	$250,000.00	2.70%	3-Aug-20	Unassigned
Electric Light Fund - Operating Reserve	Ally Bank	CD	02006L4X8	$49,000.00	1.90%	17-Aug-20	Unassigned
Electric Light Fund - Operating Reserve	Haven Savings Bank	CD	41939HBB7	$50,000.00	1.60%	18-Aug-20	Unassigned
Electric Light Fund - Operating Reserve	Barclays Bank	CD	06740KJQ1	$250,000.00	2.20%	23-Sep-20	Unassigned
Electric Light Fund - Operating Reserve	American Express Centurion	CD	02587DF86	$50,000.00	2.25%	4-Nov-20	Unassigned

FUND INVESTMENTS

Fund	Financial Firm	Investment Type	Account #	Balance	Rate	Maturity Date	Balance Use Definition
Electric Light Fund - Operating Reserve	Veritex Comnty Bank	CD	923450BX7	$50,000.00	1.65%	4-Nov-20	Unassigned
Electric Light Fund - Operating Reserve	Goldman Sachs Bank	CD	38148JZ95	$50,000.00	2.25%	12-Nov-20	Unassigned
Electric Light Fund - Operating Reserve	First Internet	CD	32056GDD9	$200,000.00	3.00%	28-Dec-20	Unassigned
Electric Light Fund - Operating Reserve	Eaglebank	CD	27002YDV56	$250,000.00	2.85%	20-Jan-21	Unassigned
Electric Light Fund - Operating Reserve	Bank of Baroda	CD	06063HKT9	$50,000.00	1.65%	29-Jan-21	Unassigned
Electric Light Fund - Operating Reserve	United Banker	CD	909557HM5	$100,000.00	2.80%	29-Jan-21	Unassigned
Electric Light Fund - Operating Reserve	Merrick Bank	CD	59013J2Q1	$100,000.00	2.85%	22-Feb-21	Unassigned
Electric Light Fund - Operating Reserve	Guaranty B&T	CD	400820CN4	$100,000.00	2.80%	1-Mar-21	Unassigned
Electric Light Fund - Operating Reserve	Patriot Bank NA	CD	70337MCT3	$200,000.00	2.80%	26-Apr-21	Unassigned
Electric Light Fund - Operating Reserve	First Service Bank	CD	33640VCH9	$250,000.00	2.80%	14-May-21	Unassigned
Electric Light Fund - Operating Reserve	Streator Onized Credit Union (5(	CD	70344	$125,596.09	2.89%	19-Jul-21	Unassigned
Electric Light Fund - Operating Reserve	Sallie Mae Bank	CD	795450U60	$250,000.00	3.00%	9-Aug-21	Unassigned
Electric Light Fund - Operating Reserve	Hanmi Bank	CD	410493DL1	$250,000.00	2.95%	17-Aug-21	Unassigned
Electric Light Fund - Operating Reserve	Southwest National Bank	CD	845182BQ6	$100,000.00	2.90%	24-Aug-21	Unassigned
Electric Light Fund - Operating Reserve	Comenity Capital Bank	CD	20033ASN7	$250,000.00	1.70%	12-Oct-21	Unassigned
Electric Light Fund - Operating Reserve	Central Bank	CD	106116	$100,243.40	3.20%	6-Mar-22	Unassigned
Electric Light Fund - Operating Reserve	Raymond James Bank	CD	75472RAS0	$250,000.00	1.70%	30-Jun-22	Unassigned
Electric Light Fund - Operating Reserve	BMW Bank of North America	CD	0580AUL6	$50,000.00	1.70%	29-Jul-22	Unassigned
Electric Light Fund - Operating Reserve	First Federal Savings Bank	CD	4020017127	$250,000.00	2.30%	16-Aug-22	Unassigned
Electric Light Fund - Operating Reserve	Hometown National Bank	CD	76600601003	$350,000.00	1.85%	30-Sep-22	Unassigned
Electric Light Fund - Operating Reserve	First State Bank Mendota	CD	1023246143	$402,108.51	1.92%	17-Nov-22	Unassigned
Electric Light Fund - Operating Reserve	Morgan Stanley Bank	CD	61760A4U0	$250,000.00	1.85%	22-Nov-17	Unassigned
Electric Light Fund - Operating Reserve	Wells Fargo Bank	CD	949763S64	$150,000.00	1.90%	30-Jan-23	Unassigned
Total Operating Reserve				**$7,176,948.00**			
Electric Light Fund - Self Insurance Reserve	LaSalle State Bank	CD	80014765	$111,465.04	1.47%	23-Mar-21	Committed
Electric Light Fund - Self Insurance Reserve	Nationwide Bank	CD	63861NAK1	$249,000.00	1.85%	28-Feb-20	Committed
Electric Light Fund - Self Insurance Reserve	American Express Centurion	CD	02587DR59	$200,000.00	1.80%	4-May-20	Committed
Electric Light Fund - Self Insurance Reserve	Ally Bank	CD	02006L2K8	$50,000.00	1.80%	4-May-20	Committed
Electric Light Fund - Self Insurance Reserve	First Natl Bk OH	CD	323243AR6	$100,000.00	2.90%	28-Sep-20	Committed
Electric Light Fund - Self Insurance Reserve	Third Fed Sav&Ln Cleveland	CD	88413QBS6	$250,000.00	1.95%	27-Oct-20	Committed
Electric Light Fund - Self Insurance Reserve	First Bank of Highland	CD	319141JE8	$250,000.00	1.90%	2-Nov-20	Committed
Electric Light Fund - Self Insurance Reserve	Goldman Sachs Bank	CD	38148PTZ0	$150,000.00	2.10%	7-Dec-20	Committed
Electric Light Fund - Self Insurance Reserve	Independent Bank	CD	45383UTW5	$250,000.00	2.90%	22-Feb-21	Committed
Electric Light Fund - Self Insurance Reserve	UBS Bank USD	CD	90348JCP3	$250,000.00	2.85%	1-Jun-21	Committed
Electric Light Fund - Self Insurance Reserve	Live Oak Banking Co	CD	538036DZ4	$150,000.00	3.10%	10-Jun-21	Committed
Electric Light Fund - Self Insurance Reserve	Somerset Trust Co	CD	835104BW9	$150,000.00	1.65%	30-Jul-21	Committed
Electric Light Fund - Self Insurance Reserve	LaSalle State Bank	CD	80016405	$400,000.00	2.02%	6-Sep-21	Committed
Electric Light Fund - Self Insurance Reserve	Ally Bank UT	CD	02007GGF4	$150,000.00	3.25%	29-Nov-21	Committed
Electric Light Fund - Self Insurance Reserve	Merrick Bank	CD	59013J5D7	$150,000.00	3.20%	29-Nov-21	Committed

FUND INVESTMENTS

Fund	Financial Firm	Investment Type	Account #	Balance	Rate	Maturity Date	Balance Use Definition
Electric Light Fund - Self Insurance Reserve	Enerbank USA	CD	29278TEL0	$50,000.00	3.15%	30-Nov-21	Committed
Electric Light Fund - Self Insurance Reserve	Medallion Bank Utah	CD	58404DCY5	$250,000.00	3.20%	13-Dec-21	Committed
Electric Light Fund - Self Insurance Reserve	Peru Federal Savings Bank	CD	10160000993	$189,291.36	2.90%	13-Jan-22	Committed
Electric Light Fund - Self Insurance Reserve	Central Bank	CD	106439	$300,000.00	2.95%	13-Jan-22	Committed
Electric Light Fund - Self Insurance Reserve	Central Bank	CD	106151	$200,444.70	2.95%	19-May-22	Committed
Electric Light Fund - Self Insurance Reserve	Peru Federal Savings Bank	CD	10160001020	$260,218.40	2.50%	26-Jun-22	Committed
Electric Light Fund - Self Insurance Reserve	Morgan Stanley Bank	CD	61690UJU5	$150,979.38	2.10%	8-Aug-22	Committed
Electric Light Fund - Self Insurance Reserve	Wells Fargo Bank	CD	949495AT2	$250,000.00	1.90%	30-Jan-23	Committed
Total Self Insurance Reserve				**$4,511,398.88**			
Electric Light Fund - Guaranteed Deposits	Peru Federal Savings Bank	CD	181000008	$150,953.79	1.54%	2-Oct-20	Restricted
Electric Light Fund - Guaranteed Deposits	Streator Onized Credit Union (5(	CD	70344	$125,596.08	2.89%	19-Jul-21	Restricted
Total Guaranteed Light Deposits				**$276,549.87**			
Total Electric Light Fund Enterprise				**$11,964,896.75**			
Peru Municipal Pool Account							
Municipal Pool Account	Midland States Bank	CD	8484945406	$93,760.66	1.80%	29-Oct-20	Assigned
Total Peru Municipal Pool Account				**$93,760.66**			
Total Fund Investments				**$15,319,811.85**			

Certificate of Deposit Investments by Depos	Amount
Purchased Negotiable Certificates of Deposit	$10,348,979.38
Central Bank Certificates of Deposit	$600,688.10
Midland State Certificates of Deposit	$93,760.66
LaSalle State Bank Certificates of Deposit	$1,318,105.98
Hometown Bank Certificates of Deposit	$468,324.50
Peru Federal Savings Bank	$1,586,652.55
First State Bank of Mendota	$402,108.51
Steator Onized Credit Union	$251,192.17
First Federal Savings Bank	$250,000.00
Total Certificate of Deposit Investments	**$15,319,811.85**

Peru Police Department
Monthly Report / February 2020

Date: March 16, 2020

To: Mayor Harl, City Clerk Bartley,
and Members of the City Council

From: Chief Douglas P. Bernabei

Month/Year: February 2020

Peru Police Department

Department Roster (Serving Since)

Sworn Personnel

Chief Douglas Bernabei	7/1/2006	
Deputy Chief Robert Pyszka	10/2/1990	
Commander Sarah Raymond	6/20/2004	
Sergeant Edward DeGroot	12/28/1995	
Detective Sergeant Dennis Hocking	9/25/1997	
Sergeant Scott DeGroot	1/9/2000	
Sergeant Rick Piscia	6/15/2000	
Sergeant Arthur Smith	8/18/2002	
Officer Adam Conness	9/16/1996	
Officer Mark Credi	9/23/1997	
Detective John Atkins	8/12/2002	
Officer Amy Sines	9/22/2003	
Officer Nick Biagioni	5/7/2007	
Officer Ben Bentley	7/30/2007	
SIU Detective Brad Jones	10/1/2007	
Officer Jeff Paul	11/28/2007	
K-9 Officer Matt Peters	1/7/2008	
Officer Neil Quartucci	3/17/2008	
Officer Jeremiah Brown	6/23/2008	
K-9 Officer Ryan Kowalczyk	9/1/2010	
Officer Brad Anderson	6/28/2015	
Officer Aaron Querciagrossa	9/12/2016	
Officer Josh Theisinger	7/31/2017	
Officer Brendan Sheedy	9/3/2019	
Part-time Officer William Sommer	1/13/2020	

Full-time Civilian Personnel

Administrative Assistant Michelle Wagner	5/10/1993	F/T 01/01/1996
Community Service Officer Blake Frund	2/26/2018	

Part-time Civilian Personnel

Custodian Jeri Etscheid	12/7/2012
Crossing Guard Beverly Eich	1/14/2002
Crossing Guard Katherine Baker	9/3/2002
Crossing Guard Julie Placher	8/19/2004
Crossing Guard Leslie Brooks	9/5/2008
Crossing Guard Jacqueline Caputo	8/17/2009
Crossing Guard Debra Kurrle	8/23/2010
Crossing Guard Jeri Etscheid	8/21/2013
Crossing Guard Courtney Wagner	8/20/2014
Crossing Guard Paul Etscheid	8/17/2015
Crossing Guard Lisa Vondrehle	11/8/2016

Personnel

	February 2020
Number of Sworn Patrol Officers	14
Number of Sworn Patrol Sergeants	4
Number of Sworn Patrol Command	1
Number of Sworn General Case Detectives	2
Number of Sworn Evidence Officers	0
Number of Sworn Narcotics Detectives	1
Number of Sworn Chief/Admin. Personnel	2
Number of Civilian Personnel	2
Number of Part-time Sworn Patrol Officers	1
Number of Part-time Civilian Custodians	1
Number of Part-time Crossing Guards	10

Operations Report

	February 2020
Reports	
Police-total calls for service/officer initiated activities	2398
Fire-total calls for service	27
Ambulance-total calls for service	277
IVRD-total calls for service	8302
Total case reports written	90
Total Accidents Investigated	61
(State reports) $1500 damage or injuries	53
(CAD reports) under $1500 damage	8
911 Emergency Calls	180
911 Cellular Calls	91
911 Non-Emergency/Hang-ups/Misdialed	44
Motorist Assist	53
Alarms Received	20
Vehicles	
Total Vehicle Mileage	18,600

Fines / Fees / Grants / Reimbursements

	February 2020
Court Dispositions/Traffic Fines	$2,949.08
Administrative Adjudication Fines	$2,865.00
D.U.I. Equipment Fund	$550.00
Drug Enforcement Fund PPD Cases	$0.00
Drug Enforcement Forfeitures	$1,612.00
Court Supervision/Squad Car Fund	$40.00
Vehicle Impound Fees	$3,525.00
Photocopying Fees	$280.00
Parking Ticket Fines	$80.00
Warrant Fees	$55.33
Grants Received in Dollars	$0.00
Reimbursements Received	$0.00
Total Police Income for Month	$11,956.41

Traffic Enforcement

	February 2020
Citations	
Total Citations Issued including ADJ	95
Speeding Citations Issued	4
DUI Citations Issued	6
All Other Traffic Citations Issued	65
Parking Citations Issued	12
Total Number of Traffic Stops	197
Warnings	
Vehicles stopped & driver given warning (written and verbal warnings)	162

Administrative Adjudication Monthly Report

Citations

	February 2020
Traffic & Non-Traffic Citations	
Traffic Charges Filed	17
Non-Traffic Charges Filed	9
Total Charges Filed	26
Non-Traffic Citation Break-Down	
Animal Violations	0
Burning Violations	0
Criminal Trespass	0
Disorderly Conduct	0
Illegal Consumption/Possession Alcohol	0
Noise Violations	0
Parking	0
Property Maintenance	5
Retail Theft	4
All Other Miscellaneous	0

Dispositions

	February 2020
Pre-Paid Prior to Hearing	11
Admitted Liable/Pled Guilty	3
Failed to Appear/Default	10
Continued	0
Contested Hearing/Found Liable	0
Contested Hearing/Found Not Liable	0
Contested Hearing/Dismissed For Cause	2

Fines / Fees / Payments Collected

	February 2020
Impound Fees Paid	$750.00
Adjudication Fees Paid	$2,075.00
Fees Collected from Previous Months	$790.00
Total	$3,615.00

Fines / Fees / Payments Time to Pay Given

	February 2020
Impound Fee Payment Plan/Collection Pending	$550.00
Adjudication Fees Payment Plan/Collection Pending	$1,650.00
Total	$2,200.00

Administrative Officer Fees Paid

	February 2020
Administrative Officer Fees Paid	$500.00

Patrol Officer Overtime

	February 2020
Overtime Hours taken in Pay	
Court	4
Shift Short	24.5
Mandatory Training	0
Call Out	0
Reports/Late Calls	5
Community Service	0
Meetings	2.75
Holiday Worked	0
Holiday Not Worked (straight time)	0
Special Events	0
Grants	5
Other	0
Overtime Hours Saved as Comp. Time	
Court	0
Shift Short	16.5
Mandatory Training	0
Straight Time Training	0
Call Out	0
Reports/Late Calls	2
Community Service	0
Meetings	6
Holiday Worked	0
Holiday Not Worked (straight time)	0
Special Events	0
Other	0

Patrol Supervisors Overtime

	February 2020
Overtime Hours taken in Pay	
Court	0
Shift Short	0
Mandatory Training	0
Call Out	0
Reports/Late Calls	0
Community Service	0
Meetings	4
Holiday Worked	0
Holiday Not Worked (straight time)	0
Special Events	0
Grants	10.5
Other	0
Overtime Hours Saved as Comp. Time	
Court	0
Shift Short	0
Mandatory Training	0
Straight Time Training	0
Call Out	0
Reports/Late Calls	0
Community Service	0
Meetings	0
Holiday Worked	0
Holiday Not Worked (straight time)	0
Special Events	0
Other	0

Detective Division Overtime

	February 2020
Overtime Hours taken in Pay	
Court	0
Shift Short	0
Mandatory Training	0
Call Out	2
Work on Cases/Interviews	10.5
Special Events	0
Holiday Worked	0
Holiday Not Worked (straight time)	0
SIU	0
Grants	0
Other	0
Overtime Hours Saved as Comp. Time	
Court	0
Shift Short	0
Mandatory Training	0
Straight Time Training	0
Call Out	0
Work on Cases/Interviews	0
Special Events	0
Holiday Worked	0
Holiday Not Worked (straight time)	0
SIU	0
Other	1

Civilian Overtime

	February 2020
Overtime Hours taken in Pay	
Mandatory Training	0
Meetings	0
Administrative Adjudication Hearing	2
Holiday Worked	0
Other	1
Overtime Hours Saved as Comp. Time	
Mandatory Training	0
Meetings	3.5
Administrative Adjudication Hearing	0
Holiday Worked	0
Other	0

Benefit Time Used in Hours

	February 2020
Sworn Administrative Personnel	
Administrative Holiday Time Off	0
Vacation	17
Sick Time	0
Personal Day	0
Workman's Comp	0
Bereavement/Family Leave	0
Civilian Personnel	
Administrative Holiday Time Off	0
Compensatory Time	0.5
Vacation	3.5
Sick Time	8.5
Personal Day	0
Workman's Comp	0
Bereavement/Family Leave	0
Detective Division and SIU Personnel	
Administrative Holiday Time Off	0
Compensatory Time	1
Vacation	26
Sick Time	8
Personal Day	0
Workman's Comp	0
Bereavement/Family Leave	0
Patrol Supervisor Personnel	
Compensatory Time	47
Vacation	106
Sick Time	16
Personal Day	0
Workman's Comp	0
Bereavement/Family Leave	0
Patrol Officer Personnel	
Compensatory Time	138.75
Vacation	23
Sick Time	58
Personal Day	12
Workman's Comp	0
Bereavement/Family Leave	0

Freedom of Information Act (FOIA)

	February 2020
Total Number of Requests	16
Manhours Expended	18.5
Total Employee Cost	$920.19

Detective Division Report

	February 2020
Cases Assigned	6
Cases Currently Active	5
Cases Closed by Arrest or Warrant Requested through SAO	2
Number of Defendants arrested or Warrants Sought	4
Cases Closed by Exceptional Means	3
Cases Closed Unfounded	0
Cases Closed Inactive	0
Evidentiary Items Received	125
Total Manhours Evidence Custodian Duties (receiving returns/destroying evidence)	24
Total Manhours Processing Evidence/Crime Scenes	6
Total Manhours Evidence to/from State Labs	3
Total Manhours Meeting w/SAO & Delivering Reports	2
Total Manhours Testifying in Court & Grand Jury	2

Special Investigation & Enforcement Unit Report

	February 2020
Cases Assigned	5
Cases Currently Active	5
Cases Closed by Arrest	1
Cases Closed by Warrant Requested through SAO	0
Cases Closed by Exceptional Means	1
Search Warrants Obtained	0
Parole (IDOC) Searches	1
Consensual Residential Searches	0
Total Number of Non-Traffic Charges Filed	0
Total Number of Traffic Charges Filed	0

Community Presentations and Meetings

2/3/2020	Chief Bernabei	Public Services Meeting
	Chief Bernabei	Finance Committee Meeting
	Chief Bernabei	Committee as a Whole Meeting
	Chief Bernabei	City Council Meeting
2/4/2020	Chief Bernabei	Budget Meeting
2/6/2020	Dep. Chief Pyszka	LP Safe School Meeting
2/10/2020	Dep. Chief Pyszka	ADJ Meeting with Engineering Dept.
2/12/2020	Dep. Chief Pyszka	Safety Committee Meeting
2/12/2020	Dep. Chief Pyszka	Admin. Adj. Hearing
	Admin. Asst. Wagner	Admin. Adj. Hearing
2/14/2020	Chief Bernabei	Budget Review with Finance
2/17/2020	Chief Bernabei	Public Services Meeting
	Chief Bernabei	Finance Committee Meeting
	Chief Bernabei	Committee as a Whole Meeting
	Chief Bernabei	City Council Meeting
2/18/2020	Chief Bernabei	Leopardo Team Meeting
	Commander Raymond	Leopardo Team Meeting
	Det. Sgt. Hocking	Leopardo Team Meeting
	Ofc. Sines	Leopardo Team Meeting
	Ofc. Biagioni	Leopardo Team Meeting
	Admin. Asst. Wagner	Leopardo Team Meeting
2/21/2020	Commander Raymond	Health & Wellness Meeting
	CSO Frund	Health & Wellness Meeting
2/25/2020	Chief Bernabei	IVRD
2/28/2020	Deputy Chief Pyszka	2020 Step Grant Meeting

Community Service Officer Report

	February 2020
Abandoned Vehicles	9
Adminstrative Duties	16
All Other City Ordinances	0
Animal Complaints	8
Assisted Fire/EMS	6
Assisted Police	10
Assists	4
Building/Zoning	10
Burning Complaint	0
Car Seat Installations	1
Community Contacts/School Walk Through	27
Extra Patrol	29
Failure to Register (Warrant Issued)	1
Fingerprints	7
Follow-ups/Meetings	71
Found article	0
High Grass/Clippings	0
IDOC Releases	0
Information CADs	3
Motorist Assists	8
Parade Details	0
Park Security Checks	12
Parking Complaints	10
Private Property Accidents	4
Property Maintenance	18
Public Works	1
Roadway Obstruction	3
Sex/Violent Offender Registrations/verification	10
Shopping Detail	0
Special Details	1
Traffic Control	4
Training	0
Utilities Complaint	2
Vehicle Disposals	3
Vehicle Maintenance	22
Total	**300**
Citations	
ADJ	7
Parking	3

IVRD__VPcaD **Training Report** 03/12/2020

Dates To **Completed**

Officer	Training Type	Sched	Comp	Expire	Location	Hours
P55 FRUND, B	Fire Service Dispatc	02/02/20	02/02/20		ONLINE	8
P01 BERNABEI	Officer Health, Well	02/07/20	02/07/20		Illinois Valley	8
P02 PYSZKA,	Officer Health, Well	02/07/20	02/07/20		Illinois Valley	8
P03 RAYMOND,	Officer Health, Well	02/07/20	02/07/20		Illinois Valley	8
P05 HOCKING,	Officer Health, Well	02/07/20	02/07/20		Illinois Valley	8
P06 DEGROOT,	Officer Health, Well	02/07/20	02/07/20		Illinois Valley	8
P07 PISCIA,	Officer Health, Well	02/07/20	02/07/20		Illinois Valley	8
P08 SMITH, A	Officer Health, Well	02/07/20	02/07/20		Illinois Valley	8
P12 ATKINS,	Officer Health, Well	02/07/20	02/07/20		Illinois Valley	8
P16 JONES, B	Officer Health, Well	02/07/20	02/07/20		Illinois Valley	8
P55 FRUND, B	Law Enforcement Disp	02/10/20	02/10/20		ONLINE	8
P11 CREDI, M	Enforcing Illinois C	02/20/20	02/20/20		Illinois Valley	8
P01 BERNABEI	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P01 BERNABEI	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P02 PYSZKA,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P02 PYSZKA,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P03 RAYMOND,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P03 RAYMOND,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P04 DEGROOT,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P04 DEGROOT,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P05 HOCKING,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P05 HOCKING,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P06 DEGROOT,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P06 DEGROOT,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P07 PISCIA,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P07 PISCIA,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1

Training Report

03/12/2020

Officer	Training Type	Sched	Comp	Expire	Location	Hours
P08 SMITH, A	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P08 SMITH, A	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P10 CONNESS,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P10 CONNESS,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P11 CREDI, M	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P11 CREDI, M	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P12 ATKINS,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P12 ATKINS,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P13 SINES, A	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P13 SINES, A	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P14 BIAGIONI	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P14 BIAGIONI	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P15 BENTLEY,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P15 BENTLEY,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P16 JONES, B	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P16 JONES, B	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P17 PAUL, JE	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P17 PAUL, JE	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P18 PETERS,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P18 PETERS,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P19 QUARTUCC	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P20 BROWN, J	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P20 BROWN, J	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P21 KOWALCZY	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P21 KOWALCZY	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P23 ANDERSON	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P23 ANDERSON	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P24 QUERCIAG	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P24 QUERCIAG	Monthly Law Review	02/29/20	02/29/20		ONLINE	1

IVRD__VPcaD **Training Report** 03/12/2020

Officer	Training Type	Sched	Comp	Expire	Location	Hours
P25 THEISING	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P25 THEISING	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P26 SHEEDY,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P26 SHEEDY,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1
P30 SOMMER,	Case of the Month	02/29/20	02/29/20		Peru Police Dep	0.5
P30 SOMMER,	Monthly Law Review	02/29/20	02/29/20		ONLINE	1

61 Records Listed **Total Hours: 132.5**

Year to Date Total Hours 454.5

Peru Volunteer Ambulance Service Inc.

111 Fifth Street ~ Peru, IL 61354 ~ (815) 223-9111 ~ Fax (815) 223-1590

Proudly serving the citizens of Peru~ La Salle ~ Peru Township ~ Dimmick Township

To: Mayor Harl and Aldermen, City of Peru

From: Brent C. Hanson, Executive Director

Subject: Activity Summary for Month of January 2020

Date: Friday, February 21, 2020

The Peru Volunteer Ambulance Service responded to three hundred four (304) patient/calls during the month of January. The three hundred four (304) patient/calls included one hundred fifty-five (155) emergencies for Peru, two (2) emergencies for Dimmick, one (1) emergency for Peru Township, and one hundred forty-one (141) transfers. Of the one hundred fifty-eight (158) emergencies, one hundred seventeen (117) patients were transported, thirty-six (36) patients refused treatment, three (3) were disregarded, and two (2) were stand-bys.

Peru Volunteer Ambulance Service, Inc. responded to four (4) Mutual Aid requests with La Salle Ambulance and one (1) Mutual Aid request with Princeton Fire/EMS.

The total mileage logged was 11692 miles for the month of January.

BCH:seb

Hertz Farm Management, Inc.
Caring for You and Your Farm®

Professional Farm Managers
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Real Estate Appraisers
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Consultants

720 E. Culver Court P.O. Box 9 Geneseo, IL 61254-0009 (309) 944-2184
Fax: (309) 455-4006 www.Hertz.ag

2019 ANNUAL REPORT

On

0-2631 City of Peru

LaSalle County & Bureau County, Illinois

For

Mayor Scott Harl
City of Peru
2009 7th Street, PO Box 299
Peru, IL 61354-0299

Michael Perry
MikeP@Chamlin.com

Douglas Schweickert
Schweickert & Ganassin
2101 Marquette Road
Peru, IL 61354

David R. Bartley
City Clerk
PO Box 299
Peru, IL 61354-0299
&
dbartley@peru.il.us

Jeff King
Public Services Manager
PO Box 299
Peru, IL 61354-0299

Eric Carls
City Engineer
PO Box 299
Peru, IL 61354-0299
&
ericcarls@peru.il.us

cc: Justin Miller, Finance Officer

February 2020

STATEMENT OF 2019 ACCRUAL PROFIT

INCOME	TOTAL	
Operating Income	$ 55,838.80	
Interest Income	5.92	
TOTAL		**$ 55,844.72**
LESS		
Operating Expenses	$ 4,467.12	
TOTAL		**$ 4,467.12**
PROFIT BEFORE DEPRECIATION		**$ 51,377.60**

On the accrual basis of accounting, we measure your farm profitability by taking into account changes between each year in inventories and prepaid expenses in addition to farm income and operating expenses. This is a more accurate method of calculating your farm's profits since we often sell grain or purchase inputs in a year other than the year of production.

DISPOSITION OF 2019 EARNINGS

	TOTAL	
Transfer to Owner	$ 50,000.00	
Advance from Owner	-	
Capital Improvements/Purchases	-	
Personal Expense	-	
Co-op Stock Received	-	
State Income Tax	-	
		$ 50,000.00
CHANGES IN:		
Checking Account	$ 1,377.60	
Savings Account	-	
		$ 1,377.60
PROFIT BEFORE DEPRECIATION		**$ 51,377.60**

HISTORICAL ACCRUAL PROFIT SUMMARY

Calculation of income on an accrual basis is a more consistent and reliable gauge of a farm's profit than net cash income, which is often manipulated for tax purposes. Listed below are the accrual incomes and returns for your farm.

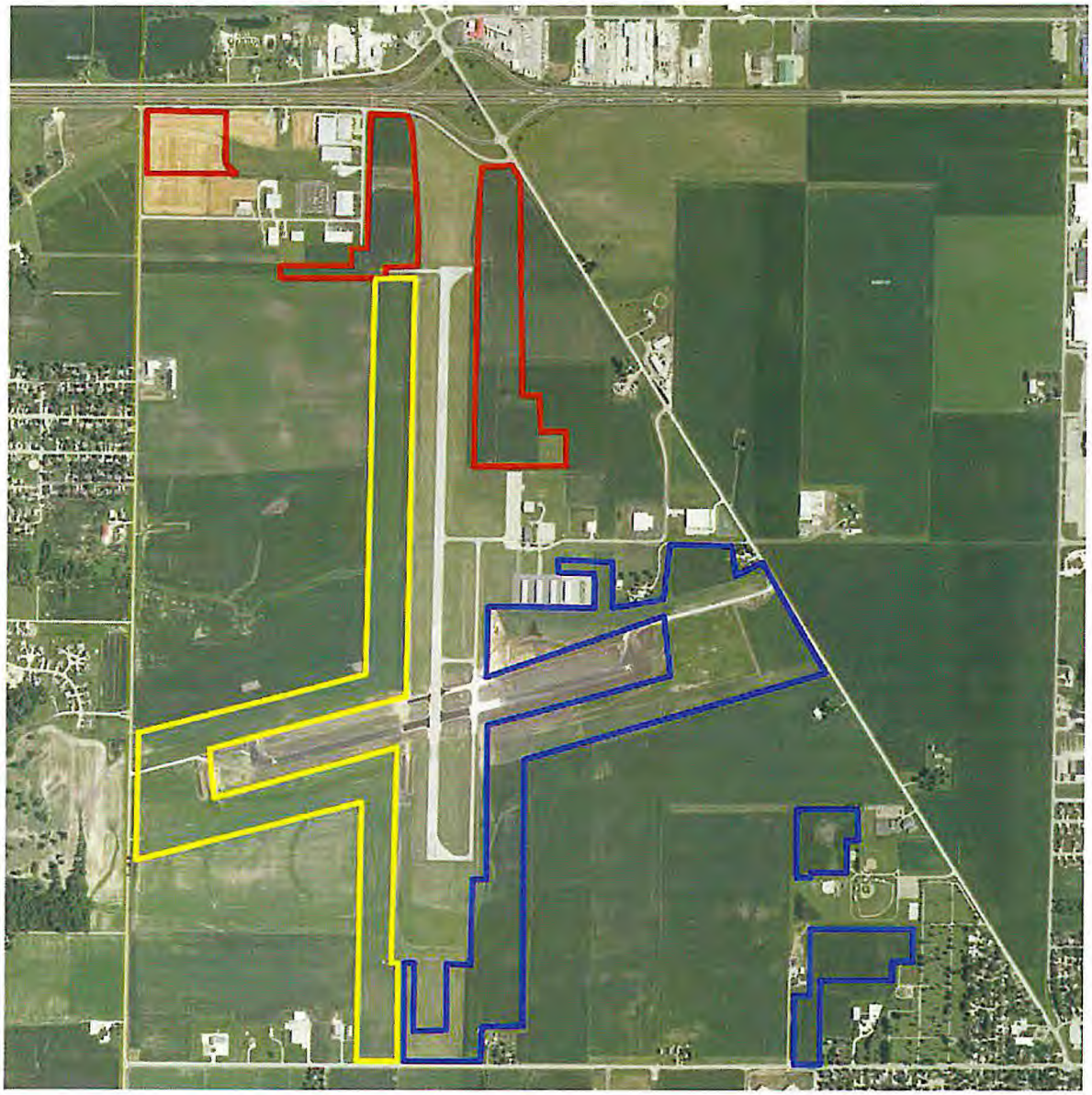
Year	Accrual Profit	Profit Per Tillable Acre
2010	$38,373.00	$134.41
2011	$52,746.93	$184.76
2012	$47,097.30	$185.66
2013	$46,895.05	$184.87
2014	$47,076.66	$185.58
2015	$52,322.08	$185.76
2016	$45,966.17	$172.05
2017	$50,462.32	$179.96
2018	$51,057.88	$180.53
2019	$51,377.60	$181.66

HISTORICAL CASH RENT

The chart below shows the historical cash rental rate on your farm in relation to the USDA reported marketing year average ("MYA") corn price over the past ten years. Cash rental rates generally follow trending corn prices with less year-over-year volatility compared to commodity prices. While rental rates can be slower to adjust upwards in a rising commodity price environment, they are generally considered to be "sticky" on the way down, as seen below. We have been a multi-year period of stable rental rates as commodity prices have remained relatively flat. 2020 lease rates will not likely see much change year-over-year. The figures below reflect cash rent for cropland only and do not include rental income from buildings, grain storage, or houses.

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Cash Rent	$159	$203	$204	$203	$204	$202	$187	$196	$196	$197
MYA Corn Price	$5.18	$6.22	$6.89	$4.46	$3.70	$3.61	$3.36	$3.36	$3.61	$3.85

2019 Crop Plat
0-2631 City of Peru
FSA #11080, #5182, #2039, #5792, #2881, 10653, 11677



Farm Operators:

Ken Bernabei = Yellow	Bill Henkel = Blue	Steve Michelini = Red
Acres Rented = 99.93	Acres Rented = 121.89	Acres Rented = 58.65

Farm Manager: Dan Riewerts

Farmed Areas	Bernabei	Henkel	Michelini	Acreage Totals
Low Crop:	30.55	38.57	8.85	77.97
Normal Crop:	74.88	81.15	48.82	204.85
Totals:	105.43	119.72	57.67	282.82

DETAILED SUMMARY OF INCOME AND EXPENSE
WITH BALANCES
2631 City of Peru
1/1/2019 to 12/31/2019

BEGINNING BALANCE 1/1/2019			4,389.35
CASH RENT			
Land			
2019	55,838.80		
TOTAL CASH RENT		55,838.80	
INTEREST INCOME			
Interest Income	5.92		
TOTAL INTEREST INCOME		5.92	
TOTAL FARM INCOME		**55,844.72**	
PROFESSIONAL SERVICES			
Management Fee	-4,467.12		
TOTAL PROFESSIONAL SERVICES		-4,467.12	
TOTAL FARM EXPENSE		**-4,467.12**	
FARM INCOME LESS EXPENSE			**51,377.60**
NON TAXABLE ACTIVITY			
MISC CASH ACTIVITY			
Transfer to Owner	-50,000.00		
TOTAL MISC CASH ACTIVITY		-50,000.00	
TOTAL NON TAXABLE ACTIVITY			**-50,000.00**
ENDING BALANCE 12/31/2019			5,766.95

City of Peru Disbursements to be Paid 03/18/2020

FUND	FUND NAME	TOTAL AMOUNT
10	General Fund	327,258.41
15	Insurance Fund	39,610.99
21	Garbage Fund	66,016.80
60	Utility Fund	2,139,955.26
80	Landfill Fund	1,295.00
85	Airport Fund	5,953.19
		$ 2,580,089.65

VENDOR	ACCOUNT	DETAIL	AMOUNT	ACCOUNT DESCRIPTION
METROPOLITAN LIFE INSUR	10 -12250	REIMB EXPENSE	55.61	COBRA DENTAL
PERU FIREFIGHTERS PENSI	10 -4-00-50-31	PROPERTY TAXE	1.15	BUREAU CO REMITTANCE
PERU POLICE PENSION FUN	10 -4-00-50-31	PROPERTY TAXE	10.19	BUREAU CO REMITTANCE
DORIS THOMPSON	10 -4-00-56-36	SALE OF GRAVE	50.00	THOMPSON/B21 L47 G3
METROPOLITAN LIFE INSUR	10 -5-12-45110	GROUP INSURAN	17.30	CLERK LIFE
METROPOLITAN LIFE INSUR	10 -5-12-45120	DENTAL INSURA	69.15	CLERK DENTAL
DAVID BARTLEY/PETTY CAS	10 -5-12-56000	POSTAGE	1.45	POSTAGE
MARCO, INC	10 -5-12-56400	MAINTENANCE A	352.19	COPIER 5235A
IV NET	10 -5-12-92900	MISCELLANEOUS	75.00	MONTHLY PORT-CLERK
METROPOLITAN LIFE INSUR	10 -5-14-45110	GROUP INSURAN	34.60	ENGINEERING LIFE
METROPOLITAN LIFE INSUR	10 -5-14-45120	DENTAL INSURA	201.97	ENG DENTAL
DUNCAN & BRANDT	10 -5-14-54950	ADM HEARING E	166.67	ADJ HEARING
IAS TECHNOLOGIES	10 -5-14-65200	OPERATING SUP	1,000.00	DIGITAL SIGNAGE
US BANK VOYAGER FLEET S	10 -5-14-65500	FUEL & OIL VE	151.22	FEB 2020 FUEL-ENGINEER
IV NET	10 -5-14-92900	MISCELLANEOUS	75.00	MONTHLY PORT-ENG
INSURANCE FUND	10 -5-15-45181	KBA-HRA FUND	1,616.95	3/4 HRA-GF
INSURANCE FUND	10 -5-15-45181	KBA-HRA FUND	3,321.67	2/26 HRA-GF
CONNECTING POINT COMPUT	10 -5-15-51220	R&M/WEBSITE	262.50	WEBSITE PROGRAMMING
CHAMLIN & ASSOCIATES IN	10 -5-15-53100	ENGINEERING E	1,973.50	SUBDIVISION PLAT
KLEIN THORPE &JENKINS L	10 -5-15-53200	LEGAL FEES	3,185.90	JAN20 LEGAL
KLEIN THORPE &JENKINS L	10 -5-15-53200	LEGAL FEES	301.40	JAN20 LEGAL
SCHWEICKERT LAW GROUP,	10 -5-15-53200	LEGAL FEES	13,437.60	FEB 2020 LEGAL-GF
IL VALLEY COMMUNITY HOS	10 -5-15-53420	MEDICAL SERVI	72.00	FRANKLIN-MED SVCS
NORTH CENTRAL BEHAVIORA	10 -5-15-53420	MEDICAL SERVI	158.00	MAR 2020 EMPL ASSIST
MCANARNEY CONSULTING	10 -5-15-53450	GOVT RELATION	2,000.00	APR 2020 CONSULTING
DUNCAN & BRANDT	10 -5-15-54950	ADM HEARING E	166.67	ADJ HEARING
NEWS-TRIBUNE	10 -5-15-56200	PUBLISHING/AD	1,106.50	JAN ADS
NEWS-TRIBUNE	10 -5-15-56200	PUBLISHING/AD	1,224.50	FEB ADS
NEWS-TRIBUNE	10 -5-15-56200	PUBLISHING/AD	2,383.60	DEC ADS
NEWS-TRIBUNE/LEGAL	10 -5-15-56200	PUBLISHING/AD	83.80	BIDS-BUCKET TRUCK
NEWS-TRIBUNE/LEGAL	10 -5-15-56200	PUBLISHING/AD	157.13	PETN-LAMPS
CITY OF PERU	10 -5-15-57100	UTILITIES	2,787.75	01-070958-00/INNER CITY LOT LT
AZAVAR AUDIT	10 -5-15-59900	CONTRACTUAL S	40.42	SALES TAX AUDIT
CONCUR TECHNOLOGIES INC	10 -5-15-59900	CONTRACTUAL S	4,459.18	QTRLY INVOICE MANAGEMENT
IL OFFICE OF THE STATE	10 -5-15-59900	CONTRACTUAL S	75.00	ANN ELEV CERT RENWL
IMPACT NETWORKING, LLC	10 -5-15-59900	CONTRACTUAL S	59.96	PRINTER/COPIER
QUILL CORPORATION	10 -5-15-65200	OPERATING SUP	31.91	OFFICE SUPPLIES
QUILL CORPORATION	10 -5-15-65200	OPERATING SUP	376.22	OFFICE SUPPLIES
MCS ADVERTISING	10 -5-15-91000	ECONOMIC DEVE	1,000.00	ECONOMIC DEV WEBSITE
SCOTT HARL	10 -5-15-91000	ECONOMIC DEVE	233.11	IRCE DEVELOPMENT CONFERENCE
IV NET	10 -5-15-92900	MISCELLANEOUS	220.95	ANNUAL WEBPAGE
COPS 4 CANCER	10 -5-15-94000	DONATIONS	500.00	2020 DONATION
W.D. BOYCE COUNCIL	10 -5-15-94000	DONATIONS	175.00	2020 FRIENDS OF SCOUTING
IL VALLEY ANIMAL RESCUE	10 -5-15-94140	IVAR DONATION	36.00	FEB 2020 DONATIONS
METROPOLITAN LIFE INSUR	10 -5-16-45110	GROUP INSURAN	224.90	POLICE LIFE
METROPOLITAN LIFE INSUR	10 -5-16-45120	DENTAL INSURA	1,821.34	POLICE DENTAL
GALLS, AN ARAMARK CO. L	10 -5-16-47100	CLOTHING ALLO	234.69	C/A BERNABEI
JCM UNIFORMS INC	10 -5-16-47100	CLOTHING ALLO	184.96	CA-ATKINS
JCM UNIFORMS INC	10 -5-16-47100	CLOTHING ALLO	209.91	CA-SHEEDY
JCM UNIFORMS INC	10 -5-16-47100	CLOTHING ALLO	166.20	CA-SHEEDY
JCM UNIFORMS INC	10 -5-16-47100	CLOTHING ALLO	159.90	CA-ATKINS
GALLS, AN ARAMARK CO. L	10 -5-16-47110	OTHER UNIFORM	282.28	C/A STOCK
GALLS, AN ARAMARK CO. L	10 -5-16-47110	OTHER UNIFORM	128.04	C/A STOCK
GALLS, AN ARAMARK CO. L	10 -5-16-47110	OTHER UNIFORM	79.65	C/A STOCK
GALLS, AN ARAMARK CO. L	10 -5-16-47110	OTHER UNIFORM	204.56	C/A STOCK
GALLS, AN ARAMARK CO. L	10 -5-16-47110	OTHER UNIFORM	224.48	C/A STOCK
BOB JOHNSON'S COMPUTER	10 -5-16-51210	R&M/COMPUTERS	847.23	WINDOWS 10 UPGRADE
CONNECTING POINT COMPUT	10 -5-16-51210	R&M/COMPUTERS	1,053.75	2 WINDOWS UPDATES

We, the Finance and Safety Services Committee, have examined the above listed disbursements, believe them to be proper obligations of the City of Peru, Illinois, and recommend to the City Council that payment thereof be authorized from the funds indicated.

_____Member_____Member_____Member_____Member_____Member

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VENDOR	ACCOUNT	DETAIL	AMOUNT	ACCOUNT DESCRIPTION
CONNECTING POINT COMPUT	10 -5-16-51210	R&M/COMPUTERS	26.25	FRUND COMPUTER
KLEIN THORPE &JENKINS L	10 -5-16-53200	LEGAL FEES	8,533.03	JAN20 LEGAL-POLICE
BUREAU COUNTY REPUBLICA	10 -5-16-53410	EMPLOYMENT TE	292.75	OFFICER LISTING
DUNCAN & BRANDT	10 -5-16-54950	ADM HEARING E	166.66	ADJ HEARING
DAVID BARTLEY/PETTY CAS	10 -5-16-55500	MEETINGS/EDUC	40.03	TRNG LUNCHES
TECHNOLOGY MGMNT REV FU	10 -5-16-55700	LEADS LINE RE	330.70	LEAD LINES RENTAL
TECHNOLOGY MGMNT REV FU	10 -5-16-55700	LEADS LINE RE	811.36	LEAD LINES RENTAL
DAVID BARTLEY/PETTY CAS	10 -5-16-56000	POSTAGE	54.51	POSTAGE
CALL ONE	10 -5-16-56100	TELEPHONE	312.67	1128987-1503 4TH ST
VERIZON WIRELESS	10 -5-16-56100	TELEPHONE	469.92	POL WIRELESS TO 2/20
CITY OF PERU	10 -5-16-57100	UTILITIES	1,045.25	01-040671-00/1503 4TH ST-POLC
AMEREN ILLINOIS	10 -5-16-57100	UTILITIES	28.79	95733-05296 1503 4TH POLC
ARAMARK UNIFORM SERVICE	10 -5-16-59900	CONTRACTUAL S	23.23	MAT SERVICE
IV NET	10 -5-16-59900	CONTRACTUAL S	76.00	POL EMAIL SECURITY
DAVID BARTLEY/PETTY CAS	10 -5-16-65200	OPERATING SUP	35.00	CRYCLEANING
DEBO ACE HARDWARE	10 -5-16-65200	OPERATING SUP	5.99	SUPPLIES
EMERGENCY MEDICAL PRODU	10 -5-16-65200	OPERATING SUP	1,689.20	SAFETY/MEDICAL SUPPLIES
IL SECRETARY OF STATE	10 -5-16-65200	OPERATING SUP	151.00	LIC G803983
IL SECRETARY OF STATE	10 -5-16-65200	OPERATING SUP	151.00	LIC L239380
QUILL CORPORATION	10 -5-16-65200	OPERATING SUP	192.95	OFFICE SUPPLIES
JOHN DEERE FINANCIAL	10 -5-16-65220	SPECIAL PROGR	174.97	DOG FOOD
US BANK VOYAGER FLEET S	10 -5-16-65500	FUEL & OIL VE	3,825.36	FEB 2020 FUEL-POLICE
TRANSUNION RISK AND ALT	10 -5-16-68400	COMPUTER SOFT	50.00	TLO
CHAMLIN & ASSOCIATES IN	10 -5-16-89500	POLICE STATIO	13,292.00	POLICE STATION PLOT
IL VALLEY YOUTH SOCCER	10 -5-16-91100	COMMUNITY REL	175.00	TEAM SPONSORSHIP
IV NET	10 -5-16-92900	MISCELLANEOUS	75.00	MONTHLY PORT-POLICE
METROPOLITAN LIFE INSUR	10 -5-17-45110	GROUP INSURAN	34.60	FIRE LIFE
METROPOLITAN LIFE INSUR	10 -5-17-45120	DENTAL INSURA	270.01	FIRE DENTAL
FLEET SAFETY SUPPLY	10 -5-17-51300	R&M/VEHICLES	1,350.00	TRUCK MAINTENANCE
HALM'S MOTOR SERVICE	10 -5-17-51300	R&M/VEHICLES	27.98	TRUCK MAINTENANCE
IL VALLEY COMMUNITY HOS	10 -5-17-53420	MEDICAL SERVI	31.00	CAMENISCH-MED SVCS
IL VALLEY COMMUNITY HOS	10 -5-17-53420	MEDICAL SERVI	129.00	CAMENISCH-MED SVCS
CALL ONE	10 -5-17-56100	TELEPHONE	51.17	1128974-1503 4TH ST-FIRE
CALL ONE	10 -5-17-56100	TELEPHONE	150.98	1128986-816 WEST ST
CITY OF PERU	10 -5-17-57100	UTILITIES	1,004.10	01-040671-00/1503 4TH ST-FIRE
CITY OF PERU	10 -5-17-57100	UTILITIES	182.66	01-040672-00/816 WEST ST
AMEREN ILLINOIS	10 -5-17-57100	UTILITIES	28.79	95733-05296 1503 4TH FIRE
COMCAST CABLE	10 -5-17-59900	CONTRACTUAL S	78.77	MAR2020 CABLE
ALL STAR EQUIPMENT SALE	10 -5-17-65200	OPERATING SUP	457.00	GRINDER
DEBO ACE HARDWARE	10 -5-17-65200	OPERATING SUP	62.95	SUPPLIES
HINCKLEY SPRINGS	10 -5-17-65200	OPERATING SUP	58.47	WATER SERVICE
US BANK VOYAGER FLEET S	10 -5-17-65500	FUEL & OIL VE	715.66	FEB 2020 FUEL-FIRE
MES-ILLINOIS	10 -5-17-66520	TURNOUT/SAFET	(201.00)	RTN-SHIRTS
MES-ILLINOIS	10 -5-17-66520	TURNOUT/SAFET	3,000.00	TURNOUT GEAR
METROPOLITAN LIFE INSUR	10 -5-19-45110	GROUP INSURAN	60.55	STREET LIFE
METROPOLITAN LIFE INSUR	10 -5-19-45120	DENTAL INSURA	231.96	STREET DENTAL
FICEK ELECTRIC & COMMUN	10 -5-19-51200	R&M/EQUIPMENT	82.00	PHONE DIRECTORY
NAPA AUTO PARTS	10 -5-19-51200	R&M/EQUIPMENT	16.89	T-615 MTCE
PERU AUTO ELECTRIC	10 -5-19-51200	R&M/EQUIPMENT	34.00	EQUIPMENT MAINTENANCE
STARVED ROCK COMMUNICAT	10 -5-19-51200	R&M/EQUIPMENT	1,023.00	RADIO SERVICE
AUTO SALVAGE COMPANY	10 -5-19-51300	R&M/VEHICLES	25.00	D309 MAINTENACE
HALM'S MOTOR SERVICE	10 -5-19-51300	R&M/VEHICLES	181.22	FILTER/FLUIDS
MIDWEST FUEL INJECTION	10 -5-19-51300	R&M/VEHICLES	875.50	MIDWEST FUEL INJECTION
NAPA AUTO PARTS	10 -5-19-51300	R&M/VEHICLES	38.47	S101 OIL FILTER
NAPA AUTO PARTS	10 -5-19-51300	R&M/VEHICLES	44.98	SNOWBLOWER MNTNCE
STANDARD EQUIPMENT CO	10 -5-19-51300	R&M/VEHICLES	155.65	SHOP SUPPLIES
ADVANCED ASPHALT CO	10 -5-19-51400	R&M/STREETS	919.50	PATCH MIX
MERTEL GRAVEL CO	10 -5-19-51400	R&M/STREETS	1,573.26	WATER ST

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VENDOR	ACCOUNT	DETAIL	AMOUNT	ACCOUNT DESCRIPTION
MERTEL GRAVEL CO	10 -5-19-51400	R&M/STREETS	2,037.90	WATER ST
HR GREEN	10 -5-19-51434	STREET MAINT	5,231.30	UNYTITE DRIVE
CALL ONE	10 -5-19-56100	TELEPHONE	47.84	1128977-4003 PLANK RD-STREET
COMCAST BUSINESS PHONE	10 -5-19-56100	TELEPHONE	392.61	PW FEB20 PHONE
CITY OF PERU	10 -5-19-57100	UTILITIES	31.50	01-010028-00/30TH ST NIGHT LT
CITY OF PERU	10 -5-19-57100	UTILITIES	701.48	01-018109-00/4003 PLANK RD
CITY OF PERU	10 -5-19-57100	UTILITIES	10.50	01-060803-00/4TH ST & RT 251
CITY OF PERU	10 -5-19-57100	UTILITIES	42.00	01-010190-00/JC PENNY RD NL
CITY OF PERU	10 -5-19-57100	UTILITIES	185.45	01-060806-00/NAVIGATION LT
CITY OF PERU	10 -5-19-57100	UTILITIES	12.60	01-070956-00/NICK/STADIUM/SS
CITY OF PERU	10 -5-19-57100	UTILITIES	43.71	01-010019-00/PLANK RD-SALT BRN
CITY OF PERU	10 -5-19-57100	UTILITIES	129.41	01-010195-00/RT 251 & WENZEL
CITY OF PERU	10 -5-19-57100	UTILITIES	38.52	01-010155-01/INTERSTATE ACRES
AMEREN ILLINOIS	10 -5-19-57100	UTILITIES	60.98	15285-27851 RT 251
AMEREN ILLINOIS	10 -5-19-57100	UTILITIES	1,870.04	35940-87050 4003 PLNK RD
ARAMARK UNIFORM SERVICE	10 -5-19-59900	CONTRACTUAL S	158.46	MAT SERVICE
KENDRICK PEST CONTROL I	10 -5-19-59900	CONTRACTUAL S	20.00	8TH & GREEN
MICHAEL TODD & CO INC	10 -5-19-61200	SIGNS	1,269.75	SIGNS
CARGILL INC	10 -5-19-61300	SALT	18,564.52	SALT
CARGILL INC	10 -5-19-61300	SALT	11,190.43	SALT
ALL STAR EQUIPMENT SALE	10 -5-19-65200	OPERATING SUP	1,700.00	9" CUTOFF
DEBO ACE HARDWARE	10 -5-19-65200	OPERATING SUP	233.19	SUPPLIES
FLEET SAFETY SUPPLY	10 -5-19-65200	OPERATING SUP	116.82	SHOP SUPPLIES
JOHN DEERE FINANCIAL	10 -5-19-65200	OPERATING SUP	79.99	LEARY-BALL&PINTLE
LAWSON PRODUCTS INC	10 -5-19-65200	OPERATING SUP	286.00	SHOP SUPPLIES
MAZE LUMBER COMPANY	10 -5-19-65200	OPERATING SUP	27.78	SHOP SUPPLIES
PERU AUTO ELECTRIC	10 -5-19-65200	OPERATING SUP	3.75	SHOP SUPPLIES
PERU AUTO ELECTRIC	10 -5-19-65200	OPERATING SUP	159.00	S101 SUPPLIES
STANDARD EQUIPMENT CO	10 -5-19-65200	OPERATING SUP	166.60	SHOP SUPPLIES
AIRGAS USA, LLC-NORTH D	10 -5-19-65500	FUEL & OIL VE	232.84	GAS MIX
ARNESON OIL COMPANY	10 -5-19-65500	FUEL & OIL VE	1,088.26	DIESEL OIL
ARNESON OIL COMPANY	10 -5-19-65500	FUEL & OIL VE	122.24	DIESEL OIL
ARNESON OIL COMPANY	10 -5-19-65500	FUEL & OIL VE	573.65	DIESEL OIL
S J SMITH CO., INC	10 -5-19-65500	FUEL & OIL VE	5.22	ARGON MIX
US BANK VOYAGER FLEET S	10 -5-19-65500	FUEL & OIL VE	1,211.00	FEB 2020 FUEL-STREETS
HENRICKSEN	10 -5-22-51100	R&M/BUILDINGS	1,849.88	FILE ROOM
KENDRICK PEST CONTROL I	10 -5-22-51100	R&M/BUILDINGS	30.00	MUN BLDG
KENDRICK PEST CONTROL I	10 -5-22-51100	R&M/BUILDINGS	30.00	POLICE
KENDRICK PEST CONTROL I	10 -5-22-51100	R&M/BUILDINGS	30.00	FIRE
KENDRICK PEST CONTROL I	10 -5-22-51100	R&M/BUILDINGS	30.00	CEMETERY
KENDRICK PEST CONTROL I	10 -5-22-51100	R&M/BUILDINGS	30.00	PW BLDG
CALL ONE	10 -5-22-56100	TELEPHONE	98.68	1128988-1901 4TH ST-ADM
CALL ONE	10 -5-22-56100	TELEPHONE	359.61	1128989-1901 4TH ST-CLERK
CALL ONE	10 -5-22-56100	TELEPHONE	51.27	1210929-1901 4TH ST-NRC
CITY OF PERU	10 -5-22-57100	UTILITIES	923.31	01-040694-00/1901 4TH ST
CITY OF PERU	10 -5-22-57100	UTILITIES	30.95	01-040691-00/PLAZA MIRROR BLD
AMEREN ILLINOIS	10 -5-22-57100	UTILITIES	551.93	77250-21000 1901 4TH
CINTAS CORP #396	10 -5-22-59900	CONTRACTUAL S	35.57	MAT SERVICE
CINTAS CORP #396	10 -5-22-59900	CONTRACTUAL S	34.64	MAT SERVICE
CINTAS CORPORATION	10 -5-22-59900	CONTRACTUAL S	34.64	MAT SERVICE
CONNIE BERG	10 -5-22-59900	CONTRACTUAL S	250.00	CLEAN 2/21; 2/28
THYSSENKRUPP ELEVATOR C	10 -5-22-59900	CONTRACTUAL S	691.66	MAINTENANCE CONTRACT
DEBO ACE HARDWARE	10 -5-22-65200	OPERATING SUP	252.50	SUPPLIES
DOUG BIEDERSTEDT	10 -5-22-92900	MISCELLANEOUS	200.00	FRAMED CITY PICTURES
METROPOLITAN LIFE INSUR	10 -5-23-45110	GROUP INSURAN	25.95	PARKS LIFE
METROPOLITAN LIFE INSUR	10 -5-23-45120	DENTAL INSURA	188.43	PARKS DENTAL
CITY OF PERU	10 -5-23-57100	UTILITIES	2.16	01-010093-00/BAKER LAKE
CITY OF PERU	10 -5-23-57100	UTILITIES	10.60	01-010105-00/BAKER LAKE

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VENDOR	ACCOUNT	DETAIL	AMOUNT	ACCOUNT DESCRIPTION
CITY OF PERU	10 -5-23-57100	UTILITIES	7.30	01-050799-00/CENT PARK RR
CITY OF PERU	10 -5-23-57100	UTILITIES	11.66	01-050800-00/CONCESSION STND
CITY OF PERU	10 -5-23-57100	UTILITIES	879.45	01-050720-00/MAUSOLEUM
CITY OF PERU	10 -5-23-57100	UTILITIES	17.07	01-060825-00/MCKINLEY PK
CITY OF PERU	10 -5-23-57100	UTILITIES	-	01-060873-00/MCKINLEY PK DIAM
CITY OF PERU	10 -5-23-57100	UTILITIES	60.95	01-050733-00/PARK BARN
CITY OF PERU	10 -5-23-57100	UTILITIES	237.36	01-050803-00/SPLASH PAD
CITY OF PERU	10 -5-23-57100	UTILITIES	3.65	01-070967-00/SUNSET PK RR
CITY OF PERU	10 -5-23-57100	UTILITIES	39.83	01-050772-00/TENNIS CT WASH PK
CITY OF PERU	10 -5-23-57100	UTILITIES	210.64	01-010104-00/VETERAN'S PK
CITY OF PERU	10 -5-23-57100	UTILITIES	3.65	01-050719-00/WASH PARK RR
MAZE LUMBER COMPANY	10 -5-23-65200	OPERATING SUP	11.90	SHOP SUPPLIES
MENARDS	10 -5-23-65200	OPERATING SUP	134.91	SHOP SUPPLIES
FERRELLGAS	10 -5-23-65500	FUEL & OIL VE	134.40	PROPANE
FERRELLGAS	10 -5-23-65500	FUEL & OIL VE	126.99	PROPANE
FERRELLGAS	10 -5-23-65500	FUEL & OIL VE	35.00	PROPANE TANK
CALL ONE	10 -5-24-56100	TELEPHONE	58.46	1128981-2121 SHOOTING PARK RD
CITY OF PERU	10 -5-24-57100	UTILITIES	50.64	01-050718-00/2121 SHOOTINGPK
AMEREN ILLINOIS	10 -5-24-57100	UTILITIES	151.91	56462-08657 SHOOTING PK RD
AMEREN ILLINOIS	10 -5-24-57100	UTILITIES	57.58	87671-76497 MAUSOLEUM
DEBO ACE HARDWARE	10 -5-24-65200	OPERATING SUP	14.97	SUPPLIES
VALLEY APPLIANCE SALES	10 -5-24-65200	OPERATING SUP	7.44	SHOP SUPPLIES
METROPOLITAN LIFE INSUR	10 -5-25-45110	GROUP INSURAN	17.30	GARAGE LIFE
METROPOLITAN LIFE INSUR	10 -5-25-45120	DENTAL INSURA	124.76	GARAGE DENTAL
JOHN DEERE FINANCIAL	10 -5-25-47100	CLOTHING ALLO	47.37	MUDGE CA
METROPOLITAN LIFE INSUR	10 -5-26-45110	GROUP INSURAN	31.57	FINANCE LIFE
METROPOLITAN LIFE INSUR	10 -5-26-45120	DENTAL INSURA	136.84	FINANCE DENTAL
PERU PUBLIC LIBRARY	10 -5-30-97020	CONTRIB TO LI	1,068.36	PPRT RECVD 3/6/20
KEY BENEFITS ADMINISTRA	15 -5-15-45100	HEALTH CLAIMS	13,620.93	2/26 MEDICAL REQ
KEY BENEFITS ADMINISTRA	15 -5-15-45100	HEALTH CLAIMS	19,676.21	3/4 MEDICAL REQ
KEY BENEFITS ADMINISTRA	15 -5-15-45150	HRA CLAIMS	4,298.01	2/26 HRA REQ
KEY BENEFITS ADMINISTRA	15 -5-15-45150	HRA CLAIMS	2,015.84	3/4 HRA REQ
REPUBLIC SERVICES #792	21 -5-90-57060	SCAVENGER CON	66,016.80	SCAVENGER CONTRACT
IL EPA	60 -20910	LOAN-FED/IEPA	115,164.05	WATER REV-4&6 LOAN #13
METROPOLITAN LIFE INSUR	60 -5-12-45110	GROUP INSURAN	22.92	LT/WS CLERK LIFE
METROPOLITAN LIFE INSUR	60 -5-12-45120	DENTAL INSURA	106.85	UTIL CLERK DENTAL
US POST OFFICE	60 -5-12-56000	POSTAGE	2,500.00	POSTAGE FOR BILLS
LKCS	60 -5-12-65200	OPERATING SUP	398.80	WINDOW ENVELOPES
METROPOLITAN LIFE INSUR	60 -5-15-45110	GROUP INSURAN	103.80	LT ADM LIFE
METROPOLITAN LIFE INSUR	60 -5-15-45110	GROUP INSURAN	43.25	WS ADM LIFE
METROPOLITAN LIFE INSUR	60 -5-15-45120	DENTAL INSURA	484.41	WS ADMIN DENTAL
METROPOLITAN LIFE INSUR	60 -5-15-45120	DENTAL INSURA	505.99	LT ADMIN DENTAL
INSURANCE FUND	60 -5-15-45181	KBA-HRA FUND	976.34	2/26 HRA-UTIL
INSURANCE FUND	60 -5-15-45181	KBA-HRA FUND	398.89	3/4 HRA-UTIL
ETHAN BRANDNER	60 -5-15-47100	CLOTHING ALLO	280.50	CA- BRANDNER
JAKE FICEK	60 -5-15-47100	CLOTHING ALLO	280.50	CA- FICEK
JOHN DEERE FINANCIAL	60 -5-15-47100	CLOTHING ALLO	229.78	ANTKOWIAK CA
JOHN DEERE FINANCIAL	60 -5-15-47100	CLOTHING ALLO	-	ANTKOWIAK CA
CINTAS CORP #396	60 -5-15-47200	UNIFORM SERVI	408.20	PW UNIFORM & MAT SERVICE
CINTAS CORP #396	60 -5-15-47200	UNIFORM SERVI	174.69	PW UNIFORM & MAT SERVICE
CINTAS CORP #396	60 -5-15-47200	UNIFORM SERVI	436.07	ELEC UNIFORM & MAT SERVICE
CINTAS CORP #396	60 -5-15-47200	UNIFORM SERVI	408.20	PW UNIFORM & MAT SERVICE
CINTAS CORP #396	60 -5-15-47200	UNIFORM SERVI	436.07	ELEC UNIFORM & MAT SERVICE
BHMG ENGINEERS	60 -5-15-53100	ENGINEERING E	1,312.32	ENGINEERING CONSULTANT
BHMG ENGINEERS	60 -5-15-53100	ENGINEERING E	9,303.47	ENGINEERING CONSULTANT
CHAMLIN & ASSOCIATES IN	60 -5-15-53100	ENGINEERING E	1,732.00	MISC ENGINEERING
CHAMLIN & ASSOCIATES IN	60 -5-15-53100	ENGINEERING E	1,056.00	MISC SEWER
CHAMLIN & ASSOCIATES IN	60 -5-15-53100	ENGINEERING E	892.00	SEWER ORDINANCE

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VENDOR	ACCOUNT	DETAIL	AMOUNT	ACCOUNT DESCRIPTION
SCHWEICKERT LAW GROUP,	60 -5-15-53200	LEGAL FEES	4,891.00	FEB 2020 LEGAL-WATER
SCHWEICKERT LAW GROUP,	60 -5-15-53200	LEGAL FEES	612.50	JAN 2020 LEGAL-WATER
IL VALLEY COMMUNITY HOS	60 -5-15-53400	OTHER PROFESS	72.00	HUETTEMANN-MED SVCS
MERCHANT SERVICES	60 -5-15-53500	BANK FEES/SER	565.65	FEB 2020 CC FEES
MERCHANT SERVICES	60 -5-15-53500	BANK FEES/SER	1,431.65	FEB 2020 WEB FEES
CRAIG ANTKOWIAK	60 -5-15-55500	EDUCATION/MEE	51.08	WETT CONFERENCE
JAMES LUKOSUS	60 -5-15-55500	EDUCATION/MEE	214.00	APPA CONFERENCE
JON BIRKENBEUEL	60 -5-15-55500	EDUCATION/MEE	345.86	WETT SHOW
CALL ONE	60 -5-15-56100	TELEPHONE	217.28	1128979 PLANK RD
CINTAS CORP #396	60 -5-15-59900	CONTRACTUAL S	207.35	ELEC UNIFORM & MAT SERVICE
CINTAS CORP #396	60 -5-15-59900	CONTRACTUAL S	180.90	PW UNIFORM & MAT SERVICE
CINTAS CORP #396	60 -5-15-59900	CONTRACTUAL S	138.98	ELEC UNIFORM & MAT SERVICE
APPLE PRESS	60 -5-15-65200	OPERATING SUP	359.95	FINAL NOTICES
DAVID BARTLEY/PETTY CAS	60 -5-15-65200	OPERATING SUP	100.96	MISC SUPPLIES
KENDRICK PEST CONTROL I	60 -5-61-51100	R&M/BUILDINGS	15.00	PLANT & BLDGS
KENDRICK PEST CONTROL I	60 -5-61-51100	R&M/BUILDINGS	15.00	HYDRO
IL MUNICIPAL ELECTRIC A	60 -5-61-64310	LARGE POWER P	1,317,372.40	FEB 2020 LARGE POWER
DEBO ACE HARDWARE	60 -5-61-65200	OPERATING SUP	87.94	SUPPLIES
PERU AUTO ELECTRIC	60 -5-61-65200	OPERATING SUP	15.00	DIST SUPPLIES
PERU AUTO ELECTRIC	60 -5-61-65200	OPERATING SUP	43.50	SHOP SUPPLIES
SEICO, INC	60 -5-61-65200	OPERATING SUP	610.00	VIRTUAL KEYPAD
SMITH'S SALES & SERVICE	60 -5-61-65200	OPERATING SUP	32.00	SHOP SUPPLIES
CITY OF PERU	60 -5-61-66720	PURCHASED POW	92.29	01-010040-00 RT251&SHOOTING PK
CITY OF PERU	60 -5-61-66720	PURCHASED POW	830.45	01-010188-00/4001 PLANK RD
CITY OF PERU	60 -5-61-66720	PURCHASED POW	2,256.72	01-010201-00/4003 PLANK RD
CITY OF PERU	60 -5-61-66720	PURCHASED POW	964.16	01-010206-00/4005 PLANK RD
CITY OF PERU	60 -5-61-66720	PURCHASED POW	24.57	01-040644-00/4TH&PEORIA SIGNAL
CITY OF PERU	60 -5-61-66720	PURCHASED POW	-	01-080991-00/5 UNYTITE DR
CITY OF PERU	60 -5-61-66720	PURCHASED POW	16.66	01-010156-00/RT251 & I-80
CITY OF PERU	60 -5-61-66720	PURCHASED POW	126.38	01-010191-00/RT251&38TH ST
CITY OF PERU	60 -5-61-66720	PURCHASED POW	37.12	01-018105-00/RT251&MAY RD SIGN
CITY OF PERU	60 -5-61-66720	PURCHASED POW	96.08	01-018056-00/RT251&MIDTOWN RD
CITY OF PERU	60 -5-61-66720	PURCHASED POW	30.30	01-080997-00/RT251&UNYTITE SIG
CITY OF PERU	60 -5-61-66720	PURCHASED POW	17.86	01-010194-00/RT251&WENZEL
AMEREN ILLINOIS	60 -5-61-66730	PURCHASED POW	924.28	69001-44002 4003 PLNK RD
CITY OF PERU	60 -5-61-66740	PURCHASED WAT	3.65	01-070952-00/LT PLANT/BOILER
ASK ENTERPRISES	60 -5-62-51200	R&M/EQUIPMENT	544.21	RUBBER GLOVE TEST
PERU AUTO ELECTRIC	60 -5-62-51200	R&M/EQUIPMENT	7.00	EQUIPMENT MAINTENANCE
ANIXTER INC	60 -5-62-51290	R&M/DIST EQUI	781.60	DIST SUPPLIES
ANIXTER INC	60 -5-62-51290	R&M/DIST EQUI	1,446.00	DIST SUPPLIES
ANIXTER INC	60 -5-62-51290	R&M/DIST EQUI	1,518.90	CABINET JUNCTIONS
ANIXTER INC	60 -5-62-51290	R&M/DIST EQUI	1,518.90	CABINET JUNCTIONS
GRAYBAR ELECTRIC CO INC	60 -5-62-51290	R&M/DIST EQUI	24,908.54	PRIME CONDUIT
SPRINGFIELD ELECTRIC	60 -5-62-51290	R&M/DIST EQUI	377.43	DIST SUPPLIES
SPRINGFIELD ELECTRIC	60 -5-62-51290	R&M/DIST EQUI	440.92	IDOT METERS
T & R ELECTRIC SUPPLY C	60 -5-62-51290	R&M/DIST EQUI	975.00	TRANSFORMERS
T & R ELECTRIC SUPPLY C	60 -5-62-51290	R&M/DIST EQUI	1,700.00	TRANSFORMERS
UUSCO OF ILLINOIS INC	60 -5-62-51290	R&M/DIST EQUI	577.25	DIST SUPPLIES
UUSCO OF ILLINOIS INC	60 -5-62-51290	R&M/DIST EQUI	6,830.00	DIST SUPPLIES
ANIXTER INC	60 -5-62-65200	OPERATING SUP	317.28	DIST SUPPLIES
ANIXTER INC	60 -5-62-65200	OPERATING SUP	150.00	DIST SUPPLIES
ANIXTER INC	60 -5-62-65200	OPERATING SUP	511.96	DIST SUPPLIES
ANIXTER INC	60 -5-62-65200	OPERATING SUP	1,338.51	DIST SUPPLIES
ANIXTER INC	60 -5-62-65200	OPERATING SUP	61.88	DIST SUPPLIES
ASK ENTERPRISES	60 -5-62-65200	OPERATING SUP	3,536.77	DIST SUPPLIES
ASK ENTERPRISES	60 -5-62-65200	OPERATING SUP	2,773.30	EQUIPMENT MAINTENANCE
ASK ENTERPRISES	60 -5-62-65200	OPERATING SUP	427.20	SPRAY PAINT
ASK ENTERPRISES	60 -5-62-65200	OPERATING SUP	1,290.00	PHOTOCELLS

We, the Finance and Safety Services Committee, have examined the above listed disbursements, believe them to be proper obligations of the City of Peru, Illinois, and recommend to the City Council that payment thereof be authorized from the funds indicated.

_____Member_____Member_____Member_____Member_____Member_____Member

I hereby certify that this is a true record of the bills and vouchers submitted to the City Council and authorized for payment at its meeting on March 16, 2020. _____, City Clerk.

VENDOR	ACCOUNT	DETAIL	AMOUNT	ACCOUNT DESCRIPTION
DEBO ACE HARDWARE	60 -5-62-65200	OPERATING SUP	203.21	SUPPLIES
FLETCHER-REINHARDT CO	60 -5-62-65200	OPERATING SUP	616.50	DIST SUPPLIES
JOHN DEERE FINANCIAL	60 -5-62-65200	OPERATING SUP	22.98	PLATES;PLASTIC CUTLERY
SPRINGFIELD ELECTRIC	60 -5-62-65200	OPERATING SUP	109.44	DIST SUPPLIES
ANIXTER INC	60 -5-62-65300	SMALL TOOLS	342.66	DIST SUPPLIES
ANIXTER INC	60 -5-62-65300	SMALL TOOLS	2,500.00	BOM TOOL KIT
SONOMA UNDERGROUND SERV	60 -5-63-51420	R&M/TRAFFIC S	1,112.00	TRAFFIC SIGNALS
CALL ONE	60 -5-64-56100	TELEPHONE	133.04	1128971 DEE BENNETT RD
AQUA SOLUTIONS BY CULLI	60 -5-64-65200	OPERATING SUP	6.50	COOLER SERVICE
DEBO ACE HARDWARE	60 -5-64-65200	OPERATING SUP	16.75	SUPPLIES
KENDRICK PEST CONTROL I	60 -5-72-51100	R&M BUILDINGS	35.00	DISPOSAL PLANT
KENDRICK PEST CONTROL I	60 -5-72-51100	R&M BUILDINGS	35.00	WPWTP
CENTRAL MILLWRIGHT SERV	60 -5-72-51200	R&M EQUIPMENT	1,670.80	EQUIPMENT MAINTENANCE
CENTRAL MILLWRIGHT SERV	60 -5-72-51200	R&M EQUIPMENT	1,430.70	EQUIPMENT MAINTENANCE
COMPLETE INTEGRATION &	60 -5-72-51200	R&M EQUIPMENT	562.50	EQUIPMENT MAINTENANCE
COMPLETE INTEGRATION &	60 -5-72-51200	R&M EQUIPMENT	500.00	EQUIPMENT MAINTENANCE
SMITH ECOLOGICAL SYSTEM	60 -5-72-51200	R&M EQUIPMENT	4,723.19	LOOP CONTROLLER
IV NET	60 -5-72-52804	WS/WWTP SERVI	150.00	MONTHLY PORT
TEST INC.	60 -5-72-52804	WS/WWTP SERVI	23,331.63	WATER&WWTP CONTRACT
TEST INC.	60 -5-72-53850	ANALYSIS PRET	400.25	CF WATER ANALYSIS
TEST INC.	60 -5-72-53850	ANALYSIS PRET	692.25	EAKAS WATER ANALYSIS
CALL ONE	60 -5-72-56100	TELEPHONE	96.19	1128970 2901 PEORIA ST
MIDWEST SALT	60 -5-72-61300	SALT	2,560.51	SALT
MIDWEST SALT	60 -5-72-61300	SALT	2,499.52	SALT
MIDWEST SALT	60 -5-72-61300	SALT	2,623.64	SALT
MIDWEST SALT	60 -5-72-61300	SALT	2,589.40	SALT
MIDWEST SALT	60 -5-72-61300	SALT	2,668.58	SALT
MIDWEST SALT	60 -5-72-61300	SALT	2,631.13	SALT
DEBO ACE HARDWARE	60 -5-72-65200	OPERATING SUP	3.80	SUPPLIES
FASTENAL CO	60 -5-72-65200	OPERATING SUP	15.07	SHOP SUPPLIES
FASTENAL CO	60 -5-72-65200	OPERATING SUP	80.93	SHOP SUPPLIES
MENARDS	60 -5-72-65200	OPERATING SUP	77.77	SHOP SUPPLIES
USA BLUEBOOK	60 -5-72-65200	OPERATING SUP	31.09	SHOP SUPPLIES
WOLSELEY INDUSTRIAL #15	60 -5-72-65200	OPERATING SUP	214.40	SHOP SUPPLIES
CITY OF PERU	60 -5-72-66720	PURCHASED POW	8,327.07	01-030461-00/PUTNAM ST PMP STN
CITY OF PERU	60 -5-72-66720	PURCHASED POW	327.96	01-018013-00/WATER TWR MAY RD
CITY OF PERU	60 -5-72-66720	PURCHASED POW	6,509.31	01-070957-00/WELL 5
CITY OF PERU	60 -5-72-66720	PURCHASED POW	3,765.36	01-070948-00/WELL 6
CITY OF PERU	60 -5-72-66720	PURCHASED POW	54.75	01-070955-00/WELL 7
CITY OF PERU	60 -5-72-66720	PURCHASED POW	7,584.82	01-088098-00/WELL 9 MIDTOWN RD
CITY OF PERU	60 -5-72-66720	PURCHASED POW	9,490.19	01-010202-01/WELL 8
AMEREN ILLINOIS	60 -5-72-66730	PURCHASED POW	688.54	09973-76815 RT 6 WEST
AMEREN ILLINOIS	60 -5-72-66730	PURCHASED POW	464.85	60154-25937 901 BRUNNER
UTILITY EQUIPMENT CO	60 -5-73-52000	R&M SEWERS	768.18	VALVE REPLACEMENT
CHAMLIN & ASSOCIATES IN	60 -5-73-52940	R&M LIFT STAT	12,138.00	DONLAR LIFT-STATION
CHAMLIN & ASSOCIATES IN	60 -5-73-52940	R&M LIFT STAT	5,229.00	ROCK LIFT-STATION
JOHNSON CONTROLS SECURI	60 -5-73-52940	R&M LIFT STAT	146.71	QTRLY HOLLERICH
CALL ONE	60 -5-73-56100	TELEPHONE	325.72	1128982 1550 MAY RD
CALL ONE	60 -5-73-56100	TELEPHONE	49.29	1128984 700 30TH ST
AMEREN ILLINOIS	60 -5-73-57100	UTILITIES	325.61	78187-01938 2909 PEORIA ST
AMEREN ILLINOIS	60 -5-73-57100	UTILITIES	168.55	86200-06895 BRUNNER ST
DEBO ACE HARDWARE	60 -5-73-65200	OPERATING SUP	137.04	SUPPLIES
JOHN DEERE FINANCIAL	60 -5-73-65200	OPERATING SUP	16.98	WEDGE; MOTOMIX
JOHN DEERE FINANCIAL	60 -5-73-65200	OPERATING SUP	9.99	BLADE SET
MAZE LUMBER COMPANY	60 -5-73-65200	OPERATING SUP	56.48	DIST SUPPLIES
MENARDS	60 -5-73-65200	OPERATING SUP	53.99	MEASURING WHEEL
PERU AUTO ELECTRIC	60 -5-73-65200	OPERATING SUP	139.98	W203 SUPPLIES
PERU AUTO ELECTRIC	60 -5-73-65200	OPERATING SUP	8.50	W203 SUPPLIES

We, the Finance and Safety Services Committee, have examined the above listed disbursements, believe them to be proper obligations of the City of Peru, Illinois, and recommend to the City Council that payment thereof be authorized from the funds indicated.

_____Member_____Member_____Member_____Member_____Member_____Member

I hereby certify that this is a true record of the bills and vouchers submitted to the City Council and authorized for payment at its meeting on March 16, 2020. _____, City Clerk.

VENDOR	ACCOUNT	DETAIL	AMOUNT	ACCOUNT DESCRIPTION
POLLARD WATER.COM	60 -5-73-65200	OPERATING SUP	82.00	DIST SUPPLIES
T & T HYDRAULICS	60 -5-73-65200	OPERATING SUP	12.32	V101 SUPPLIES
CITY OF PERU	60 -5-73-66720	PURCHASED POW	154.51	01-018061-00/1352 MAY RD
CITY OF PERU	60 -5-73-66720	PURCHASED POW	40.68	01-010087-00/30TH ST
CITY OF PERU	60 -5-73-66720	PURCHASED POW	73.79	01-010272-00/C F PUMP STATION
CITY OF PERU	60 -5-73-66720	PURCHASED POW	152.68	01-010290-00/LFT STN @ RR
CITY OF PERU	60 -5-73-66720	PURCHASED POW	53.45	01-018014-00/LFT STN QUESSE
CITY OF PERU	60 -5-73-66720	PURCHASED POW	2.16	01-010064-00/PUMP STATION
CITY OF PERU	60 -5-73-66720	PURCHASED POW	1,341.03	01-010296-00/PUMP STN BY ARBYS
CITY OF PERU	60 -5-73-66720	PURCHASED POW	2.60	01-060874-00/PUMPING STATION
CHAPMAN'S MECHANICAL	60 -5-74-51100	R&M BUILDINGS	460.00	BOILER SERVICE
CHAMLIN & ASSOCIATES IN	60 -5-74-53100	ENGINEERING	1,065.00	WWTP COMPLIANCE
CEDARCHEM, LLC	60 -5-74-62200	SLUDGE FLOCCU	1,251.00	FLOCCULANT
STEWART SPREADING, INC	60 -5-74-65010	SLUDGE REMOVA	22,680.00	SLUDGE REMOVAL
DEBO ACE HARDWARE	60 -5-74-65200	OPERATING SUP	181.29	SUPPLIES
CITY OF PERU	60 -5-74-66720	PURCHASED POW	9,982.58	01-080591-00/3600 RT 6 WWTP
CITY OF PERU	60 -5-74-66720	PURCHASED POW	15,809.73	01-070912-01/DISPOSAL PLT LGHT
ALTEC INDUSTRIES, INC	60 -5-75-51300	R&M/VEHICLES	1,456.81	DIGGER DERIX REPAIR
ALTEC INDUSTRIES, INC	60 -5-75-51300	R&M/VEHICLES	2,215.86	DIGGER DERIX REPAIR
CENTRAL IL TRUCKS INC	60 -5-75-51300	R&M/VEHICLES	40.39	FILTER FUEL
CENTRAL IL TRUCKS INC	60 -5-75-51300	R&M/VEHICLES	1,451.70	SHOP SUPPLIES
HALM'S MOTOR SERVICE	60 -5-75-51300	R&M/VEHICLES	79.98	TRUCK SUPPLIES
MONROE TRUCK EQUIPMENT	60 -5-75-51300	R&M/VEHICLES	84.59	TRUCK MAINTENANCE
NAPA AUTO PARTS	60 -5-75-51300	R&M/VEHICLES	185.88	W204 MTCE
STANDARD EQUIPMENT CO	60 -5-75-51300	R&M/VEHICLES	2,622.93	V101 MAINTENANCE
STANDARD EQUIPMENT CO	60 -5-75-51300	R&M/VEHICLES	2,625.00	V101 MAINTENANCE
STANDARD EQUIPMENT CO	60 -5-75-51300	R&M/VEHICLES	3,754.72	V101 MAINTENANCE
US BANK VOYAGER FLEET S	60 -5-75-65500	FUEL & OIL VE	1,332.28	FEB 2020 FUEL-ELECTRIC
US BANK VOYAGER FLEET S	60 -5-75-65500	FUEL & OIL VE	532.63	FEB 2020 FUEL-WATER
IL SECRETARY OF STATE	60 -5-75-93100	LICENSE/TITLE	150.00	TITLE UTIL TRAILER
IL SECRETARY OF STATE	60 -5-75-93100	LICENSE/TITLE	8.00	LICENSE UTIL TRAILER
VERMEER SALES & SERV CE	60 -5-77-88400	NEW VEHICLES	28,215.00	HEAVY DUTY TRAILER
CHAMLIN & ASSOCIATES IN	60 -5-77-88405	NEW WATER MAI	1,371.00	7TH ST WATER-MAIN
IL EPA-BUR WATER/PERMIT	60 -5-77-88405	NEW WATER MAI	250.00	SWPP PERMIT-7TH ST WTR MAIN
CHAMLIN & ASSOCIATES IN	60 -5-77-88450	WTP UPGRADES	330.00	SLOUGH BRIDGE
CHAMLIN & ASSOCIATES IN	60 -5-77-88450	WTP UPGRADES	1,584.00	EWWTP GENERATOR
IL EPA-BUR WATER/PERMIT	60 -5-77-88500	SEWER SEPARAT	750.00	AREA1,PHASE5 SWPPP
MIDWEST TESTING INC	60 -5-77-88500	SEWER SEPARAT	572.00	MATERIAL TESTING
CHAMLIN & ASSOCIATES IN	60 -5-77-88513	TRUNK LINE-SE	10,000.00	TRUNK SEWER
UPPER MIDWEST ARCHAEOLO	60 -5-77-88513	TRUNK LINE-SE	1,000.00	TRUNK LINE SEWER
UPPER MIDWEST ARCHAEOLO	60 -5-77-88513	TRUNK LINE-SE	1,000.00	ARCHAEOLOGICAL SURVEY
ANIXTER INC	60 -5-77-88850	SYSTEM UPGRAD	170,625.00	SMART METERS
ANIXTER INC	60 -5-77-88850	SYSTEM UPGRAD	148,575.00	AMI SMART METERS
ANIXTER INC	60 -5-77-88850	SYSTEM UPGRAD	665.00	DIST SUPPLIES
CHAMLIN & ASSOCIATES IN	80 -5-90-53100	ENGINEERING E	1,295.00	LANDFILL STUDY
KOOLMASTER INC	85 -5-90-51200	R&M/EQUIPMENT	1,105.95	GARAGE REPAIR
CALL ONE	85 -5-90-56100	TELEPHONE	250.42	1128973-4251 ED URBAN DR
AMEREN ILLINOIS	85 -5-90-57100	UTILITIES	915.03	08660-38091 PLNK RD
AMEREN ILLINOIS	85 -5-90-57100	UTILITIES	715.56	61228-53139 PLNK RD
CITY OF PERU	85 -5-90-57100	UTILITIES	852.62	0101014900/RUNWAY LIGHTS
CITY OF PERU	85 -5-90-57100	UTILITIES	455.52	0101018701/OFFICE
CITY OF PERU	85 -5-90-57100	UTILITIES	43.47	0101024200/MDDL HANGAR
CITY OF PERU	85 -5-90-57100	UTILITIES	79.85	0101024300/WEST HANGAR BLDG
CITY OF PERU	85 -5-90-57100	UTILITIES	-	0101025804/HANGAR 13
CITY OF PERU	85 -5-90-57100	UTILITIES	-	0101025903/HANGAR 14
CITY OF PERU	85 -5-90-57100	UTILITIES	30.41	0101027400/AIRPORT LANDING GEA
CITY OF PERU	85 -5-90-57100	UTILITIES	301.63	0101028500/CORP HANGAR #1
CITY OF PERU	85 -5-90-57100	UTILITIES	42.27	0101800000/3 E HANGAR HOUSE

We, the Finance and Safety Services Committee, have examined the above listed disbursements, believe them to be proper obligations of the City of Peru, Illinois, and recommend to the City Council that payment thereof be authorized from the funds indicated.

_____Member_____Member_____Member_____Member_____Member

I hereby certify that this is a true record of the bills and vouchers submitted to the City Council and authorized for payment at its meeting on March 16, 2020. _____, City Clerk.

VENDOR	ACCOUNT	DETAIL	AMOUNT	ACCOUNT DESCRIPTION
CITY OF PERU	85 -5-90-57100	UTILITIES	-	0101800202/HANGAR 22
CITY OF PERU	85 -5-90-57100	UTILITIES	48.04	0101801800/WEATHER TOWER
CITY OF PERU	85 -5-90-57100	UTILITIES	3.65	0101803601/CAR RENTAL OFF
CITY OF PERU	85 -5-90-57100	UTILITIES	655.56	0101807000/AIRPORT HNGR
CITY OF PERU	85 -5-90-57100	UTILITIES	2.27	0101807101/HANGAR 31
CITY OF PERU	85 -5-90-57100	UTILITIES	0.40	0101807200/HANGAR 32
CITY OF PERU	85 -5-90-57100	UTILITIES	0.54	0101807300/HANGAR IVRA 33
HARTAUER INSURANCE AGEN	85 -5-90-59100	GENERAL INSUR	400.00	TANK INSURANCE
IV NET	85 -5-90-92900	MISCELLANEOUS	50.00	MONTHLY PORT
		TOTAL:	2,333,582.57	

We, the Finance and Safety Services Committee, have examined the above listed disbursements, believe them to be proper obligations of the City of Peru, Illinois, and recommend to the City Council that payment thereof be authorized from the funds indicated.

_____Member_____Member_____Member_____Member_____Member_____Member

I hereby certify that this is a true record of the bills and vouchers submitted to the City Council and authorized for payment at its meeting on March 16, 2020. _____, City Clerk.

City of Peru Payroll Totals

GENERAL FUND		
10	ELECTED OFFICIALS	4,310.89
12	CLERK'S OFFICE	2,161.73
14	ENGINEER	13,611.92
15	ADMINISTRATIVE	985.50
16	POLICE	81,375.26
17	FIRE	17,311.38
19	STREET	25,305.42
22	BUILDINGS & GROUNDS	0.00
23	PARKS	9,949.48
24	CEMETERY	1,480.24
25	CITY GARAGE	6,608.76
26	FINANCE	12,435.40
10	TOTAL GENERAL FUND	175,535.98
UTILITY FUND		
12	CLERK'S OFFICE	10,203.01
15	ADMINISTRATIVE	1,542.74
61	POWER & GENERATION	6,954.88
62	DISTRIBUTION SYSTEM	30,428.57
64	HYDROELECTRIC PLANT	4,674.51
72	WATER TREATMENT	0.00
73	WATER DISTRIBUTION	17,167.39
60	TOTAL UTILITY FUND	70,971.10
	TOTAL	$ 246,507.08

We, the Finance and Safety Services Committee, have examined the above listed disbursements, believe them to be proper obligations of the City of Peru, Illinois, and recommend to the City Council that payment thereof be authorized from the funds indicated.

_____Member_____Member_____Member_____Member_____Member_____Member

I hereby certify that this is a true record of the bills and vouchers submitted to the City Council and authorized for payment at its meeting on March 16, 2020. _____, City Clerk.

RESOLUTION _____

WHEREAS, the City of Peru is located in the county of LaSalle, state of Illinois, wishes to allow for the maintenance of curbs and sidewalks at various locations along 4th Street (US Rte. 6), which by law comes under the jurisdiction and control of the Department of Transportation and state of Illinois, and

WHEREAS, a permit from said department is required before said work can be legally undertaken by said city of Peru; now

THEREFORE, be it resolved by the city of Peru, county of LaSalle, state of Illinois.

FIRST: That we do hereby request from the Department of Transportation, state of Illinois, a permit authorizing the city of Peru to proceed with the work herein described and as shown on enclosed detailed plans.

SECOND: Upon completion of the maintenance improvements by the contractor and acceptance by the city, the city guarantees that all work has been performed in accordance with the conditions of the permit to be granted by the Department of Transportation of the state of Illinois.

Further, the city will hold the state of Illinois harmless for any damages that may occur to persons or property during such work.

The city will require the contractor to obtain a bond and a comprehensive general liability insurance policy in acceptable amounts and will require the contractor to add the State of Illinois as an additionally insured on both policies.

THIRD: That we hereby state that the proposed work, is not, to be performed by the employees of the city of Peru.

FOURTH: That the proper officers of the city of Peru are hereby instructed and authorized to sign said permit on behalf of the city of Peru.

I, _____, hereby certify the above to be a
(City Clerk)
True copy of the resolution passed by the City Council of the city of Peru, county of LaSalle, state of Illinois.

Dated this _____ day of _____, A.D. 2020

_____
(signature)

(CORPORATE SEAL)

CITY OF PERU

MINUTES OF PUBLIC HEARING OF THE PLANNING/ZONING COMMISSION

Date of Hearing: March 11, 2020
Regarding: Petition of Jacey Etscheid, Executor of the Estate of Gary A. Welch
Properties: 914 Herbert Street & 2601 Fifth Street, Peru, Illinois

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Planning/Zoning Commission Chairman, Cary Miller, called the Planning/Zoning Commission to order at 5:15 pm. Roll call was taken of the Planning/Zoning Commission and Members Atkinson, Lucas, Grabowski, Kalsto, Brady and Moreno, and Special City Attorney, Herb Klein were all present. The Notice of Public Hearing, which was published in the News-Tribune on February 20, 2020, in accordance with Illinois law, was read and admitted into the record as City Exhibit 1. An aerial view of the properties was admitted as City Exhibit 2. Notice was mailed to all City of Peru officials as well as to the Petitioner.

The filed Petition with attached Plat of Survey was admitted as Petitioner Exhibit No. 1.

Atty. Doug Schweickert appearing on behalf of Petitioner, Jacey Etscheid, and Ms. Etscheid were both sworn. Testimony was given that the Petition was being sought to make the properties marketable for sale by dividing the lots as shown on the Plat of Survey. No new structures were being constructed. The home at 2601 Fifth Street was believed to have been built in 1889 and was a larger home with three (3) bedrooms. The home at 914 Herbert Street was believed to have been built in 1924, and is much smaller, containing only one (1) bedroom. Both properties predate the City's Zoning and Subdivision ordinances. Ms. Etscheid's deceased father, Gary A. Welch, owned the properties for approximately twenty-five (25) years. She is the Executor of his estate. She testified that various real estate agents have indicated that in order to sell the homes, the installed children's playset should be on the lot with the larger home, since it would be much more likely to accommodate a family. The property as currently configured would not be expected to provide a reasonable return. Atty. Schweickert testified that the topographical condition of the properties would not be changed, that no detriment would be made to neighboring properties, and there would be no increased congestion nor threat to public safety by approving the Petition.

City Engineer, Eric Carls, after being sworn, testified that his department had reviewed the Petition, had no objections, and recommends approval of the Petition as presented.

Chair Miller noted that no objectors were present at the hearing.

Member Grabowksi made a Motion to approve the Petition, and it was seconded by Member Brady. It passed unanimously.

Member Grabowskimade a Motion to close the Public Hearing and adjourn, seconded by Member Brady. It passed unanimously, and the hearing closed at approximately 5:35 pm.

Respectfully Submitted by Chair, Cary Miller
Planning/Zoning Commission

By: _____
It's Attorney

ORDINANCE NO. _____

AN ORDINANCE APPROVING DIVISION OF REAL ESTATE AND WAIVER OF REQUIREMENTS OF SUBDIVISION ORDINANCE AND VARIANCES AS SOUGHT BY THE PETITION OF JACEY ETSCHEID, EXECUTOR OF THE ESTATE OF GARY A. WELCH

WHEREAS, the City of Peru (the "City") is a home-rule municipality in accordance with the Constitution of the State of Illinois of 1970; and

WHEREAS, after legal notice duly published in the News-Tribune on February 20, 2020, in the manner required by law, the Planning/Zoning Commission of the City of Peru conducted a Public Hearing on March 11, 2020, on the Petition of Jacey Etscheid, Executor of the Estate of Gary A. Welch, praying for subdivision of property, waiver of subdivision requirements, and variances as set forth in the City of Peru Zoning and Subdivision Ordinances; and

WHEREAS, the Planning/Zoning Commission has unanimously recommend the approval of the petition for subdivision of property, the waivers of the Subdivision Ordinance Requirements, and all of the variances as sought by Petitioner, as set forth in the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The following is hereby approved for the Property as shown and legally described on the Plat of Survey, *Exhibit A*, as Parcel 1, located at 914 Herbert Street, Peru, IL attached hereto and made a part hereof:

I. The following variances are hereby approved as it pertains to the property located at 914 Herbert Street, Peru, Illinois:

a. To reduce the minimum ground floor living area from not less than 1000 square feet as required under Section 10.04(d)(1) of the Zoning Ordinance to not less than 792 square feet;

b. To reduce the minimum lot area from not less than 7000 square feet as required under Section 10.04(e) of the Zoning Ordinance to not less than 1875 square feet;

c. To reduce the minimum lot width from not less than 60' as required under Section 10.04(f)(1) of the Zoning Ordinance to not less than 37.5';

d. To increase the maximum floor area ratio from not greater than 0.30 as required under Section 10.04(g) of the Zoning Ordinance to not greater than 0.43;

e. To reduce the front yard setback from not less than 25’ as required under Section 10.04(h)(1)(a) of the Zoning Ordinance to not less than 16”;

f. To reduce the rear yard setback from not less than 25’ as required under Section 10.04(h)(1)(b) of the Zoning Ordinance to not less than 5.75’;

g. To reduce the north yard setback from not less than 6’ as required under Section 10.04(h)(1)(c) of the Zoning Ordinance to not less than 1’2”; and

h. For such other and further relief as the Planning/Zoning Commission and/or City Council deems appropriate and/or necessary for compliance with City Ordinances.

SECTION 2: The following is hereby approved for the property as shown and legally described on the Plat of Survey, *Exhibit A*, as Parcel 2, located at 2601 Fifth Street, Peru, IL, attached hereto and made a part hereof:

I. The following variances are hereby approved as it pertains to the property located at 2601 Fifth Street, Peru, Illinois:

a. To reduce the minimum lot width from not less than 60’ as required under Section 10.04(f)(1) of the Zoning Ordinance to not less than 50’;

b. To increase the maximum floor area ratio from not greater than 0.30 as required under Section 10.04(g) of the Zoning Ordinance to not greater than 0.53;

c. To reduce the front yard setback from not less than 25’ as required under Section 10.04(h)(1)(a) of the Zoning Ordinance to not less than 21’

d. To reduce the rear yard setback from not less than 25’ as required under Section 10.04(h)(1)(b) of the Zoning Ordinance to not less than 22’6”;

e. To decrease the east yard setback from not less than 25’ as required under Section 10.04(h)(2)(d) of the Zoning Ordinance to not less than 2’;

f. To decrease the minimum distance between the residence and accessory structure from not less than 10’ as required under Section 6.01(a)(2)(a) of the Zoning Ordinance to not less than 8’; and

g. For such other and further relief as the Planning/Zoning Commission and/or City Council deems appropriate and/or necessary for compliance with City Ordinances.

SECTION 3: The City of Peru Subdivision Ordinance Requirements are hereby waived.

SECTION 4: The resubdivision of the properties, as shown on the attached Plat of Survey, “*Exhibit A”*, is hereby approved.

SECTION 5: This ordinance shall be effective immediately from and after its passage and approval and is adopted pursuant to the City of Peru’s home-rule authority.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with _____ voting aye, _____ voting nay, _____ absent, and Mayor Harl _____ voting _____, which meeting was held on the 16th day of March, A.D. 2020.

APPROVED: March 16, 2020

_____
Scott Harl, Mayor

(CORPORATE SEAL)

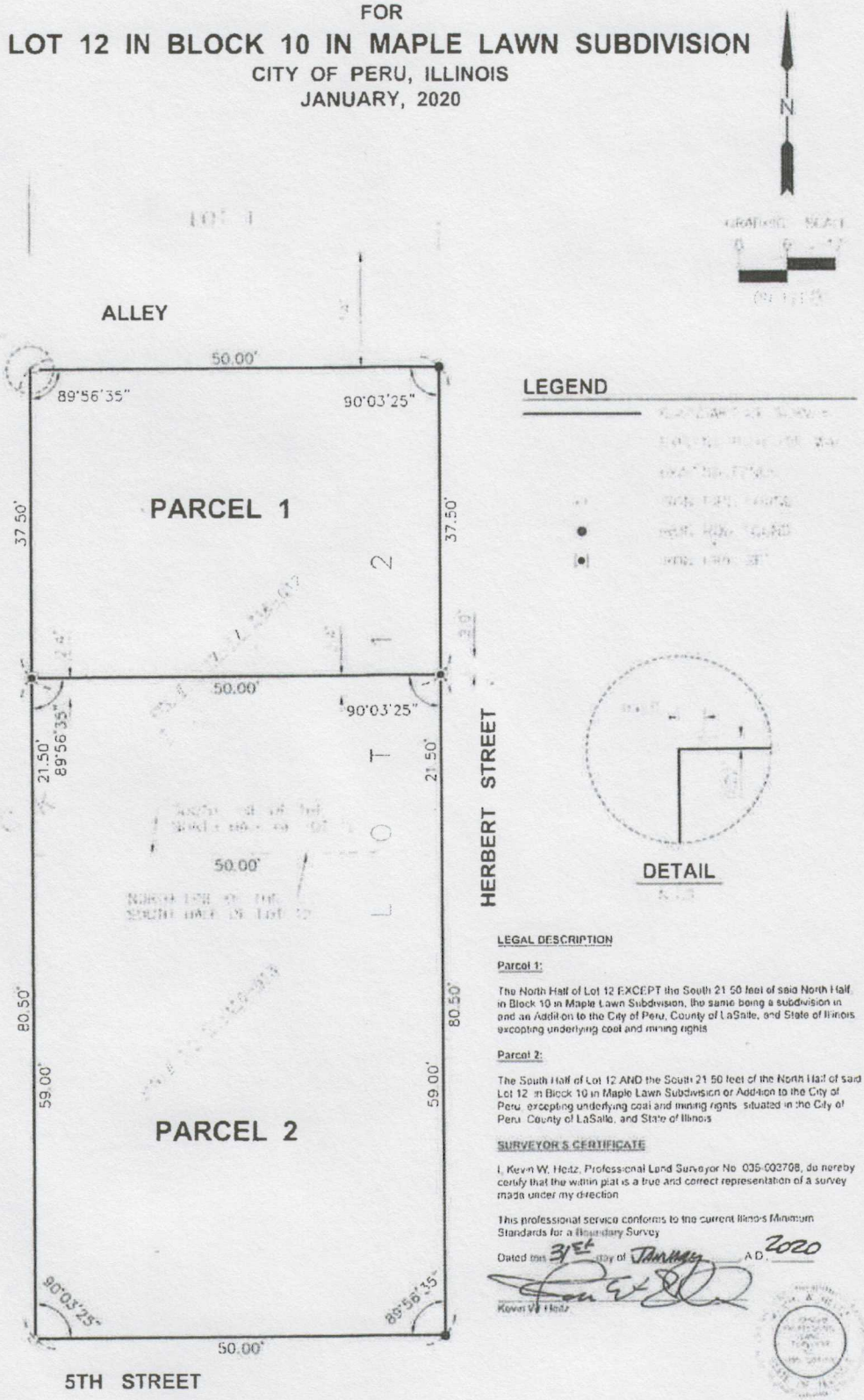
ATTEST:

_____
David R. Bartley, Jr.
City Clerk

ALDERMEN	**AYES**	**NAYS**	**ABSENT**
Jeff Ballard			
Tony Ferrari			
Tom Payton			
Mike Radtke			
David Waldorf			
Mike Sapienza			
Aaron Buffo			
Jim Lukosus			
Mayor, Scott Harl			
Total:			

Attachment: Exhibit A, Plat of Survey

PLAT OF SURVEY
FOR
LOT 12 IN BLOCK 10 IN MAPLE LAWN SUBDIVISION
CITY OF PERU, ILLINOIS
JANUARY, 2020



LEGAL DESCRIPTION

Parcel 1:

The North Half of Lot 12 EXCEPT the South 21.50 feet of said North Half, in Block 10 in Maple Lawn Subdivision, the same being a subdivision in and an Addition to the City of Peru, County of LaSalle, and State of Illinois excepting underlying coal and mining rights

Parcel 2:

The South Half of Lot 12 AND the South 21.50 feet of the North Half of said Lot 12 in Block 10 in Maple Lawn Subdivision or Addition to the City of Peru, excepting underlying coal and mining rights situated in the City of Peru, County of LaSalle, and State of Illinois

SURVEYOR'S CERTIFICATE

I, Kevin W. Hedz, Professional Land Surveyor No. 035-003708, do hereby certify that the within plat is a true and correct representation of a survey made under my direction

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

Dated this 31st day of January A.D. 2020

Kevin W. Hedz

CHAMLIN

PERU, OTTAWA, MORRIS, ILLINOIS

PLAT OF SURVEY

EXHIBIT

A

The City of Peru

(Settled in 1835)

Post Office Box 299
Peru, Illinois 61354-0299

February 13, 2020

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

RE: Petition of GC Housing Development LLC and Crane Construction Company LLC
Property: 1810 4th Street and 710 Peoria Street, Peru, IL

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, February 12, 2020, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of GC Housing Development LLC and Crane Construction Company LLC (hereinafter "Petitioners") concerning property located at 1810 4th Street (PINS 17-17-436-017 and 710 Peoria Street, Peru, IL, (PIN #17-17-436-010 & 17-17-436-009) (hereinafter "Property")

The Petitioners, with consent of the owners of the Premises, pray for rezoning of the Property from B-3 Central Business District to a Planned Unit Development to allow for the construction of a three-story, approximately 50-unit, senior housing development. Petitioners further pray for a variance to reduce the parking requirements for multi-family dwellings from two parking spaces per unit as required under Section 7.03(b)(2) of the Zoning Ordinance to one parking space per unit, and to allow parking on the 3rd Street City right-of-way.

Planning/Zoning Commission Members Miller, Lucas, Kalsto, and Brady were present at the hearing. Members Atkinson, Grabowski and Moreno were absent.

Andrew Block, Chealon Shears, Eric Maring, and Attorney John Balestri appeared on behalf of Petitioners and were duly sworn.

Mr. Block began with a powerpoint presentation. A copy of the slides from the presentation are attached hereto as "Exhibit A". Mr. Block stated that he is the Co-President of GC Housing Development and its sister company, Crane Construction Company. Crane is a third-generation construction company that provides pre-construction and constructions services on retail, hospitality, commercial and residential projects. GC is a fourth-generation real estate development firm that focuses on developing independent, affordable senior living communities. Together, GC and Crane have been developing multi-family and commercial projects in Chicago and throughout

EXHIBIT
tabbies
2

Illinois since the 1940's. Some of their notable projects include Lake Point Tower and 225 W. Wacker in Chicago.

Ms. Shears, GC's Director of Development, explained the criteria GC evaluates for potential projects. Ms. Shears stated that GC focuses on providing independent, affordable senior living communities for those 55 years of age and older. With respect to affordability, GC looks to meet the needs of those making 80% of the average median household income. GC also evaluates potential project locations based on their proximity to various community amenities like parks, retail shopping, and public buildings. Finally, GC considers the feasibility of the location based on their ability to utilize both private and public funding.

For this proposed development, Ms. Shears testified that they have applied to the Illinois Housing Development Authority (hereinafter "IHDA") for federal housing tax credits. The two-step IHDA application process is highly competitive. GC submitted their preliminary application for this development in December of 2019. Ms. Shears stated that Petitioners recently learned their preliminary application was approved. The next step is to submit a full application to IHDA in late March of 2020. Petitioners will learn if they are approved and awarded federal housing tax credits by June 2020. If awarded, Petitioners would close on the Property and begin construction around Winter 2021.

Mr. Block explained that Petitioners have an excellent working relationship with IHDA. In fact, they were the first developers to receive federal housing tax credits through IHDA for their Harper Square project. Mr. Block then discussed Petitioners current multi-family senior housing developments. Petitioners' Thomas Place Senior Apartments in Glendale Heights, IL, is a $19.8 million, 4-story, 81-unit independent senior community that opened in January of 2014. Thomas Place, like Petitioners other development, offers its residents significant amenities including an exercise facility, arts & crafts room, TV lounge, and more. Unlike other senior developments, Petitioners' projects include an in-unit washer and dryer. There is currently a 200+ person waiting list to live at Thomas Place.

Two years later, Petitioners began construction on Anthony Place Senior Apartments in Yorkville, IL. Anthony Place Yorkville is a $14.9 million, 2-story, 51-unit independent senior community that opened in April of 2018. It offers similar amenities to Thomas Place and also has a 150+ person waiting list. Mr. Block explained that residents really enjoy living in their developments, adding that he has been stopped and told by residents that the development is the nicest place they have ever lived. At Anthony Place Yorkville and Petitioners' other developments, community events like their annual Christmas Party with Santa are well-attended and enjoyed by residents.

Petitioners' Anthony Place Senior Apartments in St. Charles, IL is currently under construction with an estimated completion date in April of 2020. Anthony Place St. Charles is a $21.5 million, 4-story, 75-unit independent senior community.

Petitioners' Anthony Place Senior Apartments in Ottawa, IL is also under construction with an estimated completion date in Spring of 2020. Anthony Place Ottawa is a $14.5 million, 4-story,

56-unit independent senior community. Mr. Block noted that Petitioners are the only company to be awarded two IHDA grants in one year for its Anthony Place projects in St. Charles and Ottawa.

Mr. Block testified that Petitioners benefit by handling the roles of both developer and general contractor by giving them control over all phases of the construction process. In all of their projects, Petitioners look to engage as many local workers and tradesmen as possible. With respect to the Anthony Place Ottawa project, the workers doing electrical, mechanical, excavation, carpentry, HVAC, concrete, and windows are all local.

Mr. Block stated that there is a need for high-quality, affordable senior housing in Peru. Mr. Block stated that Petitioners love the proposed development location in Peru and believe it will revitalize the downtown area. Petitioners have the necessary site control for the Property, contingent on being awarded IHDA tax credits and City Zoning approval.

Ms. Shears testified the Petitioners would acquire the former Amcore Bank Building at 1810 4th Street, as well as the former IVCH medical office building at 710 Peoria Street. The existing entry to the Amcore Bank building off 4th Street will become the main entrance to the development. The building itself will be repurposed to serve as the common area and amenity space, with a few first-floor dwelling units. None of the dwelling units on the first floor will face 4th Street. The former IVCH medical office building will be demolished. Petitioners' proposed development will feature approximately 50-units, of which 40 will be one-bedroom and 10 will be two-bedroom. Petitioners estimate monthly rent will be $570 for one-bedroom units and $700 for two-bedroom units. The total development cost estimate for the project is $12-14 million.

Eric Maring testified that he is a senior architect with Hooker DeJong Inc. The company provides design and architecture services in 35 states and has ongoing projects in Chicago and elsewhere in Illinois. Mr. Maring discussed the proposed site plan and design of the Development. Maring stated that they will preserve and restore the front façade of the Amcore Bank building. The bank building would have a few dwelling units in rear of the building, but none will face fourth street. Parking will also be in the rear, southern portion of the Property. In addition to the main entry through the former bank building, there will be another entry on the east side of the Property. The site plan contemplates a green space / amenity area on both the east and west sides of the development. There will be one elevator. The development's design will incorporate a brick base and James Hardie fiber cement siding material for the top level.

Attorney John Balestri outlined Petitioners three main requests: (1) to allow for multi-family residential, including first floor residential, (2) to reduce parking requirements for multi-family dwellings, and to allow for parking that encroaches on the 3rd Street Right of Way; and (3) to grant any required variances from setbacks or for building height.

Mr. Block testified that Petitioners request a variance to reduce the parking requirements from two parking spaces per dwelling unit (2:1), to one space per unit (1:1). From experience with Petitioners' other developments, Mr. Block stated that only 70-80% of residents have a vehicle and a 1:1 ratio is more than sufficient. He added that IHDA regulations require only .75 spaces per unit.

Chairman Miller proceeded to read into evidence a letter from City Engineer Eric Carls dated February 12, 2020. A copy of said letter is attached hereto as "Exhibit B". Given the Property had been previously developed and the development is contingent on being awarded federal housing tax credits, Engineer Carls recommends the P/Z Commission waive strict compliance with Sections 14.03 and 14.04 of the Zoning Ordinance. Carls further recommends approval of rezoning the Property from B-3 Central Business District to a Planned Unit Development for the only approved use requested: multi-family residential restricted to ages 55 and older, with all other future proposed uses being subject to review and approval by the City Council. Carls also recommends approval of Petitioner's request to allow first-floor residential dwelling units, except no first-floor residential shall be allowed along and adjacent to Illinois Route 6. Finally, Engineer Carls notes he has no objection to the requested variance to reduce parking requirements, and that no variances for setbacks or building height are required at this time.

Chairman Miller stated there is a great need for affordable senior housing in Peru. Citing census figures, Chairman Miller noted approximately 30% of Peru residents were over the age of 55. The median age of Peru residents is approximately 46, about 7-8 years older than the State of Illinois as a whole. The median household income for a Peru senior is less than $33,000 per year.

In response to questioning from Member Brady, Mr. Block stated that first-floor units would be accessible only from the inside of the development after using one of the two main entrances.

In response to questioning from Member Lucas, Mr. Block stated that the height of the proposed development would be 35-40'. Mr. Maring added that the height of the development would be 10-12' higher than the height of the adjacent buildings. In response to further questioning from Member Brady, Mr. Block said Petitioners may re-roof the former bank building, but there will be no modifications or add-ons to the roof.

In response to questioning from Member Lucas, Mr. Maring acknowledged there is change of grade across the Property. If the transition from the former bank building to new construction portion of the development are not on the same grade, Petitioners will construct an internal ramp system in accordance with applicable building codes and IHDA requirements.

In response to questioning from Member Lucas, Mr. Block said the proposed dwelling units are very spacious. One-bedroom units will be 700-750 sq. ft., compared to the 525 sq. ft. required by IHDA. Two-bedroom units will be 950-1050 sq. ft., compared to the 750 sq. ft. required by IHDA.

In response to further questioning from Member Lucas, Mr. Block recognized that there is a small alleyway and parking area immediately south of the southwest corner of the bank building owned by the adjacent property owner. Mr. Block said the development would preserve access to that parking.

In response to questioning from Member Kalsto, Mr. Block said there would be a grass buffer green space area on the west side of the property with a fenced gazebo area. In response to further questioning from Member Kalsto, Mr. Block said residents parking on the southwest

portion of the Property will not be required to walk all the way around to the main entrances on the east or north side of the Property. Similar to Petitioners other developments, they will likely have a restricted access door on the southwest side of the Property accessible only by residents using a key fob. In response to further questioning from Member Kalsto, Mr. Block said parking would be restricted to residents. However, if they determine 70% or less of residents have a vehicle, they will designate as many visitor/public parking spots as possible.

Arthur Giese was present for the hearing and objected to Petitioners' request. Mr. Giese stated that he and his family have been operating Art Giese's Tavern, located nearby at 1820 4th Street, since 1936. Mr. Giese stated that there are only four parking spaces in front of the tavern on 4th Street, and that customers always parked in the parking lot in the back. Some weekends, customers would fill the parking lot. Mr. Giese said the proposed development would take all the parking away from the tavern and other businesses on that block. Mr. Giese asked Petitioners why they chose that location and not somewhere else. Mr. Block responded that they wanted to improve the downtown area. He also noted that the parking lot in question was part of the former Amcore Bank property and did not belong to Mr. Giese or the City. Ms. Shears then offered to talk with Mr. Giese after the meeting to better understand his parking needs.

Julie Ajster was present for the hearing and objected to Petitioners' requests. Ms. Ajster stated that the P/Z Commission had no choice but to deny the Petition. Ms. Ajster said the Petition, which was in the form of a letter from Attorney Balestri, requested variances while the published legal notice requested re-zoning. She also stated it was her belief that rezoning the property to a planned unit development would constitute illegal spot zoning. Corporation Counsel Schweickert stated that it would be impractical to require every person submitting a petition to have sufficient knowledge of the Zoning Ordinance to identify each and every and every variance, setback or other relief needed. The City Attorney and the City's Building and Zoning Department regularly assist petitioners in identifying all items that need to be addressed. The public received proper notice Petitioners' request for rezoning as it was included in the duly published legal notice.

Ms. Ajster stated she had serious concerns about parking and traffic. She said there are only four parking spots for 5 businesses on that block of 4th Street. She added that ambulances and fire trucks were constantly going to other senior housing developments in the City such as Liberty Village and stated her concern that the streets surrounding the Property were too narrow for these vehicles. If the vehicles are required to park on Route 6, they would block main thoroughfare and create a safety issue. She also asked where the residents would go if they needed to evacuate. Ms. Ajster then asked Petitioners if they would be allowing pets. Mr. Block responded stating that they have allowed residents to have a cat or small dog in their other developments. Ms. Ajster asked where the dogs would relieve themselves. Mr. Block responded that they would have a designated area, but they may consider not allowing pets at this development if that is impractical.

Jeff Whitlock was present for the hearing and objected to Petitioners' requests. Mr. Whitlock stated that he owns the property adjacent to the bank building located at 1818 4th Street. Mr. Whitlock said the south and east boundaries of his property abut the bank property. He said he was concerned the development would block access to his parking area in the rear of his property and prevent garbage trucks from collecting his garbage. Access to that area is already

terrible and there are low-hanging power lines. Mr. Block responded stating they could look into a shared location for trash.

Charles Helmig was present for the hearing and objected to Petitioners' requests. Mr. Helmig stated that P/Z Commission was limited to the four corners of the Petition and lacked jurisdiction to rezone the property, which could not be cured by notice. Mr. Helmig asked Petitioners whether they were using part of 3rd Street's 80' right of way to satisfy parking requirements. Mr. Maring responded yes but clarified that no on-street parking would be eliminated by Petitioners request. The 3rd Street right of way extends over twenty feet into the existing paved parking lot. Mr. Maring said the sidewalk along the south boundary of the Property would remain and be separated from the parking area by a landscape buffer, improving the overall appearance of that area.

In response to questioning from Member Brady, Mr. Block stated that all 50 parking spaces would be located on the Property. Mr. Whitlock then asked Petitioners if there would be access from 3rd Street. Mr. Maring replied no, there would be two-way access from Peoria and Fulton Streets. Mr. Block added that Petitioners' Anthony Place development in Ottawa has 49 or 50 parking spaces for 56 units.

Mr. Whitlock asked Petitioners if the entry canopy on the west side would have sufficient clearance for emergency vehicles. Mr. Block responded that it would. Mr. Whitlock then stated his opinion that Westclox, another location further down Route 6, or on Shooting Park Road would be better suited for the development.

Ms. Ajster stated that she was concerned that the development's access to Fulton Street on the west side of the Property was too close to the driveways of adjacent properties and the intersection of Fulton and 4th Street. Mr. Block responded stating he was not concerned because resident usage of vehicles would be minimal. Ajster asked if they would be willing to consider making the exit from the Property to Fulton Street a left turn only. Mr. Block responded that he had no issue with that and would do whatever the City asks. Ms. Ajster asked whether petitioners would change the front façade of the bank building. Mr. Block responded they would not. Petitioners desire to preserve the unique façade and would only clean and tuckpoint it.

Attorney Schweickert inquired what zoning approvals would be necessary for Petitioners IHDA application due at the end of March. Mr. Block responded that not all approvals would be required. The City could provide a letter to IHDA outlining any remaining items for zoning approval.

At approximately 7:45 P.M., Chairman Miller moved, and Member Lucas seconded, to continue the hearing to a future date certain. The motion passed unanimously, 4 aye, 0 nay, and 3 Members absent.

Respectfully submitted,

_____

CARY MILLER, Chairman of the
Planning/Zoning Commission

GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments

Request for Rezoning from B-3 Central District to Planned Unit Development

GC Housing Development LLC, Crane Construction Company, Hooker DeJong Architects, Bernabei, Balestri & Fiocchi

Planning Commission Meeting

February 12, 2020

343 Wainwright Drive, Suite B • Northbrook, IL 60062
P (847) 291-3400 E info@gchdev.com
WWW.GCHDEV.COM

EXHIBIT

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GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments Zoning Team

- GC Housing Development LLC (GCHD)
- Crane Construction Company, LLC (Crane)
- Hooker DeJong Inc. (HDJ)
- Bernabei, Balestri & Fiocchi (Balestri)

GC HOUSING DEVELOPMENT LLC

Crane Construction Company, LLC and GC Housing Development, LLC

- Crane founded in 1948.
- Third-generation construction company, and fourth-generation real estate development firm.
- Development firm operates under GC Housing Development, LLC (GCHD).
- Crane, nationally, provides pre-construction and construction services on retail, hospitality, commercial, and residential projects (GC for first Illinois Housing Development Authority, "IHDA", funded project).
- GCHD focuses on developing independent, affordable senior living communities

343 Wainwright Drive, Suite B • Northbrook, IL 60062
P (847) 291-3400 E info@gchdev.com
WWW.GCHDEV.COM

GC HOUSING DEVELOPMENT LLC

GCHD, LLC Potential Project Criteria

- Independent, Affordable Senior Living Communities for those 55 years and older.
  - Affordable – 80% AMI - $42,000 (One Person HH), $48,000 (Two Person HH)
- Close proximity to various community amenities
- Ability to feasibly utilize both private and public funding

GC HOUSING DEVELOPMENT LLC

Current GCHD and Crane Properties

- Thomas Place Senior Apartments, Glendale Heights, IL
- Anthony Place Senior Apartments, Yorkville, IL
- Anthony Place Senior Apartments, Ottawa, IL
- Anthony Place Senior Apartments, St. Charles, IL

GC HOUSING DEVELOPMENT LLC

Thomas Place Senior Apartments
Glendale Heights, IL

- Opened January 2014
- 81 Unit, 4-Story, Independent Senior Community
- Total Development Cost = $19.8M
- Financing included Citibank Construction Loan and First Mortgage, Federal Housing Tax Credits, Tax Increment Financing, ComEd Grant, Nicor Grant, Federal Home Loan Bank Grant, General Partner Equity

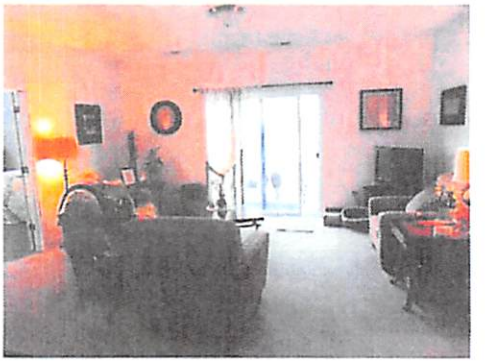
GC HOUSING DEVELOPMENT LLC

Thomas Place Senior Apartments
Common Area Amenities

- Arts & Crafts Room
- Library & Billiard Area
- TV Lounge with Big Screen Television
- Exercise Facility
- Large Community Room
- Computers for Resident Use
- Video Security System
- On-Site Manager

GC HOUSING DEVELOPMENT LLC

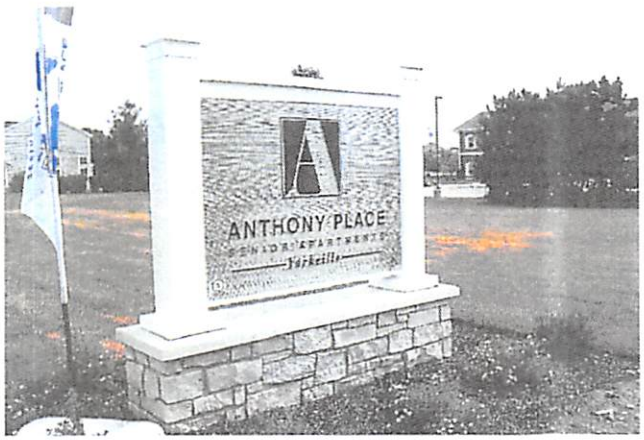
Thomas Place Senior Apartments
Unit Amenities



- 9-Ft. Ceilings
- Balcony in every unit
- Walk-In Closets
- Window Treatments
- Individual Unit Furnaces
- Designer-Appointed Kitchens
- Range & Refrigerator
- Microwave
- Dishwasher
- Washer & Dryer

GC HOUSING DEVELOPMENT LLC

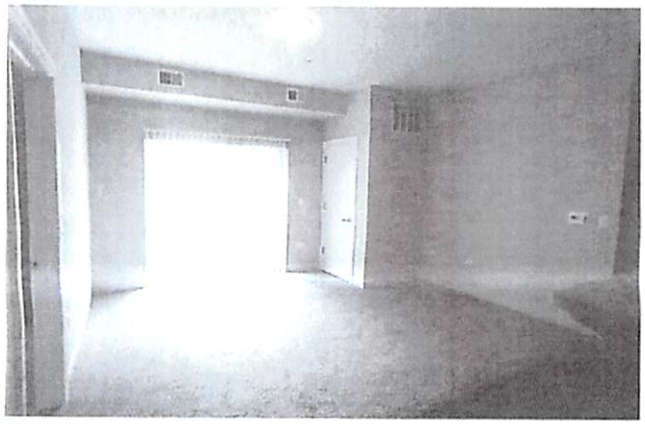
Anthony Place Senior Apartments
Yorkville, IL



- Opened in April 2018
- 51 Unit, 2-Story Independent Senior Community
- Building Amenities include a Community Room with kitchen, Fitness Room, Computer Room, Library, TV room
- Unit Amenities include modern appliances, in-unit washer/dryer, walk-in closets, balcony
- Total Development Costs = $14.9M
- Financing Included IHDA Credit Advantage and FAF Loans, Federal Housing Tax Credits

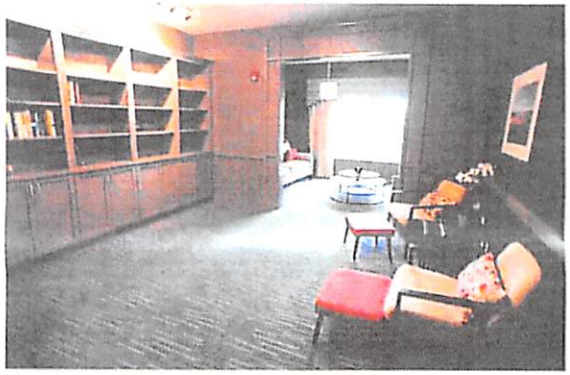
GC HOUSING DEVELOPMENT LLC

Anthony Place Senior Apartments Yorkville
Unit Interiors



GC HOUSING DEVELOPMENT LLC

Anthony Place Senior Apartments Yorkville
Common Areas



GC HOUSING DEVELOPMENT LLC

Anthony Place Senior Apartments
St. Charles, IL

- Under Construction - April 2020 Estimated Construction Completion
- 75 Unit, 4-story, Independent Senior Community
- 57 one-bedrooms, 18 two-bedrooms, including 1 onsite property manager unit
- Total Development Cost = $21.5M
- Financing – Included Federal Housing Tax Credits, Construction Period Loan, IHDA Trust Fund Loan, IHDA Credit Advantage Loan
- Building Amenities – Includes indoor parking, community room and kitchen, fitness room, library, crafts room
- Unit Amenities – Includes modern appliances, in-unit washer/dryer, large closet space, window treatments

GC HOUSING DEVELOPMENT LLC

Anthony Place Senior Apartments
Ottawa, IL

ANTHONY PLACE SENIOR RESIDENCES

- Under Construction - Estimated Construction Completion Spring 2020
- 56 Unit, 4-story, Independent Senior Community
- 42 one-bedrooms, 14 two-bedrooms
- Total Development Cost - $14.5M
- Financing – Included Federal Housing Tax Credits, IHDA Trust Fund Loan, Construction Period Loan
- Building Amenities – Includes indoor and outdoor parking, community room, fitness room, library, crafts room
- Unit Amenities – Includes modern appliances, in-unit washer/dryer, large closet space, window treatments

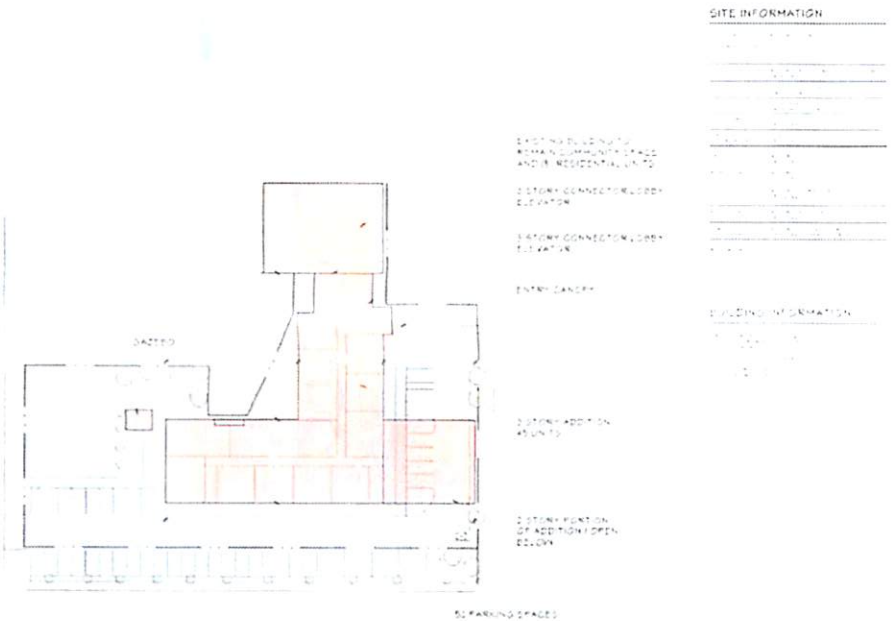
GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments
Proposed Project Scope

- Acquire the 1810 4th Street (Amcore Bank Building) and 710 Peoria St. (Formerly the IL Valley Community Hospital Medical Office)
- Repurpose the Amcore Bank Building to become main entrance and serve as common area/amenity space with a few 1st floor units. No 1st floor units will face 4th Street.
- Maintain the look and feel of the existing Façade.
- Demo IVCH Office Building
- Construct approximately 50 Units of Independent, Senior Affordable Rental Apartments built in a three story structure. Total Development Cost – Approximately $12-14 Million.
- Currently estimate 40 One Bedrooms - $570 (Average Proposed Rent) and 10 Two Bedrooms - $700 (Ave. Proposed Rent); Rents Accommodate Household Incomes from 30% to 80% of Average Median Income
- Building and Site Amenities – Similar to Our Other Properties
- Private and Public Financial Investment
- Estimated IHDA Application Process and Timing
  - Full Application Submission (March 23rd, 2020)
  - Application Approval (June 19th, 2020)
  - Project Closing and Construction Start (January/February 2021)
  - Construction Completion and Grand Opening (February/March 2022)

GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments
Proposed Site Plan



OVERALL SITE / FLOOR PLAN

HOOKER | DE JONG

CRANE CONSTRUCTION COMPANY LLC

OVERALL SITE PLAN | PR-1

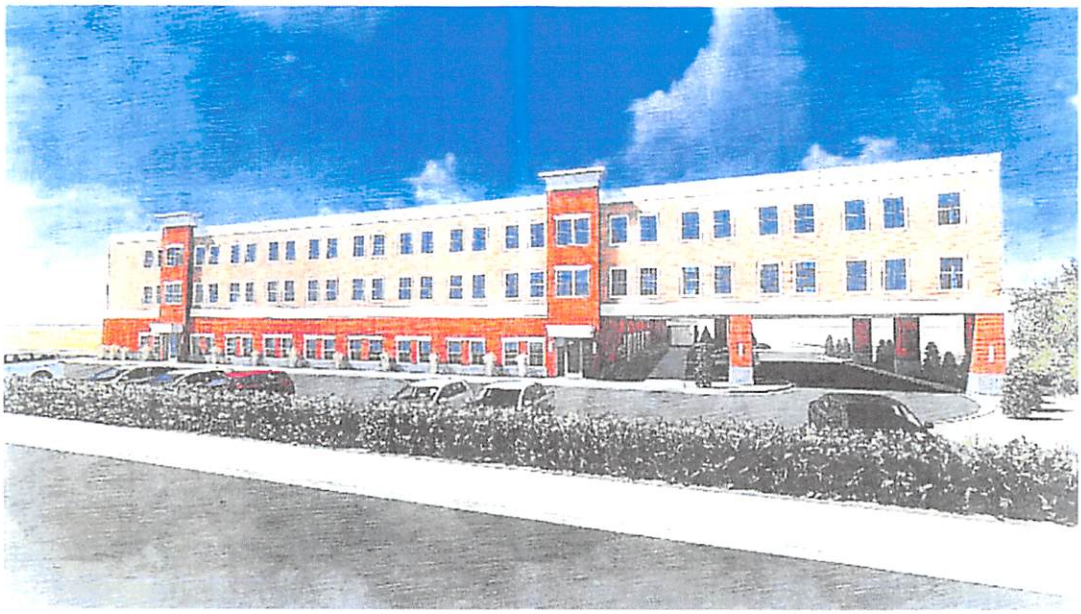
NEW DEVELOPMENT

GC HOUSING DEVELOPMENT LLC

View from 4th Street – Existing Façade to Remain

GC HOUSING DEVELOPMENT LLC

View from 3rd Street



GC HOUSING DEVELOPMENT LLC

View from Peoria Street

GC HOUSING DEVELOPMENT LLC

Proposed Site and Building Features

- Total Square Footage – 52,534 square feet
- Wood Frame Construction
- Masonry on Ground Level
- James Hardi Board Siding on Floors 2 & 3
- 50 On-site Parking Spaces (1:1)
- Community Space with Gazebo

GC HOUSING DEVELOPMENT LLC

Rezoning Request

- Change zoning classification from B-3 to PUD concerning properties located at 1810 4th Street and 710 Peoria Street
- Allow for the following guidelines via PUD Classification:
  - Provide ground/first floor residential units
  - Reduction in required parking, from 2:1 to 1:1.
  - Permission to use the south Right Of Way for onsite parking.

GC HOUSING DEVELOPMENT LLC

GC Housing Development LLC and Crane Construction Company LLC

VIEW FROM 3RD STREET - BUILDING ADDITION

VIEW FROM PEORIA STREET - BUILDING ADDITION

VIEW FROM 4TH STREET - EXISTING BUILDING TO REMAIN

HOOKER | DE JONG

CRANE CONSTRUCTION COMPANY LLC

EXTERIOR RENDERINGS | PR-2

NEW DEVELOPMENT

Illinois Valley Community Hospital
925 West Street, Peru, Illinois 61354
Phone 815-223-3300 • Fax 815-223-3394
www.ivch.org

January 23, 2020

City of Peru Planning/Zoning Commission
1901 4th Street
Peru, IL 61354

To whom it may concern:

I, Tommy Hobbs, representing the owner of the property located at 710 Peoria Street, have entered into a Purchase and Sale Agreement with GC Housing Development, LLC that plans to develop this property as a multi-unit senior residential property. My understanding is that this development will require that the current B-3 zoning classification be modified through a variance or zoning amendment action by the City of Peru. The owner is agreeable and provides consent for the action to occur upon Planning Commission and City Council approvals.

Sincerely,

Tommy Hobbs, Chief Executive Officer
Illinois Valley community Hospital
925 West Street
Peru, Il 61354

EXHIBIT
B

LGD LEGACIES, LLC
2203 Aplington Street
LaSalle, IL 61301

January 20, 2020

I, STEVEN OLSON, being the managing member of LGD LEGACIES, LLC, owner of the property located at 1810 Fourth Street, Peru, Illinois, do hereby acknowledge that LGD LEGACIES, LLC has entered into a Purchase and Sale Agreement with GC HOUSING DEVELOPMENT, LLC that plans to develop this property as part of a multi-unit senior residential property. It is my understanding that the intended development will require that the current B-3 zoning classification be modified through a variance or zoning amendment action by the City of Peru. The owner is agreeable and provides consent for the action to occur upon Planning Commission and City Council approvals.

LGD LEGACIES, LLC

By: _____

STEVEN OLSON, Its

managing member

The City of Peru

(Settled in 1835)

Post Office Box 299
Peru, Illinois 61354-0299

March 11, 2020

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

RE: Petition of GC Housing Development LLC and Crane Construction Company LLC
1810 4th Street and 710 Peoria Street, Peru, IL

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, March 11, 2020, at 6:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of GC Housing Development LLC and Crane Construction Company LLC (hereinafter "Petitioners") concerning property located at 1810 4th Street and 710 Peoria Street, Peru, IL (hereinafter "Premises"), legally described in attached Exhibit 1.

The Petitioners, with consent of the owners of the Premises, desire to construct a three-story, approximately 50-unit, senior housing development. Petitioners request that their Preliminary Development Plan be approved and that the Premises be rezoned from a B-3 Central Business District to a Planned Development with all allowed uses of a B-3 Central Business District and an allowed use for a multi-family senior housing development with dwelling units on the first floor. Petitioners further request the following waivers and variances: (1) a waiver from Section 11.09B, C, D, and E of the City Subdivision and Site Development Regulations Ordinance No. 3239; (2) a variance and/or waiver of Section 14.02(b)(5) of the Zoning Ordinance to reduce the minimum distance between principal structures in a Planned Development from 30 feet to 0 feet; (3) waivers from Section 14.02(b)(9) and Section 7.03(b)(2) of the Zoning Ordinance to reduce the parking requirements for multi-family dwellings from two parking spaces per dwelling unit to one space per unit; (4) waivers from the requirements of Section 14.03(c)(1)i., k., l. and m. of the Zoning Ordinance; and (5) a waiver or deferral from the requirement of Section 14.03(c)(2) of the Zoning Ordinance until final permitting. Petitioners further request that the City grant an easement or vacate a portion of the City's 3rd Street right-of-way to allow for parking.

Planning/Zoning Commission Members Miller, Grabowski, Atkinson, Lucas, Kalsto, Brady, and Moreno were present at the hearing. No members were absent.

City of Peru Corporate Counsel Scott Schweickert stated this was a continuation of the Planning/Zoning Commission hearing held on February 12, 2020. Attorney Schweickert asked for a motion to accept the Minutes from the February 12, 2020 hearing. Chairman Miller moved, and Member Atkinson

seconded, to accept the P/Z Minutes. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent. The February 13, 2020 Minutes are attached as Exhibit 2.

Andrew Block, Petitioners' Co-President; Chealon Shears, GC Housing's Director of Development; John Balestri, Petitioners' attorney; Jeff Crane, President of Crane Construction; Eric Maring, Senior Architect with Hooker DeJong Inc.; and Ralph Grande, Executive Vice President of Crane Construction, were all present on behalf of Petitioners and were duly sworn. The slides from Petitioners presentation are attached hereto as Exhibit 3.

Mr. Crane testified Crane Construction Company was started by his father 72 years ago and is a third-generation construction company. Crane Construction's sister company, GC Housing Development, is a 4th generation real estate development company. Together, they focus on retail, restaurants and senior housing developments across the country. Crane's Illinois senior housing developments include an 81-unit development in Glendale Heights, a 51-unit Development in Yorkville, a 75-unit development under construction in St. Charles, and a 56-unit development under construction in Ottawa. Mr. Crane stated they have worked extensively with the Illinois Housing Development Authority (IHDA) for 50 years and were the general contractor on IHDA Project #1.

Ms. Shears testified the Petitioners plan involves the acquisition of the vacant former Amcore Bank building at 1810 Fourth Street and the vacant medical clinic at 710 Peoria Street. Petitioners will do adaptive reuse of the bank building to repurpose it to a common area space for its residents and provide a couple dwelling units. Ms. Shears stated that Petitioners focus on developing affordable senior housing in communities like Peru where there is a real need. The medical clinic building would be completely demolished and be the site of the remaining senior housing development. The proposed development includes approximately 50 one and two-bedroom units for seniors, approximately 40 of which will be one-bedroom and 10 will be two-bedrooms. The target income population ranges from 30%-80% of the median area income. Various amenities will be provided including a community room with kitchen, fitness room, and a library/reading room. There will also be on-site property management office. Ms. Shears stated they are finalizing their IHDA application, which is due March 23rd, and expect to hear a decision from IHDA sometime in June. If they are able to move forward, they hope to begin construction sometime in Spring of 2021.

Mr. Maring presented an overview of the proposed development site plan, explaining they will renovate the bank building and construct a t-shaped building to the south on the site of the medical clinic property. They will also improve the existing parking area further to the south and provide a green buffer with a sidewalk. Petitioners plan includes an outdoor community space as well with a gazebo. The main entry will be part of the new addition off Peoria Street. The bank building entry on 4th Street will serve as a secondary entry.

Mr. Crane testified that the people living in the proposed development will be "ready-made" patrons within walking distance to downtown businesses. He added that Petitioners investment in this downtown location will create an impetus for further investment and development in the surrounding area.

Chairman Miller stated that he agreed with Mr. Crane that the development would be great for the downtown. Miller noted that the City has seen a lot of development to the North but not so much downtown. There are limited uses for the bank building and it has sat vacant for quite some time. Miller added that this multi-million dollar investment with 50 units would result in a semi-captive audience for the benefit of downtown businesses.

Member Moreno stated he is familiar with Petitioners' downtown Ottawa development currently under construction. Moreno said the Ottawa development has already caused an increase in foot traffic and

economic activity to the hardware store and other nearby businesses. Moreno added that he is in full favor of supporting and growing our local downtown businesses as well.

Mr. Crane testified that there is a need for affordable senior housing in every community across the country. From their experience, they have found their residents typically relocate from somewhere within a 5-mile radius of the development, or the resident has a family member that lives within that 5 mile radius.

Attorney Schweickert called for public comment and objections.

Joe Witczak, after being duly sworn, testified that it seemed like a nice development but stated he was concerned about the parking situation. He stated it was his understanding they were going to take part of 3rd Street for parking. City Engineer Eric Carls responded noting that with the recent Dollar General development, the City vacated part of the 6th Street right-of-way north of the sidewalk that was not within the limits of the street. Petitioners are proposing a similar situation here where part of the city's right-of-way north of the sidewalk would be used for additional parking. Mr. Witczak commented further that he was concerned 50 parking spaces was enough spaces for 50 units. Engineer Carls responded that in the Planned Unit Development process, this is just the preliminary proposal. His department will be doing a thorough review of the final site development plans to ensure there is adequate parking. Engineer Carls noted that the City is planning on rolling out a capital improvement plan this year to make improvements to City-owned parking lots. The City is also currently constructing a new parking lot across from City Hall. Mr. Block added that as Petitioners work through the Planned Development process, they will be focused on maximizing the number of parking spaces.

Charles Helmig, after being duly sworn, testified that his concern is the petition asks for a grant of an easement or a vacation of 3rd street. Engineer Carls responded stating the City is not vacating 3rd street, only a portion of it as explained earlier. Mr. Helmig then asked if a person, whom is not a resident of the development, parked in a spaced reserved for the development, if they would get a ticket or be towed. Engineer Carls responded that would be up to the property owner. Engineer Carls further responded that there currently is no parking allowed along 3rd street in that area and the City does not intend to allow parking there in the future.

There were no other objections.

The Planning/Zoning Commission found that Petitioners' Preliminary Development Plan, rezoning, and requested variances and waivers, if approved and granted, will not alter the essential character of the neighborhood; will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood; will not create any traffic visibility hazard; will not impair an adequate supply of light and air to adjacent properties; will not diminish or impair property values within the neighborhood; will not substantially increase the congestion in the public streets or the danger of fire, and will not endanger the public safety.

Chairman Miller moved, and Member Atkinson seconded, that Petitioners requested waiver from Section 11.09B, C, D, and E of the City Subdivision and Site Development Regulations Ordinance No. 3239, be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Brady abstaining, and 0 Members absent.

Chairman Moreno moved, and Member Atkinson seconded, that Petitioners requested variance and/or waiver of Section 14.02(b)(5) of the Zoning Ordinance to reduce the minimum distance between principal structures in a Planned Development from 30 feet to 0 feet, be favorably

recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Brady abstaining, and 0 Members absent.

Member Lucas moved, and Chairman Miller seconded, that Petitioners requested waivers from Section 14.02(b)(9) and Section 7.03(b)(2) of the Zoning Ordinance to reduce the parking requirements for multi-family dwellings from two parking spaces per dwelling unit to one space per unit, be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Brady abstaining, and 0 Members absent.

Member Atkinson moved, and Member Moreno seconded, that Petitioners requested waivers from the requirements of Section 14.03(c)(1)i., k., l. and m. of the Zoning Ordinance, be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Brady abstaining, and 0 Members absent.

Chairman Miller moved, and Member Atkinson seconded, that Petitioners requested waiver or deferral from the requirement of Section 14.03(c)(2) of the Zoning Ordinance until final permitting, be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Brady abstaining, and 0 Members absent.

Member Lucas moved, and Member Moreno seconded, that Petitioners request to grant Petitioners an easement or vacate a portion of the City's 3rd Street right-of-way, be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Brady abstaining, and 0 Members absent.

Chairman Miller moved, and Member Atkinson seconded, that approval of Petitioners Preliminary Development Plan, be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Brady abstaining, and 0 Members absent.

Member Atkinson moved, and Chairman Miller seconded, that Petitioners request to rezone the Premises from a B-3 Central Business District to a Planned Development allowing for all allowed uses of a B-3 Central Business District and an allowed use for multi-family senior housing with dwelling units on the first floor, except no dwelling units facing 4th Street as previously recommended by Engineer Carls, be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Brady abstaining, and 0 Members absent.

Respectfully submitted,

_____

CARY MILLER, Chairman of the
Planning/Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE GRANTING WAIVERS, VARIANCES, AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN AS SOUGHT BY THE PETITION OF GC HOUSING DEVELOPMENT LLC AND CRANE CONSTRUCTION COMPANY LLC CONCERNING PROPERTY LOCATED AT 1810 4TH STREET AND 710 PEORIA STREET, PERU, IL

WHEREAS, after legal ad notices duly published in the News Tribune in the manner provided by law, the City of Peru Planning/Zoning Commission convened for public hearings on February 12, 2020, and March 11, 2020, to consider the Petition of GC Housing Development LLC and Crane Construction Company LLC (hereinafter "Petitioners") seeking waivers, variances, rezoning, and approval of Preliminary Development Plan as it applies to property generally located at 1810 4th Street and 710 Peoria Street, Peru, IL, legally described in the attached "Exhibit A" (hereinafter "Property"); and

WHEREAS, Petitioners desire to construct a multi-story, approximately 50-unit, residential senior housing development and seek waivers, variances and approval of a Preliminary Development Plan; and

WHEREAS, Petitioners further request rezoning the Property from a B-3 Central Business District to a Planned Development allowing for all allowed uses of a B-3 Central Business District and an allowed use for a multi-family senior housing development with dwelling units on the first floor; and

WHEREAS, Petitioners rezoning request is contingent upon Petitioners receipt of tax credits from the Illinois Housing Development Authority, which are expected to be awarded in June of 2020, and approval of a Final Development Plan in accordance with the City's Zoning Ordinance; and

WHEREAS, the City Planning/Zoning Commission has made its reports of the hearings and has unanimously recommended that the City Council approve Petitioners' requested waivers, variances, rezoning and approval of a Preliminary Development Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The Petitioner is hereby granted the following waivers and variances, to wit:

(a) A waiver from the requirements of Section 11.09 B, C, D, and E of the City's Subdivision and Site Development Regulations Ordinance;

(b) A waiver and variance from the requirement of Section 14.02(b)(5) of the City's Zoning Ordinance to reduce the minimum distance between principal structures in a Planned Development from 30 feet to 0 feet;

(c) A waiver from Section 14.02(b)(9) and Section 7.03(b)(2) of the City's Zoning Ordinance to reduce the parking requirements for multi-family dwellings from two parking spaces per dwelling unit to one space per unit;

(d) A waivers from the requirements of Section 14.03(c)(1)i., k., l. and m. of the City's Zoning Ordinance; and

(e) A waiver from the requirement of Section 14.03(c)(2) of the City's Zoning Ordinance.

SECTION 2: Petitioners' Preliminary Development Plan is hereby approved. A copy of Petitioners proposed site plan, project scope, renderings, and other relevant documents pertaining to Petitioners' Preliminary Development Plan is attached hereto as "Exhibit B".

SECTION 3: Pursuant to the City's Zoning Ordinance, Petitioners' rezoning request shall be considered upon the City's approval of a Final Development Plan.

SECTION 4: This Ordinance shall be effective immediately from and after its passage and approval.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ____ voting aye, ____ voting nay, ____ absent, and Mayor Harl ___ voting, which meeting was held on the 16th day of March, A.D., 2020.

APPROVED: March 16, 2020

_____
Scott J. Harl, Mayor

(CORPORATE SEAL)

ATTEST:

_____
David R. Bartley
Peru City Clerk

Aldermen	Aye	Nay	Absent
Ferrari			
Waldorf			
Lukosus			
Radtke			
Sapienza			
Payton			
Ballard			
Buffo			

LEGAL DESCRIPTION

1810 4th Street, Peru, Illinois (PIN: 17-17-436-017):
Part of Lots 1, 2, 3, 6, 7 and 8 in Block 34 in Ninewa Addition to the Town, now City of Peru, LaSalle County, Illinois, described as follows, to wit:

Beginning at the Southwest corner of said Lot 6; thence North 00 degrees 11 minutes 57 seconds East along the Westerly line thereof, a distance of 50.03 feet to the Northwest corner of the South 50.00 feet of said Lot 6; thence North 89 degrees 47 minutes 18 seconds East, along the Northerly line of said South 50.00 feet, a distance of 60.02 feet to the Northeast corner of said South 50.00 feet being a point on the West line of said Lot 7; thence North 00 degrees 07 minutes 08 seconds East, 75.56 feet along said West line to the Northwest corner of said Lot 7; thence North 89 degrees 38 minutes 52 seconds East, along the Northerly line of said Lot 7, a distance of 60.01 feet to the Northeast corner; thence South 00 degrees 03 minutes 33 seconds West, along the Easterly line thereof, a distance of 34.50 feet to the Southwest corner of the North 34.50 feet of said Lot 8, thence North 89 degrees 38 minutes 52 seconds East, along the South line of said North 34.50 feet, a distance of 26.89 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 101.72 feet and whose chord bears North 21 degrees 45 minutes 54 seconds East, an arc distance of 13.75 feet; thence North 25 degrees 47 minutes 45 seconds East, a distance of 65.04 feet to a point on the East line of said Lot 3, said point being 36.54 feet North of the Southeast corner thereof; thence North 00 degrees 14 minutes 54 seconds East, along said East line, a distance of 29.30 feet, to the South line of the Northerly 60.00 feet of said Lot 3; thence South 89 degrees 42 minutes 06 seconds West, along said South line, a distance of 25.00 feet to the West line of the East 25.00 feet of said Lot 3; thence North 00 degrees 38 minutes 18 seconds East along said West line, a distance of 60.25 feet to the North line of said Lot 3; thence North 89 degrees 58 minutes 09 seconds East, along said North line and the North line of said Lot 2, a distance of 85.06 feet to the Northeast corner of said Lot 2; thence South 00 degrees 33 minutes 13 seconds West, along the Easterly line thereof, a distance of 86.84 feet; thence South 89 degrees 43 minutes 35 seconds West, a distance of 26.27 feet; thence North 00 degrees 16 minutes 25 seconds West, a distance of 0.74 feet; thence South 89 degrees 43 minutes 35 seconds West, a distance of 0.70 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 31.05 feet and whose chord bears South 57 degrees 14 minutes 37 seconds West, an arc distance of 32.52 feet; thence South 25 degrees 09 minutes 02 seconds East, through a point deed as being 3.03 feet West of the Southeast corner of said Lot 3, a distance of 55.14 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 89.00 feet and whose chord bears South 12 degrees 51 minutes 06 seconds West, an arc distance of 38.21 feet; thence South 00 degrees 07 minutes 02 seconds West, a distance of 61.40 feet (60.69 feet Deeded), to a point on the South line of said Lot 8, said point being 24.00 feet West of the Southeast corner thereof; thence South 89 degrees 30 minutes 55 seconds West, along the South line of said Lots 8, 7 and 6, a distance of 155.55 feet to the Point of Beginning. Excepting and reserving any underlying coal and mining rights and the right to remove the same.

EXHIBIT
A

<u>710 Peoria Street, Peru, Illinois</u> (PINs: 17-17-436-009; 17-17-436-010):

<u>PARCEL #1:</u>

The South 40 feet of Lots 1 and 2 in Block 34 in Ninewa Addition to Peru, in the City of Peru except coal and mineral and the right to mine and remove the same, and EXCEPT THE FOLLOWING TRACTS:

EXCEPTION #1: That part of the South 40 feet of Lot 2 in Block 34 in Ninewa Addition to the City of Peru described as follow: Beginning at the Southwest corner of said Lot 2; thence due North along the West line of said Lot 2 for a distance of 6.41 feet to the point of beginning, continuing thence due North along the West line of said Lot 2 for a distance of 33.59 feet to the Northwest corner of the South 40 feet of said Lot 2; thence North 89 degrees 30 minutes East along the North line of the South 40 feet of said Lot 2, for a distance of 33.00 feet; thence Southwesterly along the arc of a curve whose radius is 31.05 feet and is concave to the Southeast for a distance of 33.06 feet; thence South 25 degrees 12 minutes West for a distance of 17.82 feet to the point of beginning.

EXCEPTION #2: That part of the South 40 feet of Lots 1 and 2 in Block 34 in Ninewa Addition to the City of Peru, described as follows: Beginning at the Northwest corner of the South 40 feet of said Lots 1 and 2; thence North 89 degrees 30 minutes East along the North line of the South 40 feet of said Lots 1 and 2 for a distance of 33.71 feet to the point of beginning; Thence continuing North 89 Degrees 30 minutes East along the North line of the South 40 feet of said Lots 1 and 2 for a distance of 37.33 feet; thence South 00 degrees 30 minutes East for a distance of 0.74 feet; thence South 89 degrees 30 minutes West and parallel to the North line of the South 40 feet of said Lots 1 and 2 for a distance of 37.33 feet; thence North 00 degrees 30 minutes West for a distance of 0.74 feet to the point of beginning.

<u>PARCEL #2:</u>

That part of Lot 3 in Block 34 in Ninewa Addition to the City of Peru, described as follows: Beginning at the Southeast Corner of said Lot 3; thence South 89 degrees 30 minutes West along the South line of said Lot 3 for a distance of 3.03 feet; thence North 25 degrees 12 minutes East for a distance of 7.12 feet to the point on the East line of said Lot 3; thence due South along the East line of said Lot 3 for a distance of 6.41 feet to the point of beginning, except coal and minerals and the right to mine and remove the same.

<u>PARCEL #3:</u>

That part of Lot 8 in Block 34 in Ninewa Addition to Peru, in the City of Peru, described as follows: Beginning at the Southeast corner of said Lot 8; thence South 89 degrees 30 minutes West along the South line of said Lot for a distance of 24.00 feet; thence due North and parallel to the East line of said Lot 8 for a distance of 60.69 feet; thence Northeasterly along the arc of a curve whose radius is 89 feet for a distance of 39.32 feet; thence North 25 degrees 12 minutes East for a distance of

29.20 feet to the point on the North line of said Lot 8, thence North 89 degrees 30 minutes East along the North line of said Lot 8 for a distance of 3.03 feet to the Northeast corner of said Lot 8; thence due South along the East line of said Lot 8 for a distance of 125 feet to the point of beginning, except coal and minerals and the right to mine and remove the same.

PARCEL #4:
Lots 9 and 10 in Block 34 in Ninewa Addition to Peru, in the City of Peru, except coal and minerals and the right to mine and remove the same,

ALL SITUATED IN LA SALLE COUNTY, ILLINOIS. (hereinafter, the "Premises").

GC HOUSING DEVELOPMENT LLC

EXHIBIT B

Anthony Place Peru Senior Apartments

Request for Amended Petition for Waivers, Variances, Rezoning, and Approval of Preliminary Development Plan

GC Housing Development LLC, Crane Construction Company, Hooker DeJong Architects, Bernabei, Balestri & Fiocchi

Planning Commission Meeting

March 11, 2020

343 Wainwright Drive, Suite B • Northbrook, IL 60062
P: (847) 291-3400 E: info@gchdev.com
WWW.GCHDEV.COM

GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments
Amended Petition Team

- GC Housing Development LLC (GCHD)
- Crane Construction Company, LLC (Crane)
- Hooker DeJong Inc. (HDJ)
- Bernabei, Balestri & Fiocchi (Balestri)

GC HOUSING DEVELOPMENT LLC

Crane Construction Company, LLC and GC Housing Development, LLC

- Crane founded in 1948.
- Third-generation construction company, and fourth-generation real estate development firm.
- Development firm operates under GC Housing Development, LLC (GCHD).
- Crane, nationally, provides pre-construction and construction services on retail, hospitality, commercial, and residential projects (GC for first Illinois Housing Development Authority, "IHDA", funded project).
- GCHD focuses on developing independent, affordable senior living communities

343 Wainwright Drive, Suite B • Northbrook, IL 60062
P: (847) 291-3400 E: info@gchdev.com
WWW.GCHDEV.COM

GC HOUSING DEVELOPMENT LLC

Current GCHD and Crane Properties

- Thomas Place Senior Apartments, Glendale Heights, IL
- Anthony Place Senior Apartments, Yorkville, IL
- Anthony Place Senior Apartments, Ottawa, IL - under construction
- Anthony Place Senior Apartments, St. Charles, IL - under construction

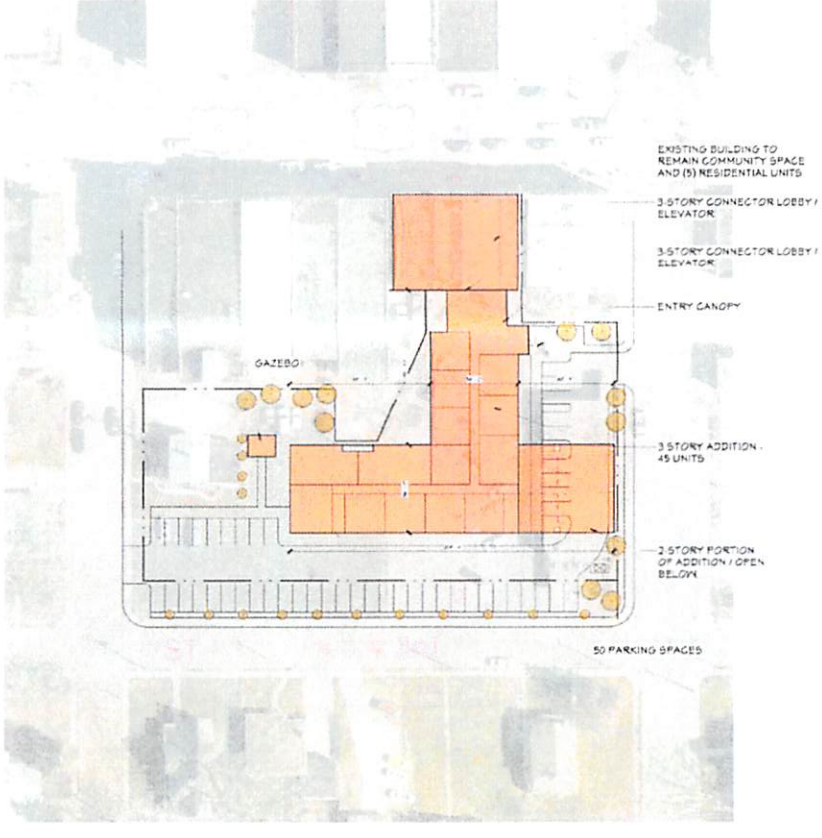
GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments
Preliminary Development Plan Scope

- Acquire the 1810 4th Street (Amcore Bank Building) and 710 Peoria St. (Formerly the IL Valley Community Hospital Medical Office)
- Adaptive Reuse of the Amcore Bank Building to become main entrance and serve as common area/amenity space with a few 1st floor units. No 1st floor units will face 4th Street.
- Maintain the look and feel of the existing Façade.
- Demo IVCH Office Building
- Construct approximately 50 Units of Independent, Senior Affordable Rental Apartments built in a three story structure. Total Development Cost – Approximately $12-14 Million.
- Currently estimate 40 One Bedrooms - $570 (Average Proposed Rent) and 10 Two Bedrooms - $700 (Ave. Proposed Rent); Rents Accommodate Household Incomes from 30% to 80% of Average Median Income
- Building and Site Amenities – Similar to Our Other Properties
- Private and Public Financial Investment
- Estimated IHDA Application Process and Timing
  - Full Application Submission (March 23rd, 2020)
  - Application Approval (June 19th, 2020)
  - Project Closing and Construction Start (January/February 2021)
  - Construction Completion and Grand Opening (February/March 2022)

GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments
Proposed Site Plan



SITE INFORMATION

BUILDING INFORMATION

OVERALL SITE / FLOOR PLAN

HOOKER | DE JONG
Architects • Engineers • Planners

CRANE
CONSTRUCTION COMPANY LLC

OVERALL SITE PLAN | PR-1

NEW DEVELOPMENT

GC HOUSING DEVELOPMENT LLC

View from 4th Street – Existing Façade to Remain

GC HOUSING DEVELOPMENT LLC

View from 3rd Street

GC HOUSING DEVELOPMENT LLC

View from Peoria Street

GC HOUSING DEVELOPMENT LLC

Preliminary Development Plan
Proposed Site and Building Features

- Total Square Footage – 52,534 square feet
- Wood Frame Construction
- Masonry on Ground Level
- James Hardi Board Siding on Floors 2 & 3
- 50 On-site Parking Spaces (1:1)
- Outdoor Recreational Space with Gazebo

GC HOUSING DEVELOPMENT LLC

Planning Commission Request

- Amended Petition for Waivers, Rezoning, and Approval of a Preliminary Development Plan for property located at 1810 4th Street and 710 Peoria Street

  - Approval of Preliminary Development Plan
  - Rezoning from B-3 Central Business District to Planned Development to allow multi-family senior housing development with first floor dwelling units.
  - Waiver from City of Peru Subdivision and Site Development Regulations Ordinance No. 3239, Section 11.09 (B),(C), (D), and (E).
  - Variance and/or Waiver from City of Peru Zoning Ordinance Section 14.02(b)(5) – reduce minimum distance of 30 feet between principal structures to 0 feet.
  - Waivers from City of Peru Zoning Ordinance Section 14.02(b)(9) and Section 7.03(b)(2) – reduce MF dwelling unit (du) parking requirements from 2:1 to 1:1
  - Waivers from City of Peru Zoning Ordinance Section 14.03 (c)(1)i,k,l, and m.
  - Waiver or Deferral from City of Peru Zoning Ordinance Section 14.03 (c)(2) until final permitting.
  - Grant easement or vacation of portion of City's 3rd Street ROW to allow parking.

GC HOUSING DEVELOPMENT LLC

GC Housing Development LLC and Crane Construction Company LLC

VIEW FROM 3RD STREET - BUILDING ADDITION

VIEW FROM PEORIA STREET - BUILDING ADDITION

VIEW FROM 4TH STREET - EXISTING BUILDING TO REMAIN

HOOKER | DE JONG
Architects • Engineers • Planners

CRANE
CONSTRUCTION COMPANY LLC

EXTERIOR RENDERINGS | **PR-2**

NEW DEVELOPMENT

710 PEORIA STREET
PERU, ILLINOIS
12/2/2019

EXHIBIT 1

<u>1810 4th Street, Peru, Illinois</u> (PIN: 17-17-436-017):
Part of Lots 1, 2, 3, 6, 7 and 8 in Block 34 in Ninewa Addition to the Town, now City of Peru, LaSalle County, Illinois, described as follows, to wit:

Beginning at the Southwest corner of said Lot 6; thence North 00 degrees 11 minutes 57 seconds East along the Westerly line thereof, a distance of 50.03 feet to the Northwest corner of the South 50.00 feet of said Lot 6; thence North 89 degrees 47 minutes 18 seconds East, along the Northerly line of said South 50.00 feet, a distance of 60.02 feet to the Northeast corner of said South 50.00 feet being a point on the West line of said Lot 7; thence North 00 degrees 07 minutes 08 seconds East, 75.56 feet along said West line to the Northwest corner of said Lot 7; thence North 89 degrees 38 minutes 52 seconds East, along the Northerly line of said Lot 7, a distance of 60.01 feet to the Northeast corner; thence South 00 degrees 03 minutes 33 seconds West, along the Easterly line thereof, a distance of 34.50 feet to the Southwest corner of the North 34.50 feet of said Lot 8, thence North 89 degrees 38 minutes 52 seconds East, along the South line of said North 34.50 feet, a distance of 26.89 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 101.72 feet and whose chord bears North 21 degrees 45 minutes 54 seconds East, an arc distance of 13.75 feet; thence North 25 degrees 47 minutes 45 seconds East, a distance of 65.04 feet to a point on the East line of said Lot 3, said point being 36.54 feet North of the Southeast corner thereof; thence North 00 degrees 14 minutes 54 seconds East, along said East line, a distance of 29.30 feet, to the South line of the Northerly 60.00 feet of said Lot 3; thence South 89 degrees 42 minutes 06 seconds West, along said South line, a distance of 25.00 feet to the West line of the East 25.00 feet of said Lot 3; thence North 00 degrees 38 minutes 18 seconds East along said West line, a distance of 60.25 feet to the North line of said Lot 3; thence North 89 degrees 58 minutes 09 seconds East, along said North line and the North line of said Lot 2, a distance of 85.06 feet to the Northeast corner of said Lot 2; thence South 00 degrees 33 minutes 13 seconds West, along the Easterly line thereof, a distance of 86.84 feet; thence South 89 degrees 43 minutes 35 seconds West, a distance of 26.27 feet; thence North 00 degrees 16 minutes 25 seconds West, a distance of 0.74 feet; thence South 89 degrees 43 minutes 35 seconds West, a distance of 0.70 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 31.05 feet and whose chord bears South 57 degrees 14 minutes 37 seconds West, an arc distance of 32.52 feet; thence South 25 degrees 09 minutes 02 seconds East, through a point deed as being 3.03 feet West of the Southeast corner of said Lot 3, a distance of 55.14 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 89.00 feet and whose chord bears South 12 degrees 51 minutes 06 seconds West, an arc distance of 38.21 feet; thence South 00 degrees 07 minutes 02 seconds West, a distance of 61.40 feet (60.69 feet Deeded), to a point on the South line of said Lot 8, said point being 24.00 feet West of the Southeast corner thereof; thence South 89 degrees 30 minutes 55 seconds West, along the South line of said Lots 8, 7 and 6, a distance of 155.55 feet to the Point of Beginning. Excepting and reserving any underlying coal and mining rights and the right to remove the same.

<u>710 Peoria Street, Peru, Illinois</u> (PINs: 17-17-436-009; 17-17-436-010):

<u>PARCEL #1:</u>

The South 40 feet of Lots 1 and 2 in Block 34 in Ninewa Addition to Peru, in the City of Peru except coal and mineral and the right to mine and remove the same, and EXCEPT THE FOLLOWING TRACTS:

EXCEPTION #1: That part of the South 40 feet of Lot 2 in Block 34 in Ninewa Addition to the City of Peru described as follow: Beginning at the Southwest corner of said Lot 2; thence due North along the West line of said Lot 2 for a distance of 6.41 feet to the point of beginning, continuing thence due North along the West line of said Lot 2 for a distance of 33.59 feet to the Northwest corner of the South 40 feet of said Lot 2; thence North 89 degrees 30 minutes East along the North line of the South 40 feet of said Lot 2, for a distance of 33.00 feet; thence Southwesterly along the arc of a curve whose radius is 31.05 feet and is concave to the Southeast for a distance of 33.06 feet; thence South 25 degrees 12 minutes West for a distance of 17.82 feet to the point of beginning.

EXCEPTION #2: That part of the South 40 feet of Lots 1 and 2 in Block 34 in Ninewa Addition to the City of Peru, described as follows: Beginning at the Northwest corner of the South 40 feet of said Lots 1 and 2; thence North 89 degrees 30 minutes East along the North line of the South 40 feet of said Lots 1 and 2 for a distance of 33.71 feet to the point of beginning; Thence continuing North 89 Degrees 30 minutes East along the North line of the South 40 feet of said Lots 1 and 2 for a distance of 37.33 feet; thence South 00 degrees 30 minutes East for a distance of 0.74 feet; thence South 89 degrees 30 minutes West and parallel to the North line of the South 40 feet of said Lots 1 and 2 for a distance of 37.33 feet; thence North 00 degrees 30 minutes West for a distance of 0.74 feet to the point of beginning.

<u>PARCEL #2:</u>

That part of Lot 3 in Block 34 in Ninewa Addition to the City of Peru, described as follows: Beginning at the Southeast Corner of said Lot 3; thence South 89 degrees 30 minutes West along the South line of said Lot 3 for a distance of 3.03 feet; thence North 25 degrees 12 minutes East for a distance of 7.12 feet to the point on the East line of said Lot 3; thence due South along the East line of said Lot 3 for a distance of 6.41 feet to the point of beginning, except coal and minerals and the right to mine and remove the same.

<u>PARCEL #3:</u>

That part of Lot 8 in Block 34 in Ninewa Addition to Peru, in the City of Peru, described as follows: Beginning at the Southeast corner of said Lot 8; thence South 89 degrees 30 minutes West along the South line of said Lot for a distance of 24.00 feet; thence due North and parallel to the East line of said Lot 8 for a distance of 60.69 feet; thence Northeasterly along the arc of a curve whose radius is 89 feet for a distance of 39.32 feet; thence North 25 degrees 12 minutes East for a distance of

29.20 feet to the point on the North line of said Lot 8, thence North 89 degrees 30 minutes East along the North line of said Lot 8 for a distance of 3.03 feet to the Northeast corner of said Lot 8; thence due South along the East line of said Lot 8 for a distance of 125 feet to the point of beginning, except coal and minerals and the right to mine and remove the same.

PARCEL #4:
Lots 9 and 10 in Block 34 in Ninewa Addition to Peru, in the City of Peru, except coal and minerals and the right to mine and remove the same,

ALL SITUATED IN LA SALLE COUNTY, ILLINOIS. (hereinafter, the "Premises").

GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments

Request for Amended Petition for Waivers, Variances, Rezoning, and Approval of Preliminary Development Plan

GC Housing Development LLC, Crane Construction Company, Hooker DeJong Architects, Bernabei, Balestri & Fiocchi

Planning Commission Meeting

March 11, 2020

343 Wainwright Drive, Suite B • Northbrook, IL 60062
P: (847) 291-3400 E: info@gchdev.com
WWW.GCHDEV.COM

EXHIBIT
tabbies
3

GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments
Amended Petition Team

- GC Housing Development LLC (GCHD)
- Crane Construction Company, LLC (Crane)
- Hooker DeJong Inc. (HDJ)
- Bernabei, Balestri & Fiocchi (Balestri)

GC HOUSING DEVELOPMENT LLC

Crane Construction Company, LLC and GC Housing Development, LLC

- Crane founded in 1948.
- Third-generation construction company, and fourth-generation real estate development firm.
- Development firm operates under GC Housing Development, LLC (GCHD).
- Crane, nationally, provides pre-construction and construction services on retail, hospitality, commercial, and residential projects (GC for first Illinois Housing Development Authority, "IHDA", funded project).
- GCHD focuses on developing independent, affordable senior living communities

343 Wainwright Drive, Suite B • Northbrook, IL 60062
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WWW.GCHDEV.COM

GC HOUSING DEVELOPMENT LLC

Current GCHD and Crane Properties

- Thomas Place Senior Apartments, Glendale Heights, IL
- Anthony Place Senior Apartments, Yorkville, IL
- Anthony Place Senior Apartments, Ottawa, IL - under construction
- Anthony Place Senior Apartments, St. Charles, IL - under construction

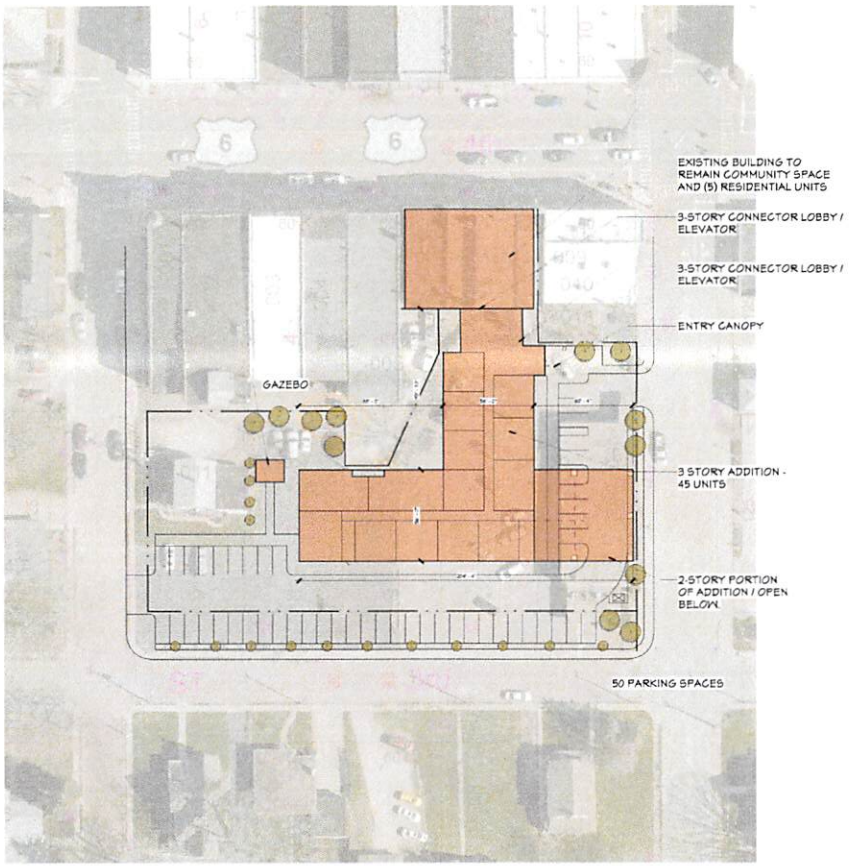
GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments
Preliminary Development Plan Scope

- Acquire the 1810 4th Street (Amcore Bank Building) and 710 Peoria St. (Formerly the IL Valley Community Hospital Medical Office)
- Adaptive Reuse of the Amcore Bank Building to become main entrance and serve as common area/amenity space with a few 1st floor units. No 1st floor units will face 4th Street.
- Maintain the look and feel of the existing Façade.
- Demo IVCH Office Building
- Construct approximately 50 Units of Independent, Senior Affordable Rental Apartments built in a three story structure. Total Development Cost – Approximately $12-14 Million.
- Currently estimate 40 One Bedrooms - $570 (Average Proposed Rent) and 10 Two Bedrooms - $700 (Ave. Proposed Rent); Rents Accommodate Household Incomes from 30% to 80% of Average Median Income
- Building and Site Amenities – Similar to Our Other Properties
- Private and Public Financial Investment
- Estimated IHDA Application Process and Timing
  - Full Application Submission (March 23rd, 2020)
  - Application Approval (June 19th, 2020)
  - Project Closing and Construction Start (January/February 2021)
  - Construction Completion and Grand Opening (February/March 2022)

GC HOUSING DEVELOPMENT LLC

Anthony Place Peru Senior Apartments
Proposed Site Plan



OVERALL SITE / FLOOR PLAN

SITE INFORMATION

SITE ADDRESS: 710 PEORIA STREET, PERU, IL

SITE AREA: 1.1 ACRES / 47,916 SF

ZONING	REQUIRED: B-3 CENTRAL BUSINESS DISTRICT PROPOSED
BY-RIGHT USE	DWELLING UNITS WHEN LOCATED ABOVE THE FIRST FLOOR
LOT SIZE	MINIMUM: NA PROPOSED: 1.1 ACRES
LOT COVERAGE	MAXIMUM: NA PROPOSED: 51%
FAR (FLOOR AREA RATIO)	MAXIMUM: 2.0 PROPOSED: 1.1
FRONT SETBACK	REQUIRED: 0 PROPOSED
REAR SETBACK	REQUIRED: 0 PROPOSED
SIDE SETBACKS	REQUIRED: 0 ONLY IF PROVIDED PROPOSED
BUILDING HEIGHT	REQUIRED: NO LIMITATION PROPOSED
PARKING (SPACE SIZE 9 x 19)	REQUIRED: 2.0 SPACES PER UNIT PROPOSED: 1.0 SPACES PER UNIT
ADDITIONAL REGULATIONS	NONE

BUILDING INFORMATION

FIRST FLOOR AREA	16,120 SF
SECOND FLOOR AREA	17,328 SF
THIRD FLOOR AREA	15,144 SF
TOTAL	48,592 SF

(40) ONE BEDROOM UNITS
(10) TWO BEDROOM UNITS

(50) UNITS TOTAL

HOOKER | DE JONG INC
Architects • Engineers • Planners
MUSKEGON, MICHIGAN | P 231.722.3407 | GRAND RAPIDS, MICHIGAN CHICAGO, ILLINOIS 60606 WWW.HDJINC.COM

CRANE
CONSTRUCTION COMPANY LLC

OVERALL SITE PLAN | PR-1

NEW DEVELOPMENT
710 PEORIA STREET
PERU, ILLINOIS
2/10/2020

GC HOUSING DEVELOPMENT LLC

View from 4th Street – Existing Façade to Remain

GC HOUSING DEVELOPMENT LLC

View from 3rd Street

GC HOUSING DEVELOPMENT LLC

View from Peoria Street

GC HOUSING DEVELOPMENT LLC

Preliminary Development Plan
Proposed Site and Building Features

- Total Square Footage – 52,534 square feet
- Wood Frame Construction
- Masonry on Ground Level
- James Hardi Board Siding on Floors 2 & 3
- 50 On-site Parking Spaces (1:1)
- Outdoor Recreational Space with Gazebo

GC HOUSING DEVELOPMENT LLC

Planning Commission Request

- Amended Petition for Waivers, Rezoning, and Approval of a Preliminary Development Plan for property located at 1810 4th Street and 710 Peoria Street

  - Approval of Preliminary Development Plan
  - Rezoning from B-3 Central Business District to Planned Development to allow multi-family senior housing development with first floor dwelling units.
  - Waiver from City of Peru Subdivision and Site Development Regulations Ordinance No. 3239, Section 11.09 (B),(C), (D), and (E).
  - Variance and/or Waiver from City of Peru Zoning Ordinance Section 14.02(b)(5) – reduce minimum distance of 30 feet between principal structures to 0 feet.
  - Waivers from City of Peru Zoning Ordinance Section 14.02(b)(9) and Section 7.03(b)(2) – reduce MF dwelling unit (du) parking requirements from 2:1 to 1:1
  - Waivers from City of Peru Zoning Ordinance Section 14.03 (c)(1)i,k,l, and m.
  - Waiver or Deferral from City of Peru Zoning Ordinance Section 14.03 (c)(2) until final permitting.
  - Grant easement or vacation of portion of City's 3rd Street ROW to allow parking.

GC HOUSING DEVELOPMENT LLC

GC Housing Development LLC and Crane Construction Company LLC

VIEW FROM 3RD STREET - BUILDING ADDITION

VIEW FROM PEORIA STREET - BUILDING ADDITION

VIEW FROM 4TH STREET - EXISTING BUILDING TO REMAIN

The City of Peru

(Settled in 1835)

March 11, 2020

Post Office Box 299
Peru, Illinois 61354-0299

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

RE: Petition of 3 Diamond Development, LLC

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, March 11, 2020, at 5:30 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of 3 Diamond Development, LLC (hereinafter "Petitioner") concerning approximately 9.0 acres generally located north of Wenzel Road and east of Progress Boulevard, Peru, IL, legally described as follows:

> That Part of the Southwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, La Salle County, Illinois, described as follows: Commencing at the Southwest Corner of the Southwest Quarter of Section 4; thence North 89° 03' 30" East 1,132.92 feet along the South Line of the Southwest Quarter of said Section 4; thence North 00° 43' 00" West 220.00 feet to the Northwest Corner of Lot 4 in Earl Wenzel Commercial Second Addition, said point being the Point of Beginning; thence continuing North 00° 43' 00" West 562.25 feet along the East Line of Progress Park Addition; thence North 89° 03' 30" East 604.32 feet; thence South 00° 56' 30" East 158.83 feet to the Northwest Corner of Lot 1 in Earl Wenzel Commercial Eighth Addition; thence continuing South 00° 56' 30" East 583.41 feet to the Southwest Corner of Lot 1 in Earl Wenzel Commercial Fifth Addition and the North Right-of-way Line of Wenzel Road; thence South 89° 03' 30" West 287.23 feet along said Right-of-way Line to the Southeast Corner of Lot 1 in Earl Wenzel Commercial Fourth Addition; thence North 00° 43' 00" West 180.00 feet along the East Line of Earl Wenzel Commercial Fourth Addition to the Northeast Corner of said Lot 1; thence South 89° 03' 30" West 320.00 feet to the Point of Beginning, said tract containing 9.000 acres, more or less.
>
> PIN: 17-04-341-000 (part) (hereinafter "Property").

The Petitioner, with the consent of Property owner, requests annexation and zoning of the Property to a Planned Unit Development to allow for the construction of a sixty-unit senior housing development and seeks simultaneous approval of the Preliminary Plat and Final Plat of the Planned Unit Development to the City of Peru, Illinois.

The Petitioner further requests the following waivers and relief from the City of Peru's Zoning Ordinance and Subdivision and Site Development Regulations Ordinance:

(a) Waiver of all fees and impact fees including but not limited to, the plat review fee, the plan review fee, the construction inspection fee, water and sewer acreage fees, water and sewer front footage fees, and infrastructure construction inspection fees;

(b) Waiver of the submission of subdivision improvement drawings before approval of the Plat;

(c) Waiver of the requirement under the Subdivision Ordinance that a Preliminary Plat be prepared and submitted for approval under Article III;

(d) Waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02 A of the Subdivision Ordinance;

(e) Waiver of a market analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(1)k;

(f) Waiver of a traffic analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(1)l;

(g) Waiver of a cost and benefit analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(1)m; and

(h) For such other relief as may be equitable and just.

Planning/Zoning Commission Members Miller, Grabowski, Atkinson, Lucas, Kalsto, Brady, and Moreno were present at the hearing. No members were absent.

Jonathan Brandt, attorney for the Property owner, appeared and was duly sworn. Ben Porush, Petitioner's Director of Operations; and Randy Porter, Project Manager with Wallace Architects LLC, appeared on behalf of Petitioner and were duly sworn.

Attorney Brandt stated that Petitioner gave an informal presentation on the proposed development at the Committee as a Whole meeting on October 28, 2019. Brandt added that Petitioner's zoning request is contingent on approval of IHDA tax credits for the project.

Ben Porush stated his brother, David Porush, gave a presentation on the proposed development before the City Council at the October 28, 2019 Committee as a Whole meeting. Mr. Porush testified that Petitioner specializes in affordable senior housing developments. Petitioner has nine senior housing developments constructed or under construction in Illinois, Iowa and Missouri. Petitioner has a development currently under construction in Princeton. Mr. Porush stated there is a rapidly growing need for affordable senior housing and that seniors prefer communities like Peru. Peru is unique because it has a large amount of retail and commercial infrastructure in place, making it attractive to seniors. Petitioner's proposed development is for 60 units, including 46 one-bedroom units and 14 two-

bedroom units. Petitioner is targeting $475 - $625/month rent. The total estimated development cost for the project is $14,000,000.

In response to questioning from Chairman Miller, Mr. Porush stated that Petitioner's project is similar to the existing Stough Group quadplex developments in Peru in that both projects rely on the same type of funding. What separates Petitioner from other developers is that they incorporate elements and high-quality finishes not typically found in affordable housing developments. Mr. Porush added that they encourage seniors living in their communities to be active, with activities planned by their on-site property management. They also offer amenities such as an exercise room and computer room with internet access.

Petitioner provided a two-page handout, attached hereto as Exhibit A, to the P/Z Commission detailing the project's site plan and building designs. Mr. Porter discussed the site plan and stated that the one and two-bedroom units are classified as townhomes under the International Residential Code. They will feature cement siding, a 50-year low maintenance product. Mr. Porter testified that the development meets the fair housing guidelines and accessibility requirements, and a number of units will be fully accessible with grab bars and other features. The units will also include durable plank and carpet flooring and will meet all local building codes.

In response to questioning from Member Lucas, Mr. Porush said the site plan does provide stormwater detention areas. Attorney Brandt added that the original plan was for 7 acres, but that was increased to 9 acres to provide drainage. City Engineer Carls stated that usually no wet-bottom ponds are allowed in the City because of the airport.

In response to questioning from Member Grabowski, Mr. Porush testified that Petitioner's Princeton development is fully occupied and doing well.

In response to questioning from Member Brady, Mr. Porush testified that the proposed development is Phase 1 and will not initially connect to Marquette Road. Attorney Brandt added that during the initial Committee as a Whole presentation, the City Fire Chief expressed concerns with ingress/egress and roadway width for emergency vehicles. Mr. Porush said the site plan includes a loop off Wenzel Road and satisfies Fire Code requirements.

City Engineer Eric Carls recommended approval of the Petition except that the requested waiver of fees shall not include a waiver of the building permit fee, plan review fee or site plan fee.

There were no objectors at the hearing.

The Planning/Zoning Commission found that the requested annexation, zoning and waivers, if granted, will not alter the essential character of the neighborhood; will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood; will not create any traffic visibility hazard; will not impair an adequate supply of light and air to adjacent properties; will not diminish or impair property values within the neighborhood; will not substantially increase the congestion in the public streets or the danger of fire, and will not endanger the public safety.

Member Lucas moved, and Member Atkinson seconded, that the Petitioner's requested waiver of fees, except the building permit fee, plan review fee and site plan fee identified by Engineer Carls, be favorably recommended to the City Council. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Chairman Miller moved, and Member Atkinson seconded, that the Petitioner's requested waiver of submission of subdivision improvement drawing before approval of the Plat, be favorably recommended to the City Council. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Member Brady moved, and Chairman Miller seconded, that Petitioner's requested waiver of the requirement under the Subdivision Ordinance that the Preliminary Plat be prepared and submitted for approval under Article III, be favorably recommended to the City Council. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Member Moreno moved, and Member Grabowski seconded, that Petitioner's requested waiver of the subdivision security requirement, be favorably recommended to the City Council. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Member Lucas moved, and Member Kalsto seconded, that Petitioner's requested waiver of the market analysis requirement under Section 14.03(c)(1)k Zoning Ordinance, be favorably recommended to the City Council. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Member Kalsto moved, and Chairman Miller seconded, that Petitioner's requested waiver of the traffic analysis requirement under Section 14.03(c)(1)l Zoning Ordinance, be favorably recommended to the City Council. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Member Moreno moved, and Member Brady seconded, that Petitioner's requested waiver of the cost and benefit analysis requirement under Section 14.03(c)(1)m of the Zoning Ordinance, be favorably recommended to the City Council. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Chairman Miller moved, and Member Atkinson seconded, that Petitioner's requested annexation, rezoning and approval of Preliminary and Final Plat of the Planned Unit Development, be favorably recommended to the City Council. The motion passed unanimously: 7 aye, 0 nay, and 0 Members absent.

Respectfully submitted,

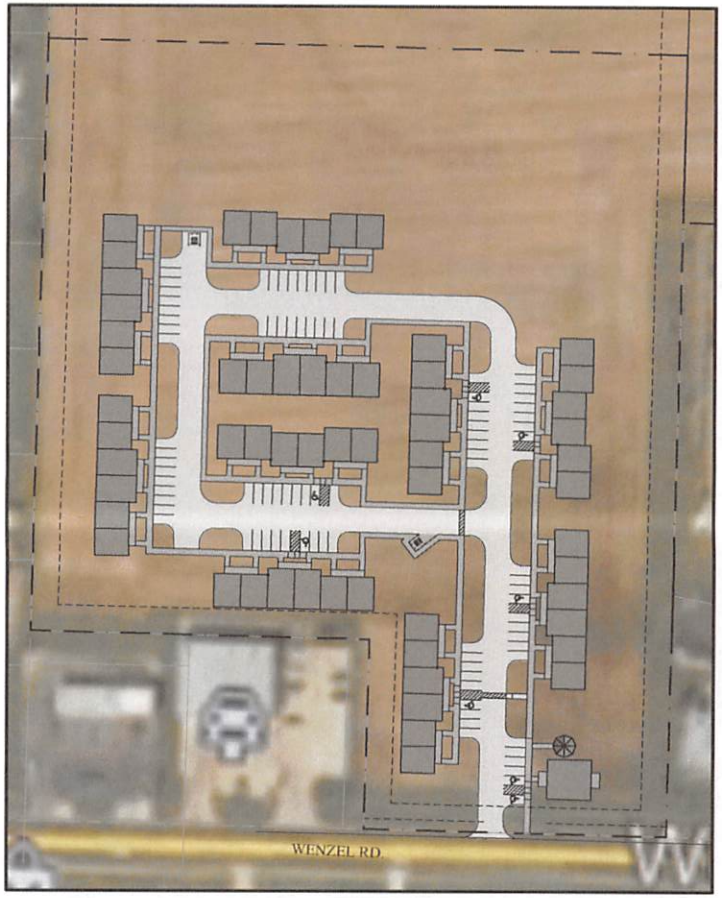
_____

CARY MILLER, Chairman of the
Planning/Zoning Commission

SITE VICINITY MAP

COMMUNITY BUILDING ELEVATION

COMMUNITY BUILDING



SITE PLAN

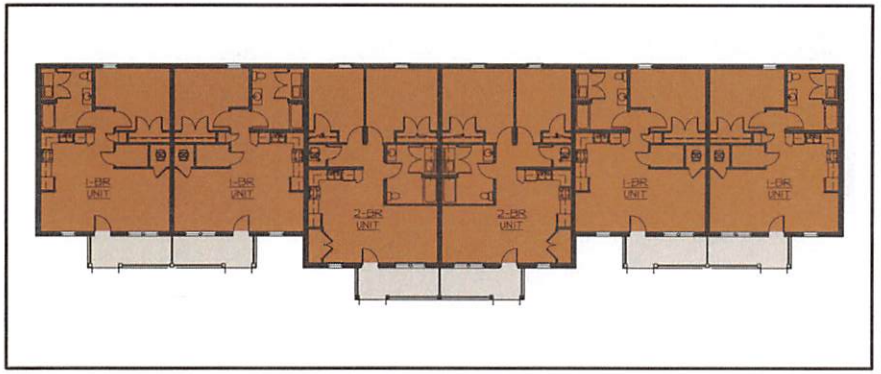
MARCH 2020

3 DIAMOND DEVELOPMENT

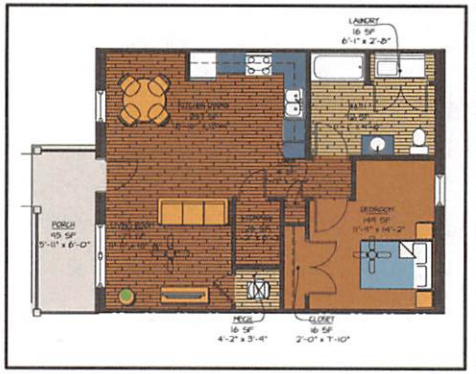
DIAMOND SENIOR OF PERU

PERU, ILLINOIS

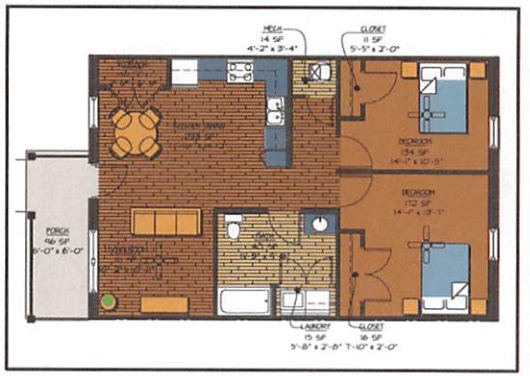
Wallace ARCHITECTS L.L.C.



6-PLEX BUILDING PLAN



1-BR UNIT PLAN



2-BR UNIT PLAN

6-PLEX ELEVATION

MARCH 2020

DIAMOND SENIOR OF PERU

PERU, ILLINOIS

3 DIAMOND DEVELOPMENT

Wallace ARCHITECTS L.L.C.

ORDINANCE NO. _____

AN ORDINANCE GRANTING WAIVERS, REZONING AND SIMULTANEOUS APPROVAL OF THE PRELIMINARY AND FINAL PLAT OF PERU DIAMOND 3 SENIOR DEVELOPMENT, A PLANNED DEVELOPMENT

WHEREAS, after legal ad notice duly published in the News Tribune in the manner provided by law, the City of Peru Planning/Zoning Commission convened for a public hearing on March 11, 2020, to consider the Petition of 3 Diamond Development LLC, an Illinois Limited Liability Company (hereinafter "Petitioner"), requesting waivers, annexation and simultaneous approval of the Preliminary and Final Plat of Peru Diamond 3 Senior Development, a Planned Development, to the City of Peru as it applies to property generally located north of Wenzel Road and east of Progress Boulevard, legally described as follows:

> That Part of the Southwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, La Salle County, Illinois, described as follows: Commencing at the Southwest Corner of the Southwest Quarter of Section 4; thence North 89° 03' 30" East 1,132.92 feet along the South Line of the Southwest Quarter of said Section 4; thence North 00° 43' 00" West 220.00 feet to the Northwest Corner of Lot 4 in Earl Wenzel Commercial Second Addition, said point being the Point of Beginning; thence continuing North 00° 43' 00" West 562.25 feet along the East Line of Progress Park Addition; thence North 89° 03' 30" East 604.32 feet; thence South 00° 56' 30" East 158.83 feet to the Northwest Corner of Lot 1 in Earl Wenzel Commercial Eighth Addition; thence continuing South 00° 56' 30" East 583.41 feet to the Southwest Corner of Lot 1 in Earl Wenzel Commercial Fifth Addition and the North Right-of-way Line of Wenzel Road; thence South 89° 03' 30" West 287.23 feet along said Right-of-way Line to the Southeast Corner of Lot 1 in Earl Wenzel Commercial Fourth Addition; thence North 00° 43' 00" West 180.00 feet along the East Line of Earl Wenzel Commercial Fourth Addition to the Northeast Corner of said Lot 1; thence South 89° 03' 30" West 320.00 feet to the Point of Beginning, said tract containing 9.000 acres, more or less.
>
> PIN: 17-04-341-000 (part) (hereinafter "Property"); and

WHEREAS, Petitioner, with the consent of Property owner, requests annexation and zoning of the Property to a Planned Unit Development to allow for the construction of a sixty-unit senior housing development; and

WHEREAS, Petitioner further requests simultaneous approval of the Preliminary and Final Plat of Peru Diamond 3 Senior Development, a Planned Development, to the City of Peru, a copy of said plat is attached hereto; and

WHEREAS, Petitioner's requests, including annexation of the Property, are contingent upon Petitioner's receipt of tax credits from the Illinois Housing Development Authority, which are expected to be awarded in June of 2020; and

WHEREAS, the City Planning/Zoning Commission has made its report of the hearing and has unanimously recommended that the City Council approve the requested waivers, annexation, rezoning and approval of the Preliminary and Final Plat of Peru Diamond 3 Senior Development, a Planned Development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The Petitioner is hereby granted the following waivers, to wit:

(a) Waiver of all fees and impact fees, except the building permit fee, plan review fee, and site pan fee;

(b) Waiver of the requirement that subdivision improvement drawings be submitted before approval of the Plat;

(c) Waiver of the requirement under the City Subdivision and Site Development Regulations Ordinance that a Preliminary Plat be prepared and submitted for approval under Article III;

(d) Waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02A of the City Subdivision and Site Development Regulations Ordinance;

(e) Waiver of the requirement that a market analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(1)k of the City Zoning Ordinance;

(f) Waiver of the requirement that a traffic analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(1)l of the City Zoning Ordinance; and

(g) Waiver of the requirement that a cost and benefit analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(1)m of the City Zoning Ordinance.

SECTION 2: The Preliminary and Final Plat of Peru Diamond 3 Senior Development, a Planned Development, to the City of Peru, is hereby approved.

SECTION 3: Annexation and rezoning of the Property from R-1 Single-Family District to a Planned Development is hereby approved. Rezoning of the Property to Planned Development will be effective upon annexation of the Property.

SECTION 4: This Ordinance shall be effective immediately after receipt of written direction of the property owner of record after the date of this Ordinance.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ____ voting aye, ____ voting nay, ____ absent, and Mayor Harl ___ voting, which meeting was held on the 16th day of March, A.D., 2020.

APPROVED: March 16, 2020

_____
Scott J. Harl, Mayor

(CORPORATE SEAL)

ATTEST:

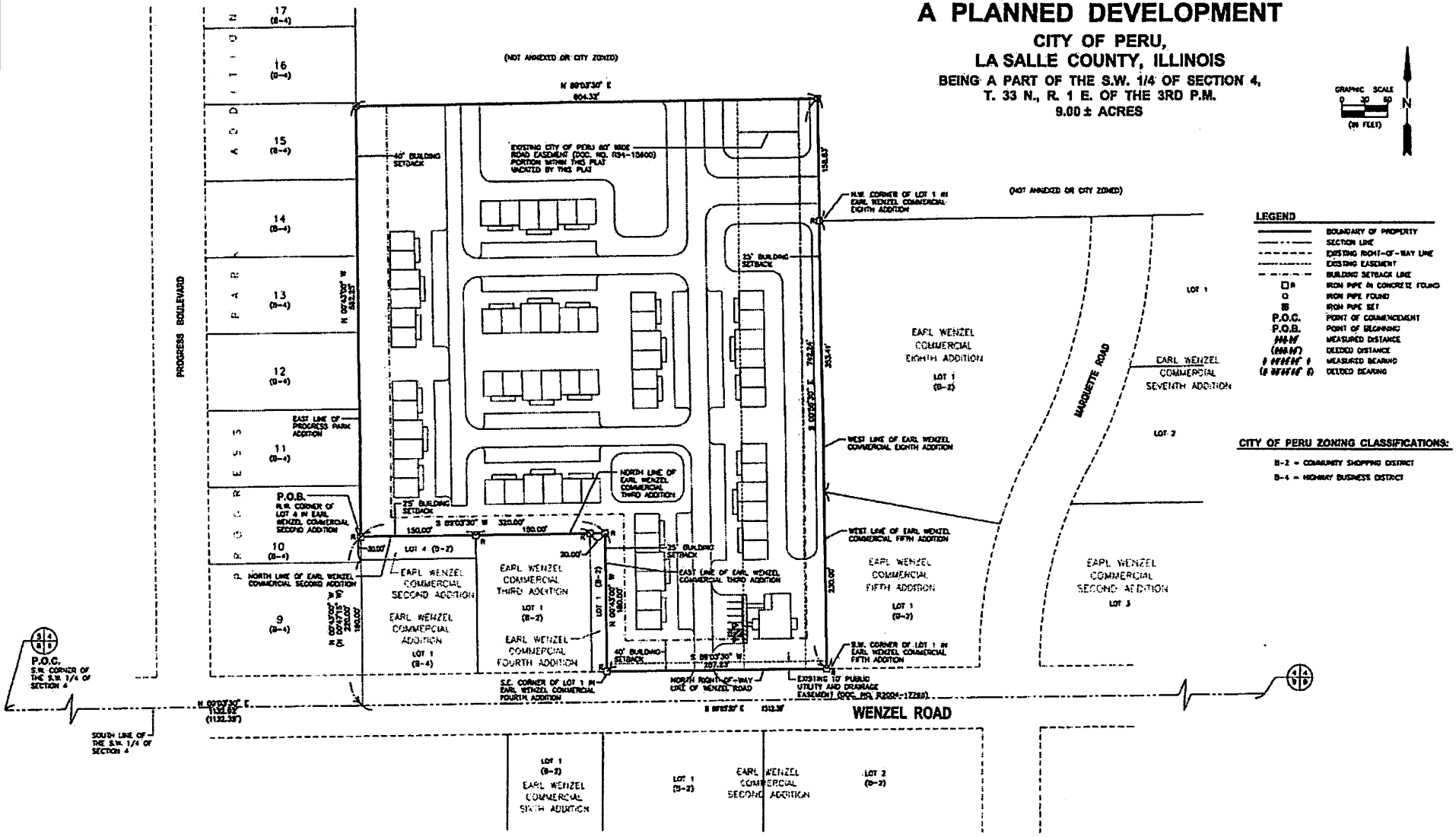
_____
David R. Bartley
Peru City Clerk

Aldermen	Aye	Nay	Absent
Ferrari			
Waldorf			
Lukosus			
Radtke			
Sapienza			
Payton			
Ballard			
Buffo			

PERU DIAMOND 3 SENIOR DEVELOPMENT
A PLANNED DEVELOPMENT

CITY OF PERU,
LA SALLE COUNTY, ILLINOIS

BEING A PART OF THE S.W. 1/4 OF SECTION 4,
T. 33 N., R. 1 E. OF THE 3RD P.M.
9.00 ± ACRES



CHAMLIN & ASSOCIATES, INC.

PERU OTTAWA MORRIS ILLINOIS

DRAWN BY: MV	REVISIONS				PLANNED DEVELOPMENT	CURRENT AS OF: 12/09/2019	
CHECKED BY: KWH	REV.	BY	DATE	DESCRIPTION		SCALE: AS NOTED	SHEET 1
DATE: 12/19						FILE NO.: 3917.00 Y-	OF 2

PERU DIAMOND 3 SENIOR DEVELOPMENT
A PLANNED DEVELOPMENT

CITY OF PERU,
LA SALLE COUNTY, ILLINOIS

BEING A PART OF THE S.W. 1/4 OF SECTION 4,
T. 33 N., R. 1 E. OF THE 3RD P.M.
9.00 ± ACRES

SURVEYOR'S CERTIFICATE

This is to certify that I, Kevin W. Heitz, Professional Land Surveyor No. 035-003708, have surveyed and subdivided the following property:

That part of the Southwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 4; thence North 89° 03' 30" East 1,132.82 feet along the South Line of the Southwest Quarter of said Section 4; thence North 00° 43' 00" West 220.00 feet to the Northwest Corner of Lot 4 in Earl Wenzel Commercial Second Addition, said point being the Point of Beginning; thence continuing North 00° 43' 00" West 893.25 feet along the East Line of Progress Park Addition; thence North 89° 03' 30" East 604.32 feet; thence South 00° 56' 30" East 198.83 feet to the Northwest Corner of Lot 1 in Earl Wenzel Commercial Eighth Addition; thence continuing South 00° 56' 30" East 583.41 feet to the Southwest Corner of Lot 1 in Earl Wenzel Commercial Fifth Addition and the North Right-of-Way Line of Wenzel Road; thence South 89° 03' 30" West 237.73 feet along said North Right-of-Way Line to the Southeast Corner of Lot 1 in Earl Wenzel Commercial Fourth Addition; thence North 00° 43' 00" West 140.00 feet along the East Line of Earl Wenzel Commercial Fourth Addition to the Northeast Corner of said Lot 1; thence South 89° 03' 30" West 370.00 feet to the Point of Beginning, said tract containing 9.000 acres, more or less.

I further certify that no part of this subdivision lies within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map No. 17099C0460F effective date July 18, 2011.

Given under my hand and seal at Peru, Illinois, this 6th day of December A.D. 2019

Kevin W. Heitz
Professional Land Surveyor No. 035-003708

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

We, Kevin W. Heitz, a Professional Engineer, duly licensed under the laws of the State of Illinois, and ______________, Owner do hereby certify to the best of our knowledge and belief that Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois, has been designed so that there is no change in the drainage of surface water by the construction of said subdivision or any part thereof, or that if such surface water drainage is changed, reasonable provision has been made for collection and diversion of such surface waters so that the adjoining land will not be damaged.

Dated this 6th day of December A.D. 2019

Kevin W. Heitz ______________ Owner
P.E. No. 062-053759

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

I, designated representative of ______________, as Owner of the property herein described in the Surveyor's Certificate, do hereby certify that "Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois," to the best of my knowledge, is located within the boundaries of Peru Elementary School District #124, LaSalle-Peru Township High School #120, and Illinois Valley Community College School District #513 in LaSalle County, Illinois.

Dated this _______ day of ______________, A.D. _______

____
Owner

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

I, the undersigned, designated representative of ______________, Owner of the premises described in the Surveyor's Certificate hereon, do hereby certify that I have caused said property above set forth to be surveyed and platted by Kevin W. Heitz, a Professional Land Surveyor, as shown on the above plat into lots and roadways as shown thereon, and that all deeds or other conveyances of said lots or any part thereof, hereafter made shall have reference to the above plat.

I further certify that I have named said plat "Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois," and have named the roadways as designated thereon and do hereby join and consent to said plat being presented to the City Council of the City of Peru for adoption and having the same recorded as provided by law.

I further certify that all roadways shown thereon and streets contained are dedicated to the City and to the public use and I further release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois in and to said roadways shown on plat.

The City, for itself, its successors, assigns and permittees, reserves, creates and grants to the City the following perpetual rights and easements in, over, under, across, along, and upon those portions of the plat designated "Utility Easements" (hereinafter "Easement Tracts"):

a. To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, electric transmission, distribution and communication lines and systems, including, but not limited to, overhead towers, conduits, conductors, grounds, drains, necessary service pedestals, transformer cabinets, concrete transformer pads, transformer riser poles and conduits, associated overhead supply lines, and other equipment appurtenant thereto and, without limitation, such other installations as may be required or may be deemed necessary by the City for electrical system purposes;

b. To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, sanitary sewers, storm sewers and any and all manholes, lifts, pipes, connections, catch basins and, without limitation, such other installations as may be required or may be deemed necessary by the City for sanitary and/or storm sewer purposes; and

c. To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, water mains and lines, and any and all necessary manholes, hydrants, pipes, connections, buffalo boxes and, without limitation, such other installations as may be required or may be deemed necessary by the City for water services purposes.

The aforesaid perpetual rights and easements are reserved, created and granted together with the right (i) to use adjacent roads, streets and alleys for such purposes and to use reasonable working space adjacent to said Easement Tracts during construction or maintenance of said utility systems; (ii) to control the growth of any vegetation, trees, shrubs, or saplings on the Easement Tracts; and (iii) to clear and remove, without any liability, any obstacles on the Easement Tracts which interfere or threaten to interfere with the safe and proper construction, operation, and maintenance of any said utility system on the Easement Tracts or which create hazardous conditions; and to keep the Easement Tracts clear of such obstacles and obstructions. The City shall have the right to clear and remove any such obstacles, but not the obligation to do so.

Subsequent owners may make any use of the Easement Tracts, so long as such use does not interfere with the rights herein reserved or create a hazardous condition, except that the subsequent owners shall make no excavations on the Easement Tracts without the prior consent of the City and then only to such manner as will not disturb or interfere with the City's facilities located therein, nor shall the subsequent owners place buildings or structures on the Easement Tracts. Subsequent owners may pave entranceways over the Easement Tracts. Notwithstanding to the contrary in this Easement, the City shall not interfere with any ingress or egress over or upon any roadways on the said Easement Tracts.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _______ day of ______________, A.D. _______

____
Owner

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

I, ______________, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ______________, personally known to me to be the designated representative of the Owner, whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such, he signed and delivered the said instrument of writing as his free and voluntary act and deed, for the uses and purposes set forth.

Given under my hand and notarial seal this _______ day of ______________, A.D. _______

____
Notary Public

CITY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS
CITY OF PERU }

Approved and accepted by the Council of the City of Peru, this _______ day of ______________, A.D. _______, by Ordinance No. _______, on file with the City Clerk of Peru, Illinois, entitled "An Ordinance Approving the Plat of Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois" as follows:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

Section 1: That the plat of Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois, as made by Kevin W. Heitz, Professional Land Surveyor, under and by direction of the Owner of the premises described and platted hereon, and the same is hereby approved and accepted.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval thereof.

The above Ordinance was adopted at a meeting of the City Council of the City of Peru, Illinois, held on the _______ day of _______ A.D. _______, with _______ Aldermen voting "Aye" and _______ Aldermen voting "Nay" and the Mayor voting _______.

____
David R. Bartley, City Clerk,
City of Peru, Illinois

Approved by the Mayor of the City of Peru this _______ day of ______________, A.D. _______

____
Scott J. Harl, Mayor
City of Peru, Illinois

Approved by the Planning/Zoning Commission of the City of Peru, Illinois, on the _______ day of ______________, A.D. _______

____
Chairman

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS
CITY OF PERU }

I, David R. Bartley, City Clerk of the City of Peru, Illinois, do hereby certify that there are no unpaid special assessments or special taxes levied against the tract of land or any part thereof in the plat on which this Certificate is attached.

Dated this _______ day of ______________, A.D. _______

____
David R. Bartley, City Clerk,
City of Peru, Illinois

COUNTY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

I, Lori L. Bongartz, County Clerk of LaSalle County, Illinois, do hereby certify that I have searched the records of said County, that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land, or any part thereof, in the plat to which this is attached.

Given under my hand and official seal this _______ day of ______________, A.D. _______

____
Lori L. Bongartz, County Clerk

TAX CODE NO. 17-04-341-009 (a part of)

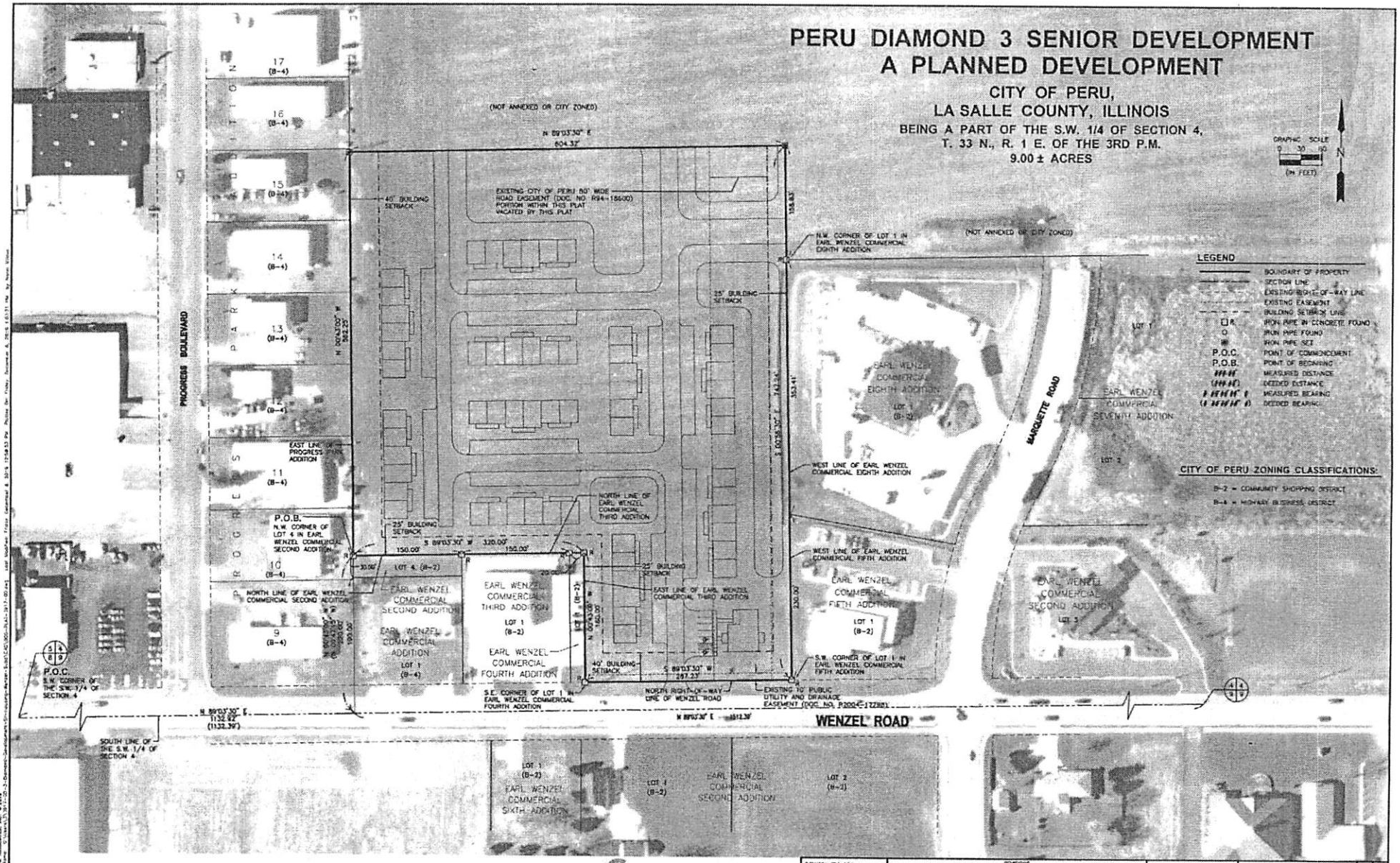
CHAMLIN & ASSOCIATES, INC. PERU OTTAWA MORRIS ILLINOIS	DRAWN BY: NV	REVISIONS				PLANNED DEVELOPMENT	CURRENT AS OF: 12/09/2019
	CHECKED BY: KWH	NO.	BY	DATE	DESCRIPTION		SCALE: AS NOTED / SHEET 2
	DATE: 12/18						FILE NO.: 3917.00 Y- / OF 2

CHAMLIN & ASSOCIATES, INC. © 2014

PERU DIAMOND 3 SENIOR DEVELOPMENT
A PLANNED DEVELOPMENT

CITY OF PERU,
LA SALLE COUNTY, ILLINOIS

BEING A PART OF THE S.W. 1/4 OF SECTION 4,
T. 33 N., R. 1 E. OF THE 3RD P.M.
9.00 ± ACRES



CHAMLIN & ASSOCIATES, INC.

PERU OTTAWA MORRIS ILLINOIS

DRAWN BY: NV	REVISIONS				PLANNED DEVELOPMENT	CURRENT AS OF: 12/06/2019
CHECKED BY: KWH	LEVEL	BY	DATE	DESCRIPTION		SCALE: AS NOTED — SHEET 1
DATE: 12/19						FILE NO.: 3917.00 Y- — OF 2

CHAMLIN & ASSOCIATES, INC. © 2019

ANNEXATION ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF PERU, ILLINOIS, AS PRAYED FOR BY THE PETITION OF 3 DIAMOND DEVELOPMENT CONCERNING REAL ESTATE GENERALLY LOCATED NORTH OF WENZEL ROAD AND EAST OF PROGRESS BOULEVARD IN PERU, IL AND CONTAINING APPROXIMATELY 9.000 ACRES

WHEREAS, 3 Diamond Development LLC, an Illinois Limited Liability Company (hereinafter "Petitioner"), has petitioned that the territory legally described and depicted in Exhibit A attached hereto (hereinafter "Territory") be annexed to the City of Peru, Illinois, (hereinafter "City"); and

WHEREAS, Petitioner's written petition is signed by the owner of record of the Territory in conformance with 65 ILCS 5/7-1-8; and

WHEREAS, there are no electors residing within the Territory; and

WHEREAS, the Territory contains approximately 9.00 acres and is generally located north of Wenzel Road and east of Progress Boulevard in Peru, Illinois; and

WHEREAS, the Territory is not within the corporate limits of any municipality, but it is contiguous to the City; and

WHEREAS, legal notices regarding the intention of the City to annex the Territory have been sent to all public bodies required to receive such notice, including each and every Trustee of the Dimmick-Peru Rural Fire Protection District, the LaSalle County Soil and Water Conservation District, the Peru Public School District #124, the Trustees and Highway Commissioner of Peru Township; the Peru Public Library District, and LaSalle-Peru Township High School; and

WHEREAS, the Notices and all other necessary legal requirements are in full compliance with the terms of the statutes of the State of Illinois, specifically, 65 ILCS 5/7-1-1, *et seq.*; and

WHEREAS, after a public hearing, the City Planning/Zoning Commission unianimously recommended that the City Council annex the Territory to the City; and

WHEREAS, the City Council finds and determines it is in the best interest of the City that said Territory be annexed to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The Territory, being indicated on the Annexation Plat attached hereto and incorporated herein, shall be annexed to the City of Peru, LaSalle County, Illinois upon the written direction of the property owner of record after the date of this Ordinance.

SECTION 2: The City Clerk is hereby authorized and directed to record with the LaSalle County Recorder of Deeds, and to file with the LaSalle County Clerk and the LaSalle

County Election Authority, a certified copy of this Ordinance after receipt of the written direction of the property owner of record after the date of this Ordinance, together with the accurate map of the Territory attached hereto.

SECTION 3: This Ordinance shall be effective after receipt of the written direction of the property owner of record after the date of this Ordinance.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ____ voting aye, ____ voting nay, ____ absent, and Mayor Harl ___ voting, which meeting was held on the 16th day of March, A.D., 2020.

APPROVED: March 16, 2020

_____
Scott J. Harl, Mayor

(CORPORATE SEAL)

ATTEST:

_____
David R. Bartley
Peru City Clerk

Aldermen	Aye	Nay	Absent
Ferrari			
Waldorf			
Lukosus			
Radtke			
Sapienza			
Payton			
Ballard			
Buffo			

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Schweickert Law Group, LLC
2101 Marquette Road
Peru, IL 61354
TEL: (815) 223-0177
FAX: (815) 223-8449

EXHIBIT

A

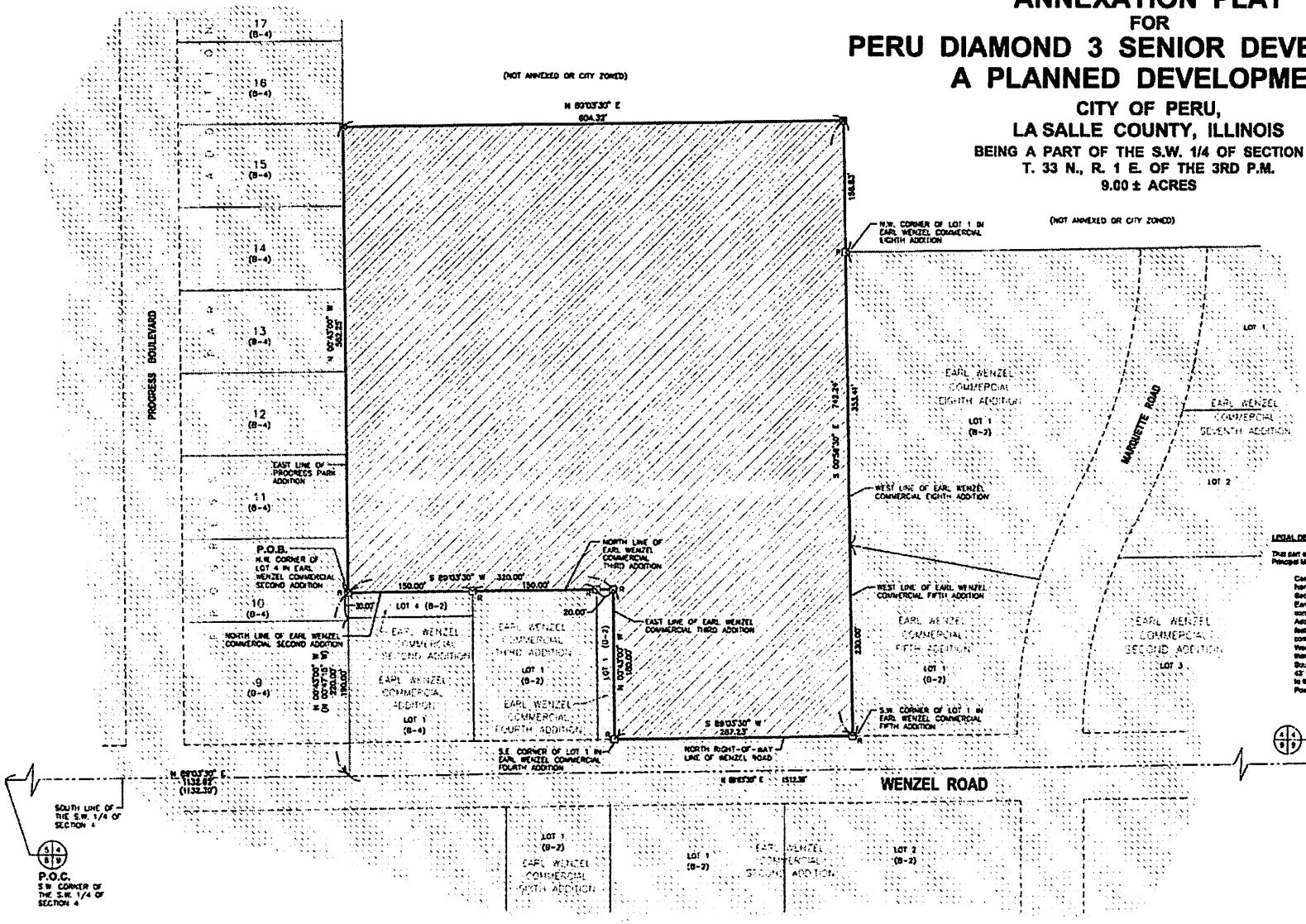
ANNEXATION PLAT
FOR
PERU DIAMOND 3 SENIOR DEVELOPMENT
A PLANNED DEVELOPMENT

CITY OF PERU,
LA SALLE COUNTY, ILLINOIS

BEING A PART OF THE S.W. 1/4 OF SECTION 4,
T. 33 N., R. 1 E. OF THE 3RD P.M.
9.00 ± ACRES

GRAPHIC SCALE
0 30 60
(IN FEET)

N



LEGEND

———	BOUNDARY OF PROPERTY
—·—·—	SECTION LINE
- - - - -	EXISTING RIGHT-OF-WAY LINE
·····	EXISTING EASEMENT
—·—·—	BUILDING SETBACK LINE
□R	IRON PIPE IN CONCRETE FOUND
O	IRON PIPE FOUND
⊠	IRON PIPE SET
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
###	MEASURED DISTANCE
(###)	DEEDED DISTANCE
# ### ' #	MEASURED BEARING
(# ### ' #)	DEEDED BEARING
	AREA WITHIN EXISTING CORPORATE LIMITS
	PROPERTY TO BE ANNEXED

CITY OF PERU ZONING CLASSIFICATIONS:

B-2 = COMMUNITY SHOPPING DISTRICT

B-4 = HIGHWAY BUSINESS DISTRICT

LEGAL DESCRIPTION

This part of the Southwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 4; thence North 89° 03' 30" East 1,132.92 feet along the South Line of the Southwest Quarter of said Section 4; thence North 00° 43' 00" West 320.00 feet to the Northwest Corner of Lot 4 in Earl Wenzel Commercial Second Addition, and point being the Point of Beginning; thence continuing North 00° 43' 00" West 562.25 feet along the East Line of Progress Park Addition; thence North 89° 03' 30" East 604.32 feet; thence South 00° 56' 30" East 158.63 feet to the Northwest Corner of Lot 1 in Earl Wenzel Commercial Eighth Addition; thence continuing South 00° 56' 30" East 583.41 feet to the Southwest Corner of Lot 1 in Earl Wenzel Commercial Fifth Addition and the North Right-of-Way Line of Wenzel Road; thence South 89° 03' 30" West 287.23 feet along said North Right-of-Way Line to the Southeast Corner of Lot 1 in Earl Wenzel Commercial Fourth Addition; thence North 00° 43' 00" West 150.00 feet along the East Line of Earl Wenzel Commercial Fourth Addition to the Northeast Corner of said Lot 1; thence South 89° 03' 30" West 320.00 feet to the Point of Beginning, said tract containing 9.000 acres, more or less.

I, KEVIN W. HEITZ, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECTION

IL. PLS NO. 035-003708 DATE 12/6/19

CHAMLIN & ASSOCIATES, INC.

PERU OTTAWA MORRIS ILLINOIS

DRAWN BY: MV	REVISIONS				
CHECKED BY: KWH	LEVEL	BY	DATE	DESCRIPTION	
DATE: 12/19					

PLANNED DEVELOPMENT

CURRENT AS OF: 12/06/2019

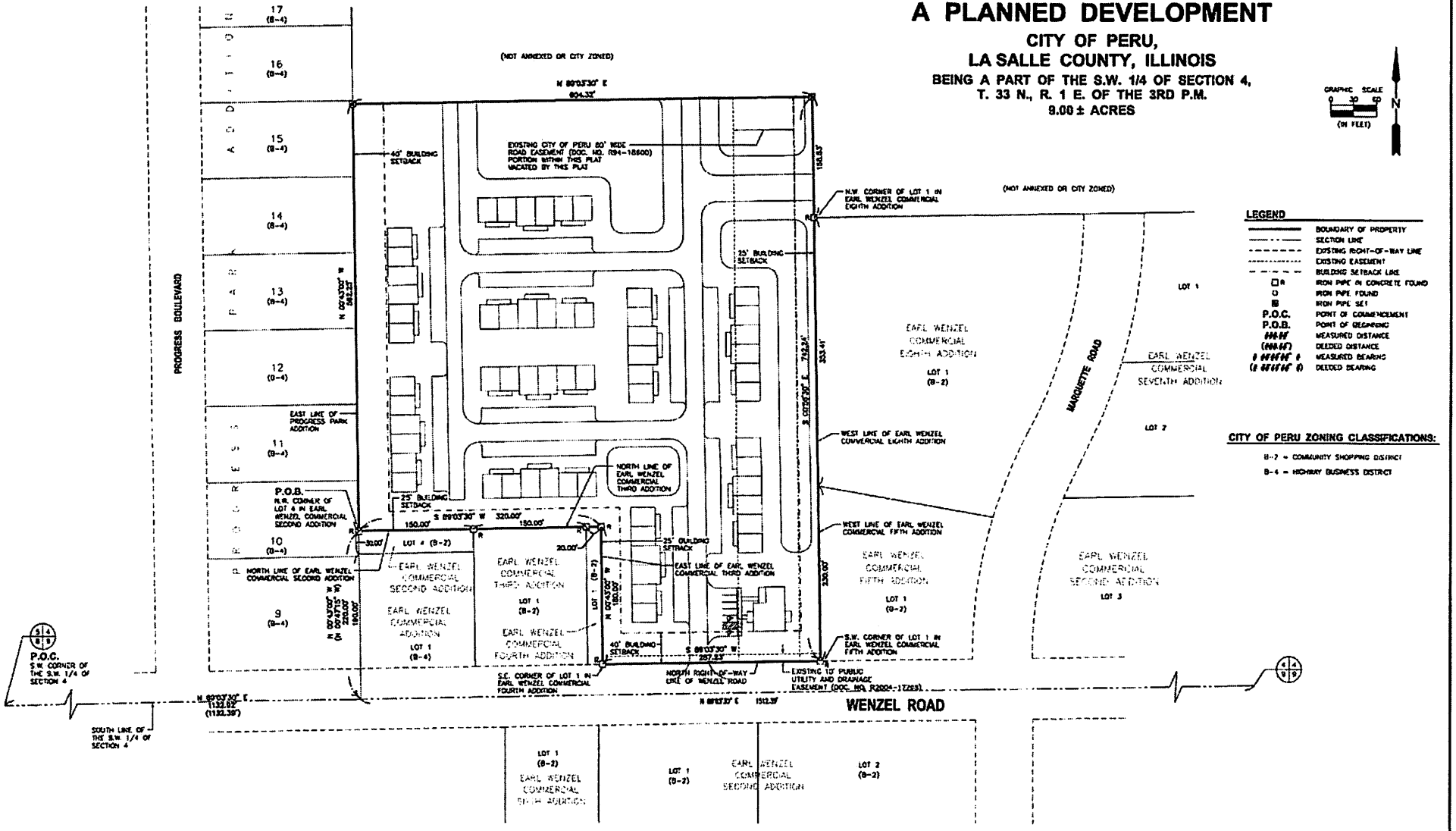
SCALE: AS NOTED SHEET 1

FILE NO.: 3917.00 Y- OF 1

PERU DIAMOND 3 SENIOR DEVELOPMENT
A PLANNED DEVELOPMENT

CITY OF PERU,
LA SALLE COUNTY, ILLINOIS

BEING A PART OF THE S.W. 1/4 OF SECTION 4,
T. 33 N., R. 1 E. OF THE 3RD P.M.
9.00 ± ACRES



LEGEND

- BOUNDARY OF PROPERTY
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- IRON PIPE IN CONCRETE FOUND
- IRON PIPE FOUND
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- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- MEASURED DISTANCE
- (DEED DISTANCE) DEEDED DISTANCE
- MEASURED BEARING
- (DEED BEARING) DEEDED BEARING

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B-2 = COMMUNITY SHOPPING DISTRICT

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CHAMLIN & ASSOCIATES, INC.

PERU OTTAWA MORRIS ILLINOIS

DRAWN BY: MV	REVISIONS				PLANNED DEVELOPMENT	CURRENT AS OF: 12/06/2019	
CHECKED BY: KWH	LEVEL	BY	DATE	DESCRIPTION		SCALE: AS NOTED	SHEET 1
DATE: 12/19						FILE NO.: 3917.00 Y-	OF 2

PERU DIAMOND 3 SENIOR DEVELOPMENT
A PLANNED DEVELOPMENT

CITY OF PERU,
LA SALLE COUNTY, ILLINOIS

BEING A PART OF THE S.W. 1/4 OF SECTION 4,
T. 33 N., R. 1 E. OF THE 3RD P.M.
9.00 ± ACRES

SURVEYOR'S CERTIFICATE

This is to certify that I, Kevin W. Heitz, Professional Land Surveyor No. 035-003708, have surveyed and subdivided the following property:

That part of the Southeast Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 4; thence North 89° 03' 30" East 1,122.92 feet along the South Line of the Southeast Quarter of said Section 4; thence North 00° 43' 00" West 222.00 feet to the Northeast Corner of Lot 4 in East Wenzel Commercial Second Addition, said point being the Point of Beginning; thence continuing North 00° 43' 00" West 882.25 feet along the East Line of Progress Park Addition; thence North 89° 03' 30" East 534.22 feet; thence South 00° 56' 30" East 188.83 feet to the Northwest Corner of Lot 1 in East Wenzel Commercial Eighth Addition; thence continuing South 00° 56' 30" East 363.45 feet to the Southwest Corner of Lot 1 in East Wenzel Commercial Fifth Addition and the North Right-of-Way Line of Wenzel Road; thence South 89° 03' 30" West 287.23 feet along said North Right-of-Way Line to the Southeast Corner of Lot 1 in East Wenzel Commercial Fourth Addition; thence North 00° 43' 00" West 183.00 feet along the East Line of East Wenzel Commercial Fourth Addition to the Northeast Corner of said Lot 1; thence South 89° 03' 30" West 330.00 feet to the Point of Beginning. Said tract containing 9.000 acres, more or less.

I further certify that no part of this subdivision lies within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map No. 17099C0430F effective date July 16, 2011.

Given under my official seal at Peru, Illinois, this 6th day of December A.D., 2019

Kevin W. Heitz
Professional Land Surveyor No. 035-003708

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

We, Kevin W. Heitz, a Professional Engineer, duly licensed under the laws of the State of Illinois, and _____, Owner do hereby certify to the best of our knowledge and belief that Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois, has been designed so that there is no change to the drainage of surface water by the construction of said subdivision or any part thereof, or that if such surface water drainage is changed, reasonable provision has been made for collection and diversion of such surface waters so that the adjoining land will not be damaged.

Dated this 6th day of December A.D. 2019

Kevin W. Heitz
P.E. No. 062-053759

_____
Owner

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

I, designated representative of _____, as Owner of the property herein described in the Surveyor's Certificate, do hereby certify that "Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois," to the best of my knowledge, is located within the boundaries of Peru Elementary School District 6124, LaSalle-Peru Township High School #120, and Illinois Valley Community College School District #513 in LaSalle County, Illinois

Dated this _____ day of _____, A.D. _____.

_____
Owner

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

I, the undersigned, designated representative of _____, Owner of the premises described in the Surveyor's Certificate hereon, do hereby certify that I have caused said property above set forth to be surveyed and platted by Kevin W. Heitz, a Professional Land Surveyor, as shown on the above plat into lots and roadways as shown thereon, and that all deeds or other conveyances of said lot or any part thereof, hereafter made shall have reference to the above plat.

I further certify that I have named said plat "Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois," and have named the roadways as designated thereon and do hereby join and consent to said plat being presented to the City Council of the City of Peru for adoption and having the same recorded as provided by law.

I further certify that all roadways shown thereon and therein contained are dedicated to the City and to the public use and I forever release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois in and to said roadways shown on plat.

The City, for itself, its successors, assigns and permittees, reserves, creates and grants to the City the following perpetual rights and easements in, over, under, across, along, and upon those portions of the plat designated "Utility Easements" (hereinafter "Easement Tracts"):

a. To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, electric transmission, distribution and communication lines and systems, including, but not limited to, overhead cables, conduits, conductors, grounds, guys, necessary service pedestals, transformer cabinets, concrete transformer pads, transformer riser poles and conduits, associated overhead supply lines, and other equipment appurtenant thereto and, without limitation, such other installations as may be required or may be deemed necessary by the City for electrical system purposes;

b. To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, sanitary sewers, storm sewers and any and all manholes, lift stations, pipes, connections, catch basins and, without limitation, such other installations as may be required or may be deemed necessary by the City for sanitary and/or storm sewer purposes; and

c. To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, water mains and lines, and any and all necessary manholes, hydrants, pipes, connections, buffalo boxes and, without limitation, such other installations as may be required or may be deemed necessary by the City for water services purposes.

The aforesaid perpetual rights and easements are reserved, created and granted together with the right (i) to use adjacent roads, streets and alleys for such purposes and to use reasonable working space adjacent to said Easement Tracts during construction or maintenance of said utility system; (ii) to control the growth of any vegetation, trees, shrubs, or saplings on the Easement Tracts; and (iii) to clear and remove, without any liability, any obstacles on the Easement Tracts which interfere or threaten to interfere with the safe and proper construction, operation, and maintenance of any said utility system on the Easement Tracts or which create hazardous conditions, and to keep the Easement Tracts clear of such obstacles and obstructions. The City shall have the right to clear and remove any such obstacles, but not the obligation to do so.

Subsequent owners may make any use of the Easement Tracts, so long as such use does not interfere with the rights herein reserved or create a hazardous condition, except that the subsequent owners shall make no excavations on the Easement Tracts without the prior consent of the City and then only in such manner as will not disturb or interfere with the City's facilities located therein, nor shall the subsequent owners place buildings or structures on the Easement Tracts. Subsequent owners may pave entranceways over the Easement Tracts. Notwithstanding to the contrary in the Easement, the City shall not interfere with any ingress or egress over or upon any roadways on the said Easement Tracts.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, A.D. _____.

_____
Owner

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the designated representative of the Owner, whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such, he signed and delivered the said instrument of writing as his free and voluntary act and deed, for the uses and purposes set forth.

Given under my hand and notarial seal this _____ day of _____, A.D. _____.

_____
Notary Public

CITY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS
CITY OF PERU }

Approved and accepted by the Council of the City of Peru, this _____ day of _____, A.D. _____, by Ordinance No _____, on file with the City Clerk of Peru, Illinois, entitled "An Ordinance Approving the Plat of Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois" as follows:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

Section 1: That the plat of Peru Diamond 3 Senior Development, a Planned Development, City of Peru, Illinois, as made by Kevin W. Heitz, Professional Land Surveyor, under and by direction of the Owner of the premises described and platted herein, and the same is hereby approved and accepted.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval thereof.

The above Ordinance was adopted at a meeting of the City Council of the City of Peru, Illinois, held on the _____ day of _____, A.D. _____, with _____ Aldermen voting "Aye" and _____ Aldermen voting "Nay" and the Mayor voting _____.

_____
David R. Bartley, City Clerk
City of Peru, Illinois

Approved by the Mayor of the City of Peru this _____ day of _____, A.D., _____.

_____
Boris J. Hall, Mayor
City of Peru, Illinois

Approved by the Planning/Zoning Commission of the City of Peru, Illinois, on the _____ day of _____, A.D., _____.

_____
Chairman

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS
CITY OF PERU }

I, David R. Bartley, City Clerk of the City of Peru, Illinois, do hereby certify that there are no unpaid special assessments or special taxes levied against the tract of land or any part thereof in the plat to which this Certificate is attached.

Dated this _____ day of _____, A.D. _____.

_____
David R. Bartley, City Clerk
City of Peru, Illinois

COUNTY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

I, Lori L. Bongarz, County Clerk of LaSalle County, Illinois, do hereby certify that I have examined the records of said County, that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land, or any part thereof, in the plat to which this is attached

Given under my hand and official seal this _____ day of _____, A.D. _____.

_____
Lori L. Bongarz, County Clerk

TAX CODE NO. 17-04-341-020 (a part of)

CHAMLIN & ASSOCIATES, INC.

PERU OTTAWA MORRIS
ILLINOIS

DRAWN BY: NV	REVISIONS				PLANNED DEVELOPMENT	CURRENT AS OF: 12/06/2019
CHECKED BY: KWH	LEVEL	BY	DATE	DESCRIPTION		SCALE: AS NOTED — SHEET 2
DATE: 12/19						FILE NO.: 3017.00 Y- — OF 2

PERU DIAMOND 3 SENIOR DEVELOPMENT
A PLANNED DEVELOPMENT

CITY OF PERU,
LA SALLE COUNTY, ILLINOIS

BEING A PART OF THE S.W. 1/4 OF SECTION 4,
T. 33 N., R. 1 E. OF THE 3RD P.M.
9.00 ± ACRES

GRAPHIC SCALE
0 30 60
(IN FEET)

N

(NOT ANNEXED OR CITY ZONED)

N 89°03'30" E
604.32'

EXISTING CITY OF PERU 80' WIDE ROAD EASEMENT (DOC. NO. R94-18600) PORTION WITHIN THIS PLAT VACATED BY THIS PLAT

40' BUILDING SETBACK

25' BUILDING SETBACK

N.W. CORNER OF LOT 1 IN EARL WENZEL COMMERCIAL EIGHTH ADDITION

(NOT ANNEXED OR CITY ZONED)

PROGRESS BOULEVARD

PROGRESS PARK

17 (B-4)
16 (B-4)
15 (B-4)
14 (B-4)
13 (B-4)
12 (B-4)
11 (B-4)
10 (B-4)
9 (B-4)

N 00°43'30" W
562.23'

EAST LINE OF PROGRESS PARK ADDITION

P.O.B.
N.W. CORNER OF LOT 4 IN EARL WENZEL COMMERCIAL SECOND ADDITION

NORTH LINE OF EARL WENZEL COMMERCIAL SECOND ADDITION

S 89°03'30" W 320.00'
150.00' 170.00'

LOT 4 (B-2)

EARL WENZEL COMMERCIAL SECOND ADDITION

EARL WENZEL COMMERCIAL ADDITION
LOT 1
(B-4)

EARL WENZEL COMMERCIAL THIRD ADDITION
LOT 1
(B-2)

EARL WENZEL COMMERCIAL FOURTH ADDITION

NORTH LINE OF EARL WENZEL COMMERCIAL THIRD ADDITION

EAST LINE OF EARL WENZEL COMMERCIAL THIRD ADDITION

S 89°03'30" W
287.23'

S.E. CORNER OF LOT 1 IN EARL WENZEL COMMERCIAL FOURTH ADDITION

NORTH RIGHT-OF-WAY LINE OF WENZEL ROAD

EXISTING 10' PUBLIC UTILITY AND DRAINAGE EASEMENT (DOC. NO. P2004-17288)

S 00°58'30" E
742.34'
353.41'
230.00'

WEST LINE OF EARL WENZEL COMMERCIAL EIGHTH ADDITION

WEST LINE OF EARL WENZEL COMMERCIAL FIFTH ADDITION

S.W. CORNER OF LOT 1 IN EARL WENZEL COMMERCIAL FIFTH ADDITION

EARL WENZEL COMMERCIAL EIGHTH ADDITION
LOT 1
(B-2)

EARL WENZEL COMMERCIAL FIFTH ADDITION
LOT 1
(B-2)

EARL WENZEL COMMERCIAL SECOND ADDITION
LOT 3

EARL WENZEL COMMERCIAL SEVENTH ADDITION
LOT 1
LOT 2

MARQUETTE ROAD

P.O.C.
S.W. CORNER OF THE S.W. 1/4 OF SECTION 4

N 89°03'30" E
1132.92'
(1132.39')

N 89°03'30" E 1512.39'

WENZEL ROAD

SOUTH LINE OF THE S.W. 1/4 OF SECTION 4

LOT 1
(B-2)
EARL WENZEL COMMERCIAL SIXTH ADDITION

LOT 1
(B-2)

EARL WENZEL COMMERCIAL SECOND ADDITION

LOT 2
(B-2)

LEGEND

	BOUNDARY OF PROPERTY
	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT
	BUILDING SETBACK LINE
□R	IRON PIPE IN CONCRETE FOUND
○	IRON PIPE FOUND
⊗	IRON PIPE SET
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	MEASURED DISTANCE
(XXXX')	DEEDED DISTANCE
	MEASURED BEARING
(XXXX°)	DEEDED BEARING

CITY OF PERU ZONING CLASSIFICATIONS:

B-2 = COMMUNITY SHOPPING DISTRICT

B-4 = HIGHWAY BUSINESS DISTRICT

CHAMLIN & ASSOCIATES, INC.

PERU OTTAWA MORRIS
ILLINOIS

DRAWN BY: NV	REVISIONS				
CHECKED BY: KWH	LEVEL	BY	DATE	DESCRIPTION	
DATE: 12/19					

PLANNED DEVELOPMENT

CURRENT AS OF: 12/06/2019

SCALE: AS NOTED

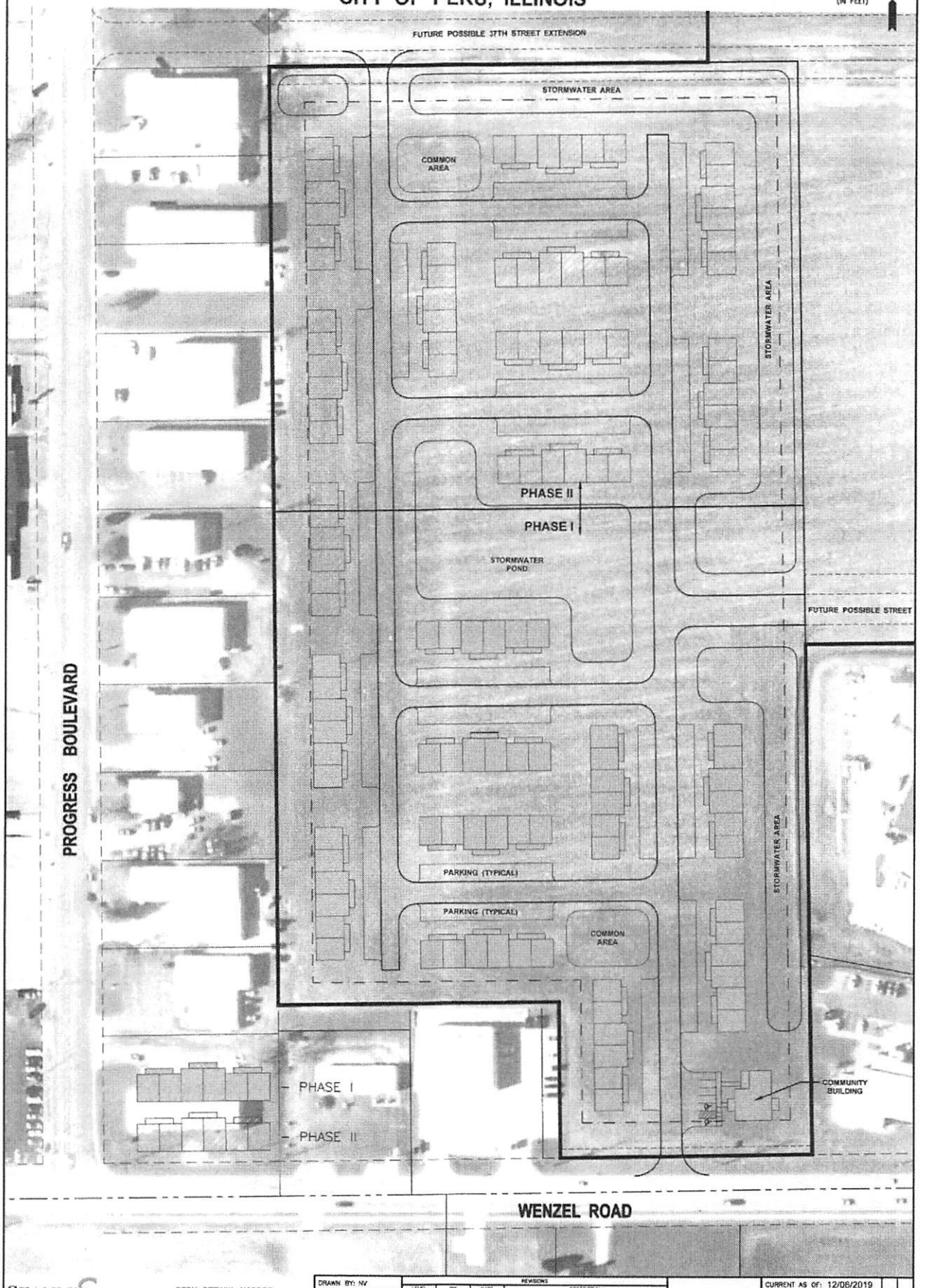
SHEET 1 OF 2

FILE NO.: 3917.00 Y-

CHAMLIN & ASSOCIATES, INC. ©2019

CHAMLIN & ASSOCIATES, INC. ©2019

PERU DIAMOND 3 SENIOR DEVELOPMENT
CONCEPT PLAN
CITY OF PERU, ILLINOIS



CHAMLIN & ASSOCIATES, INC.

PERU OTTAWA MORRIS
ILLINOIS

DRAWN BY: NV	REVISIONS				CURRENT AS OF: 12/06/2019
CHECKED BY: MWP	LEVEL	BY	DATE	DESCRIPTION	SCALE: AS NOTED — SHEET 1
DATE: 12/19					FILE NO.: 3917.00 Y- — OF 1

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AN INTERNAL ACCOUNTING FRANCHISE FEE OF FIVE PERCENT (5%) ON ELECTRIC AND WATER SYSTEM GROSS REVENUES

WHEREAS, the City of Peru (hereinafter "City") is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution of 1970, and may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; to license; to tax; and to incur debt; and

WHEREAS, the City Council finds that it is appropriate and in the best interests of the residents of the City to impose and establish a five percent (5%) franchise fee upon gross revenues of the Electric and Water Systems for use of the City rights-of-way and municipal property with said franchise fees to be used for the General Fund, Illinois Municipal Retirement Fund, Police Pension Fund, and/or Firefighter's Pension Fund, as the City Council determines from time to time; and

WHEREAS, the imposition of the franchise fee will help stabilize real estate property tax levies, provide funds for general corporate purposes, and fund ever increasing pension fund obligations; and

WHEREAS, the imposition of the franchise fee is a proper public purpose, is a matter pertaining to the government and affairs of the City, and is in the best interests of the health, safety, and welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: IMPOSITION OF FRANCHISE FEE. Effective May 1, 2020, there is hereby established and imposed a franchise fee of five percent (5%) each calendar year on the gross revenues of the Electric and Water Systems which fee shall be paid to the General Fund, Illinois

Municipal Retirement Fund, Police Pension Fund, and/or Firefighter's Pension Fund as the City Council from time to time determines. The franchise fee established by this Ordinance is for internal accounting and inter-fund transfers within the City and there shall be no direct imposition of additional taxes or fees upon any electric or water system bill because of the establishment of this franchise fee.

SECTION 2: EFFECTIVE DATE. This Ordinance shall be effective immediately from and after its passage and approval.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ____ voting aye, ____ voting nay, ____ absent, and Mayor Harl _____ voting _____, which meeting was held on the 16th day of March, 2020.

APPROVED: March 16, 2020

_____
Scott J. Harl, Mayor

(CORPORATE SEAL)

ATTEST:

_____
David R. Bartley
City Clerk

Aldermen	Aye	Nay	Absent
Ferrari			
Waldorf			
Lukosus			
Radtke			
Sapienza			
Payton			
Ballard			
Buffo			

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL CONTRACT WITH CENTRAL ILLINOIS POLICE TRAINING CENTER

WHEREAS, the City of Peru, an Illinois home rule municipal corporation (hereinafter "City"), is a home rule unit of government and pursuant to Article 7 Section 6(a) of the 1970 Constitution of the State of Illinois may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City Council finds and determines that the City's Police Department does not have the resources nor the volume of trainees to support an in-service training program of the quality or at the cost that could be provided in a joint effort with the financial assistance available through the Intergovernmental Law Enforcement Officers In-Service Training Act; and

WHEREAS, the Central Illinois Police Training Center is a multi-jurisdictional unit based in Peoria which analyzes and determines the law enforcement training needs of its members and provides appropriate in-service training to its members' law enforcement personnel, and to law enforcement personnel employed by the state, by units of local government or by the federal government, or their agencies and departments in the administration of justice; and

WHEREAS, the City Council finds and determines it is in the best interests of the City and its residents to enter into an Intergovernmental Contract with the Central Illinois Police Training Center ("CIPTC"), a copy of which is attached hereto, to participate in CIPTC and utilize its resources and training; and

WHEREAS, the execution of the Intergovernmental Contract with CIPTC is a matter pertaining to the government and affairs of the City, is a proper public purpose, and is in the best interests of the health, safety, and welfare of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The City Council of the City hereby find that the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference thereto and made a part hereof.

SECTION 2: The City of Peru Chief of Police, for and on behalf of the City, is hereby authorized and directed to execute the Intergovernmental Contract with Central Illinois Police Training Center, a copy of which is attached hereto and incorporated herein.

SECTION 3: This Resolution shall be effective immediately from and after its passage and approval.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ____ voting aye, ____ voting nay, ____ absent, and Mayor Harl ____ voting _____, which meeting was held on the 16th day of March, 2020.

APPROVED: March 16, 2020

_____
Scott J. Harl, Mayor

(CORPORATE SEAL)

ATTEST:

_____
David R. Bartley
City Clerk

Aldermen	Aye	Nay	Absent
Ferrari			
Waldorf			
Lukosus			
Radtke			
Sapienza			
Payton			
Ballard			
Buffo			

INTERGOVERNMENTAL CONTRACT
CENTRAL ILLINOIS POLICE TRAINING CENTER

The undersigned units of local government charged with the duty of enforcing the law and with providing training for the law enforcement officers employed by each of them recognize that none of them individually has the resources nor the volume of trainees to support an in-service training program of the quality or at the cost that could be provided in a joint effort with the financial assistance available through the Intergovernmental Law Enforcement Officers In-Service Training Act (hereinafter called Act).

For and in consideration of the payments and contributions herein set forth and the mutual covenants and obligations of the parties hereto; it is agreed by and among the parties as follows:

I. AUTHORITY

A. The parties hereto enter into this contract pursuant to the authority vested in them by Article V Section 10 of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act (ILL.Rev.Stats. 1980, Ch. 127, Sec. 41 et seq.) for the joint exercise of this power to employ peace officers and to train them in accordance with the Intergovernmental Law Enforcement Officers Training Act (ILL.Rev.Stats.. 1981, Ch. 85. Sec. 561 et seq.) as any of the above two acts may now or hereafter be amended.

II. PURPOSE

A. The purpose of this contract is to create a multi-jurisdictional unit to be known as the Central Illinois Police Training Center

(hereinafter called CIPTC) which shall analyze and determine the law enforcement training needs of its members and provide appropriate in-service training to its members' law enforcement personnel, and to law enforcement personnel employed by the state, by units of local government or by the federal government, or their agencies and departments in the administration of justice. CIPTC will cooperate and coordinate its efforts with the Illinois Law Enforcement Training and Standards Board (hereinafter called the Police Training Board) to the end of providing high quality, cost effective training and participating in the financial assistance available through the Act.

IIII. DEFINITIONS

A. "Board" means the board composed of representatives of the Members of CIPTC described in Article VII hereof.

B. "Member Agency" means any unit of local government which by official action of its governing body agrees to participate in CIPTC as provided herein and is either an initial party to this contract or is added as provided in Section IV (B) below.

C. "Units of local government" means counties, municipalities, townships, special district, and units designated as units of local government by law, which exercise limited governmental powers or powers in respect to limited governmental subjects; but does not include school districts.

IV. MEMBERS

A. The initial members of CIPTC are: Counties and Agencies within Peoria, Woodford, Tazewell, Putnam, Marshall, Stark, Bureau and LaSalle.

B. Additional units of local government may be added as Members of CIPTC as approved by the Director.

V. DURATION

A. This contract shall be effective upon its execution by at least one county and one municipality and shall continue until terminated as provided herein.

VI. DUTIES

A. CIPTC shall have as its duties and responsibilities those which are prescribed in the Act and those which are set forth in this contract. The CIPTC shall limit its operations to in-service training of law enforcement personnel employed by the state, by units of local government, or by the federal government, or their agencies and departments in the administration of justice.

VII. BOARD

A. The Board of Directors shall be composed of the following to serve as members:

a. The sheriff of each county

b. The chief of police of each municipality

c. The head of the law enforcement agency of any other unit of local government

d. The county board chairman of one of the member counties

e. The Mayor of one of the member municipalities

f. The executive director or chairman of the Illinois Local Governmental Law Enforcement Officers Training Board

1. Any such representative on the Board may designate another officer or employee of the same unit of local government to sit in his place on the Board. Such designation shall be effective from the time it is delivered in writing to the chairman of the Board until it is superseded by another written designation; or the representative making such designation ceases to be a representative on the Board. The presence of the regular representative on the Board shall suspend the designation on file while the regular representative is present.

B Each representative shall have one vote on all matters coming before the Board. No proxy voting shall be permitted except as provided in Section VII (A) (1) above.

C. Twenty-five percent of all of the authorized representatives or their designees shall constitute a quorum for the conduct of business of any meeting.

D. The Board shall be responsible for overseeing the operation of CIPTC. Its powers and duties shall include, but not be limited to:

1. Adopting by-laws and operating procedures.

2. Designating a financial officer who must be an elected local government financial officer.

3. Employing a qualified person or contracting with a qualified institution to serve as director/coordinator and approving the employment of such other full or part-time staff as might be required.

4. Developing and approving the total budget for the CIPTC annually.

5. Overseeing the development of training programs, the delivery of training and the proper expenditure of funds.

6. Carrying out such other actions or activities appropriate to the operation of the CIPTC, including contracting for services and supplies and the purchase of furniture, fixtures, equipment and supplies.

7. Soliciting, receiving gifts, bequests, etc.

8. Establishing tuition, fees and charges for services of CIPTC.

9. Fixing an appropriate surcharge, discount, rebate or other device to equitably adjust the payments by non-members who might send personnel to utilize the services of CIPTC in relation to the payment by members.

10. Exercising all other powers and duties that are reasonable to fulfill its functions in furtherance of the purposes of this contract.

VIII. STAFF

A. The staff of the CIPTC shall consist of a full-time director/director/coordinator appointed by the Board who shall be

the chief executive officer of the CIPTC and two (2) Administrative Assistants and Regional Representative and any further personnel as shall be authorized by the Board to be necessary for the operation of the CIPTC. The powers and duties of the director/director/coordinator shall include:

1. Managing and coordinating the on-going operation of the CIPTC.

2. Employing and terminating authorized full or part-time staff (subject to approval of the Board) and supervising such staff.

3. Arranging for qualified instructors from among the employees of the state, local or federal departments or agencies wherever practical and obtaining other instructional services as required.

4. Preparing and presenting to the Board, not less than sixty days prior to each fiscal year, a detailed proposed operating budget and a detailed schedule of proposed training for the upcoming year.

5. Securing and keeping in force at all times a policy or policies of insurance in amounts to be determined from time to time by the Board to protect the Members and the Board against liabilities arising out of the operation of the CIPTC.

VIII. OPERATIONS

A. The fiscal year for the CIPTC will be July 1 through June 30.

B. Each member shall submit in writing to the director/coordinator no later than March 1 of each year: its proposed schedule of training participation for the upcoming fiscal year, so the

director/coordinator may finalize a budget for submission to the Police Training Board.

C. Members shall be given preference in registration of their employees for all services offered by the CIPTC. All fees and charges shall be payable upon registration; except that delivery of contributions of goods and services conforming to the rules of the Police Training Board and approved by the Board in lieu of cash may be scheduled by the director/coordinator.

X. TERMINATION

A. Any member may terminate its participation voluntarily only at the end of any fiscal year with sixty days advance written notice to the Board.

B. Any member who fails to make any required payments within a reasonable time after billing may be terminated as a member upon a majority vote of all of the representatives of the Board. This shall be in addition to any other remedies CIPTC may have for the collection of past-due accounts.

C. In the event a member is involuntarily terminated pursuant to this contract all of the member's rights to the services and privileges of membership in CIPTC shall immediately cease and abate. Any payments already made to CIPTC shall be forfeited to and retained by CIPTC.

VIIII. HUMAN RIGHTS

A. This contract is subject to and governed by the rules and regulations of the Illinois Human Rights Act.

IN WITNESS WHEREOF, the undersigned unit of local government has caused this Agreement to be duly executed and has attached hereto a copy of the ordinance or resolution authorizing the signing official to execute this Agreement.

_____
(Unit of Local Government)

_____
(Signature of Authorized Official)

DATE_____

ATTEST_____
(Clerk)

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF AN ILLINOIS CASH FARM LEASE BETWEEN THE CITY OF PERU AND JOHN LAMPS (HALM FARM – 70.6 ACRES).

WHEREAS, the City of Peru, an Illinois home rule municipal corporation, (hereinafter "City") is a home rule unit of government and pursuant to Article 7 Section 6(a) of the 1970 Constitution of the State of Illinois may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is the owner of approximately 70.6 acres of tillable farmland commonly known as the "Halm Farm" along May Road in the City of Peru, Illinois, and legally described on "Exhibit A," attached hereto and incorporated herein;

WHEREAS, the City desires to enter into an Illinois Cash Farm Lease ("Lease") with John Lamps ("Tenant") for the term of April 1, 2020 to February 1, 2021, a copy of said Lease is attached hereto as "Exhibit B" and incorporated herein; and

WHEREAS, the City Council finds it is in the best interests of the City to enter into the attached Lease with Tenant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The City Council of the City hereby find that the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference thereto and made a part hereof.

SECTION 2: The Illinois Cash Farm Lease attached hereto is hereby in all respects approved, and the Mayor and City Clerk are hereby authorized and directed to execute said Lease on behalf of the City.

SECTION 3. This Resolution shall be effective immediately from and after its passage and approval.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ____ voting aye, ____ voting nay, ____ absent, and Mayor Harl ____ voting _____, which meeting was held on the 16th day of March, 2020.

APPROVED: March 16, 2020

_____
Scott J. Harl, Mayor

(CORPORATE SEAL)

ATTEST:

_____
David R. Bartley
City Clerk

Aldermen	Aye	Nay	Absent
Ferrari			
Waldorf			
Lukosus			
Radtke			
Sapienza			
Payton			
Ballard			
Buffo			

EXHIBIT A

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;

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;

all situated in LaSalle County, Illinois

EXHIBIT B

ILLINOIS CASH FARM LEASE

To use this lease form. Complete two identical copies - one for the Lessor (Landowner) and one for the Lessee (Tenant). Cross out any provisions that are not to become a part of the contract. Write any additional provisions that are desired. Use ink or typewriter. Suggestions for completing and using this lease form are available from your county Extension adviser and from Illinois Extension Circular 1199, *Farm Leases for Illinois*. The Landowner and Tenant may want to discuss lease provisions with their respective legal counsel since a lease creates and alters legal rights.

Date and names of parties. This lease is entered into on APRIL 15 20 20,
between CITY OF PERU, ILLINOIS Lessor(s),
at (address) 1902 FOURTH STREET, PERU, ILLINOIS 61354
and JOHN LAMPS Lessee(s),
at (address) 2923 EAST 6TH ROAD, LASALLE, ILLINOIS 61301

The parties to this lease agree to the following provisions.

Description of land. The Lessor rents and leases to the Lessee, to occupy and to use for agricultural purposes only, the following real estate located in the County of LASALLE and the State of ILLINOIS, described as follows: SEE ATTACHED EXHIBIT A

commonly known as the HALM farm and consisting of approximately 70.6 acres, together with all buildings and improvements thereon belonging to the Lessor, except

Length of tenure. The term of this lease shall be from APRIL 15, 20 20, to FEBRUARY 1, 20 21, and the Lessee shall surrender possession at the end of this term or at the end of any extension thereof. Extensions must be placed in writing on this lease, and both parties agree that failure to execute an extension at least FOUR months before the end of the current term shall be constructive notice of intent to allow the lease to expire.

Amendments and alterations to this lease may be made in writing in the space provided at the end of this form at any time by mutual agreement. If the parties fail to agree on proposed alterations, the existing provisions of the lease shall control operations.

Prepared by the Department of Agricultural and Consumer Economics, Cooperative Extension Service, College of Agricultural, Consumer and Environmental Sciences, University of Illinois at Urbana-Champaign, issued in furtherance of Cooperative Extension Work, Acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture. DENNIS R. CAMPION, Interim Director, Cooperative Extension Service, University of Illinois at Urbana-Champaign. The Illinois Cooperative Extension Service provides equal opportunities in programs and employment.

16M - 3-98 - 15490 - MOa

Section 1. Amount of Rent

A. The Lessee agrees to pay the Lessor an annual cash rent for the above-described farm in the amount determined by one of the following methods:

Method 1. The annual cash rent shall be the sum of $ 14,120.00 _____. This represents 70.6 acres of cropland at $200.00 per acre. ~~plus _____ acres of _____ at $ _____ per acre, plus _____ acres of _____ at $ _____ per acre, plus _____.~~

~~*Method 2:* The cash rent shall be the amount stated in Method 1 above, but adjusted annually after the first year in proportion to changes in the USDA index of _____ for the month(s) of _____ from a base index of _____ for the first year of this lease.~~

~~*Method 3:* The cash rent shall be equal to the value of the standing amounts of commodities indicated below, such value to be calculated each year by using the prices for the time periods and from the sources specified. After the first year the standing amounts shall first be adjusted up or down for the year in the same proportion as county average yields changed that year from the indicated base yields.~~

~~*Commodity*~~	~~*Standing amount*~~	~~*Time periods and sources of the prices to be used*~~	~~*County average base yield*~~
~~Corn.....~~	~~_____ bu.~~	_____	~~_____ bu.~~
~~Soybeans.....~~	~~_____ bu.~~	_____	~~_____ bu.~~
~~Wheat.....~~	~~_____ bu.~~	_____	~~_____ bu.~~
~~Milk.....~~	~~_____ lb.~~	_____	~~XXXXXXX~~
~~Hogs.....~~	~~_____ lb.~~	_____	~~XXXXXXX~~
_____	_____	_____	_____

Section 2. Lessor's Investment and Expenses

The Lessor agrees to furnish the property and to pay the items of expense listed below:

A. The above-described farm, including fixed improvements.

~~**B.** Materials for necessary repairs and improvements to buildings and permanent fences except as agreed to in Sections 3D and amendments to this lease.~~

~~**C.** Skilled labor employed in making and repairing improvements and all labor for painting buildings.~~

D. Taxes on land, improvements, and personal property owned by the Lessor.

~~**E.** Fire and wind insurance, at a fair replacement value, on the residence and all buildings owned by the Lessor and used by the Lessee in storing or housing grain, feed, livestock, and equipment.~~

~~**F.** Ground limestone: Lessor is to furnish ____ percent or share of total cost, including hauling and spreading.~~

~~**G.** Seeds (state percent or share furnished by Lessor):~~

~~alfalfa, _____; red clover, _____; sweet clover, _____;~~

~~grass, _____; _____~~

~~**H.** A water supply adequate for household use and ____ animal units of livestock.~~

~~**I.** Other items: _____~~

Section 3. Lessee's Investment and Expenses

The Lessee agrees to furnish the property and to pay the items of expense listed below:

A. All the machinery, equipment, labor, fuel, and power necessary to farm the premises properly.

B. The hauling to the farm, except when otherwise agreed, of all material which the Lessor furnishes for making repairs and minor improvements, and the performing of labor, except skilled, required for such repairing and improving.

C. All seed, inoculation, disease—treatment materials, and fertilizers, except that which the Lessor agrees to furnish in Section 2 above.

D. The following described items and all other items of expense not furnished by the Lessor as provided in Section 2:

_____

_____

_____

_____

_____

Section 4. Lessee's Duties in Operating Farm

The Lessee further agrees to perform and carry out the stipulations below. (Strike out any not desired.)

A. Activities required:

1. To cultivate the farm faithfully and in a timely, thorough, and business-like manner.
2. To inoculate all alfalfa and soybean seed sown on land not known to be thoroughly inoculated for the crop planted.
3. To prevent noxious weeds from going to seed on said premises and to destroy the same and keep the weeds and grass cut.
4. To haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements.
5. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair.
6. To preserve established watercourses or ditches, and to refrain from any operation that will injure them.
7. To keep the buildings, fences (including hedges), and other improvements in as good repair and condition as they are when he or she takes possession or in as good repair and condition as they may be put by the Lessor during the term of the lease—ordinary wear, loss by fire, or unavoidable destruction excepted.
8. To take proper care of all trees, vines, and shrubs, and to prevent injury to the same.
9. To keep the farmstead neat and orderly.
10. To prevent all unnecessary waste, or loss, or damage to the property of the Lessor.
11. To comply with pollution control and environmental protection requirements, and to implement soil erosion control practices to comply with the soil loss standards mandated by the state.
12. Insurance: For the term of the lease, Lessee shall maintain insurance with a carrier acceptable to the Lessor, insuring Lessee while performing on these premises hereunder for the following types and in stated minimum amounts:

Crop Insurance	$_____	per acre
Liability Insurance:	$_____	per person
	$_____	per occurrence
Property Damage:	$_____	per occurrence
Workers Compensation:	Full Statutory Limits	

Lessee shall furnish a Certificate of Insurance and agrees that all applicable insurance policies name the Lessor as an additional insured and to receive notice of termination of coverage.

13. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances, and to read and follow instructions on the labels for the use of such materials in order to avoid injury or damages to persons or property or both on the leased premises and adjoining areas.
14. Any chemicals for weed or insect control or other use, when used, should be applied at levels not to exceed the manufacturer's recommendation for the soil types involved. The Lessee agrees to provide to the Lessor, annually, a written report indicating the product name, amount, date of application and location of application of all pesticides and fertilizers used on the farm.
15. No chemicals will be stored on the property for more than one year. When chemicals or petroleum products are stored on the farm, they will be only those planned to be used on the farm and they will be in closed, tight containers above ground and clearly marked. No chemicals or chemical containers will be disposed of on the property.

B. Activities restricted. The Lessee further agrees, unless the written consent of the Lessor has been obtained:

1. Not to assign this lease to any person or persons or sublet any part of the premises herein leased.
2. Not to erect or permit to be erected any structure or building or to incur any expense to the Lessor for such purposes.
3. Not to add electrical wiring, plumbing, or heating to any buildings. (If consent is given, such additions must meet standards and requirements of power and insurance companies.)
4. Not to permit, encourage, or invite other persons to use any part or all of this property for any purpose or activity not directly related to its use for agricultural production, except as specifically noted here:

_____

_____

_____

5. Not to plow permanent pasture or meadowland.
6. Not to allow any stock on any tillable land except by annual agreement.
7. Not to burn or remove cornstalks, straw, or other crop residues grown upon the farm.
8. Not to cut live trees for sale purposes or personal uses.
9. Not to erect or permit to be erected any commercial advertising signs on the farm.

C. Additional agreements: Lesee shall cut and keep roadway ditches well maintained.

_____

Section 5. Management and Business Procedures

The Lessor and Lessee agree that they will observe the following provisions. (Strike out any not desired.) The decision making by the Lessor implied in Clause A below, or in any other part of this lease, does not contemplate material participation by the Lessor or the Lessor's heirs.

~~**A.** Except when mutually decided otherwise, the land use and cropping system shall be approximately as follows:~~

~~_____ acres for rotated crops~~
~~_____ acres in permanent pasture~~
~~_____ acres in nongrazed woodland~~
~~_____ acres in building and lots~~
~~_____ acres of tillable land seeded to legumes~~
~~_____ acres of tillable land to be left as stand-over legumes~~

~~**B.** At the end of this lease, the Lessor agrees to reimburse the Lessee:~~

~~1. For the Lessee's remaining cost in limestone. The Lessee's remaining cost shall be calculated by first subtracting, from the Lessee's original cost, government payments received by the Lessee and then depreciating the Lessee's net cost at the rate of _____ percent annually.~~

~~2. For the Lessee's cost of legume and grass seed in seedings made on more than _____ acres in the last year of this lease. (Insert the acres in such seedings on the farm at the beginning of this lease.)~~

~~3. For the Lessee's cost of soluble phosphate (P_2O_5) and potash (K_2O) fertilizers applied on crops harvested for grain in the last year of this lease minus the amount of these plant food elements, valued at the same rates, contained in the Lessee's share of these crops.~~

~~4.~~ _____

_____

_____

_____

_____

C. The cash rent shall be paid each year in the following installments:

Dollars or percent of rent due	*Date due*
$7,060.00 (50%)	April 15, 2020
$7,060.00 (50%)	November 1, 2020
Balance Due	

D. The Lessee shall be solely responsible for all employer obligations on hired labor with respect to safety requirements and social security and workers' compensation contributions, and the Lessor shall have no responsibilities therefore.

E. Both Lessor and Lessee affirm the goals of minimizing soil erosion losses and preserving the productivity of the land in ways that are consonant with their needs and desires for acceptable current returns to their individual inputs on the leased premises. To these ends they agree to implement as far as possible the best management practices recommended by the Soil Conservation Service and to cooperate with that agency's soil and water conservation programs.

Section 6. Default, Possession, Lessor's Lien, Right of Entry, Mineral Rights, Extent of Agreement, Liability

The Lessor and Lessee agree to the following provisions. (Strike out any not desired.)

A. Termination upon default. If either party fails to carry out substantially the terms of this lease in due and proper time, the lease may be terminated by the other party by serving a written notice citing the instance(s) of default and specifying a termination date of 30 days from the date of such notice. Settlement shall then be made in accordance with the provisions of Clause C of this section, the reimbursement agreements of Section 5, and any amendments to this lease.

B. Yielding possession. The Lessee agrees at the expiration or termination of this lease to yield possession of the premises to the Lessor without further demand or notice, in as good order and condition as when they were entered upon by the Lessee, loss by fire, flood, or tornado, and ordinary wear excepted. If the Lessee fails to yield possession, the Lessee shall pay to the Lessor a penalty of $_____per day or the statutory double rent, whichever is less, for each day he or she remains in possession thereafter, in addition to any damages caused by the Lessee to the Lessor's land or improvements, and said payments shall not entitle the Lessee to any interest of any kind or character in or on the premises.

C. Lessor's lien. The Lessor's lien provided by law on crops grown or growing shall be the security for the rent herein specified and for the faithful performance of the terms of the lease. The Lessee shall provide the Lessor with the names of persons to whom the Lessee intends to sell crops grown on these demised premises at least 30 days prior to the sale of such crops. A lesser period may be allowed by mutual written agreement. If the Lessee fails to pay the rent due or fails to keep any of the agreements of this lease, all costs and attorney fees of the Lessor in enforcing collection or performance shall be added to and become a part of the obligations payable by the Lessee.

D. Lessor's right of entry. The Lessor reserves the right personally or by agents, employees, or assigns to enter upon the premises at any reasonable time to view them, to work or make repairs or improvements thereon, to care for and dispose of the Lessor's share of crops, to develop mineral resources as provided in Clause E below, or, after constructive notice has been given that the lease may not be extended, and following severance of crops, to plow and prepare a seed bed, make seedings, glean corn, apply fertilizers, and any other operation necessary to good farming by the succeeding operator, these operations not to interfere with the Lessee in carrying out the regular farming operations.

E. Mineral rights. Nothing in this lease shall confer upon the Lessee any right to minerals underlying the land. Such mineral rights are hereby reserved by the Lessor together with the full right to enter upon the premises and to bore, search, excavate, work, and remove the minerals, to deposit excavated rubbish, to pass over the premises with vehicles, and to lay down and work any railroad track or tracks, tanks, pipelines, powerlines, and structures as may be necessary or convenient for the above purpose. The Lessor agrees to reimburse the Lessee for any actual damage the Lessee may suffer for crops destroyed by these activities and to release the Lessee from obligation to continue farming this property when development of mineral resources interferes materially with the Lessee's opportunity to make a satisfactory return.

F. Extent of agreement. The terms of this lease shall be binding on the heirs, executors, administrators, and assigns of both Lessor and Lessee in like manner as upon the original parties.

G. Lessor liability. The Lessee takes possession of the leased premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, or agents in pursuance of farming operations, or in performing repairs on buildings, fences, tile, and other improvements.

Section 7. Additional Agreements

Prior Termination.

Lessor may terminate this Lease as to all or any part of the premises upon thirty (30) days written notice to Lessee (provided the reason for termination is Lessor's desire to use, sell or lease the premises for a purpose other than the growing of crops) and Lessee shall relinquish and release possession to all or such portion of the premises as specified in the written notice.

In such an event, if at the time of the effective date of the notice Lessee's crops are not ready for harvest, Lessee shall be reimbursed the cash rent paid hereunder (or prorated part, if applicable) and shall further be reimbursed all of Lessee's actual costs incurred to the date of such notice for seed, fertilizer, herbicide, and insecticide for Lessee's farming operations, such as plowing, disking, planting, cultivating, and spraying performed prior to the effective date of such notice based on University of Illinois, College of Agriculture farm custom rates for Northern Illinois.

Lessor(s) *Date*

By

Agent *Date*

Lessee(s) *Date*

Amendments to the Lease

A. Improvements made by the Lessee at the Lessee's own expense. When the Lessor and Lessee agree that the Lessee may make all or part of an improvement (such as buildings, additions to buildings, major repairs, fences, bathrooms, water systems, etc.) to the farm at the Lessee's own expense and that the Lessee is to be reimbursed for any costs remaining at the end of the lease (less any government payment received by the Lessee for the improvement), the necessary information shall be recorded in one of the following blanks and, after being duly signed by both parties, it shall become a part of the lease above and obligate the Lessor and his or her heirs and assigns to make such reimbursement. Such improvements become the Lessor's property upon completion of the form below. The Lessor thereby assumes the responsibility for property taxes, insurance coverage, and risk of loss.

Description and location of the improvement	*Lessee's cost on completion less government payments*	*Annual rate of depreciation (percent)*	*Date depreciation begins*	*Date of signatures*	*Signatures*
1. _____				_____	_____ Lessor
_____	_____	_____	_____	_____	_____ Lessee
2. _____				_____	_____ Lessor
_____	_____	_____	_____	_____	_____ Lessee
3. _____				_____	_____ Lessor
_____	_____	_____	_____	_____	_____ Lessee

B. Lessor's written consent to Lessee's participation in items in Section 4, Clause B.

1. Item: _____ Description and restrictions: _____

_____ Date: _____ Lessor's Signature _____

1. Item: _____ Description and restrictions: _____

_____ Date: _____ Lessor's Signature _____

C. Other amendments:

1. _____ _____ *Date* _____ *Lessor*

_____ _____ *Date* _____ *Lessee*

2. _____ _____ *Date* _____ *Lessor*

_____ _____ *Date* _____ *Lessee*

3. _____ _____ *Date* _____ *Lessor*

_____ _____ *Date* _____ *Lessee*

EXTENSION	EXTENSION	EXTENSION
This lease shall be extended from	This lease shall be extended from	This lease shall be extended from
_____, 20_____,	_____, 20_____,	_____, 20_____,
to _____, 20_____	to _____, 20_____	to _____, 20_____
Signed: _____, 20 _____	Signed: _____, 20 _____	Signed: _____, 20 _____
_____ Lessor	_____ Lessor	_____ Lessor
_____ Lessee	_____ Lessee	_____ Lessee

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CEDING OF 2020 PRIVATE ACTIVITY BONDING AUTHORITY

WHEREAS, the City of Peru (hereinafter "City") is an Illinois home rule municipal corporation duly organized and validly existing under Article VII, Section 6, of the 1970 Illinois Constitution and laws of the State of Illinois; and

WHEREAS, the Internal Revenue Code of 1986 provides that the amount of private activity bonds which may be issued by the City as a constitutional home rule unit is equal to its population multiplied by $105.00; and

WHEREAS, the Illinois Private Activity Bond Allocation Act (30 ILCS 345/1 *et seq.)* provides, among other things, that the corporate authorities of any home rule unit may reallocate to a state agency any portion of its unused allocation of volume cap; and

WHEREAS, the City has available year 2020 volume cap and desires to utilize this cap in cooperation with the Upper Illinois River Valley Development Authority (UIRVDA) to support the projects that will create local jobs and expand the City's tax base.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: Consent to Reallocate to UIRVDA. The City hereby agrees to reallocate to the Upper Illinois River Valley Development Authority its 2020 private activity volume bonding cap in the amount of $1,028,790. Said private activity volume bonding cap shall be used to support projects that will provide job opportunities and new investments.

SECTION 2: Letter of Agreement. The City Finance Officer is hereby authorized to execute a letter of agreement with UIRVDA consenting to such allocation on behalf of the City as authorized.

SECTION 3: **Maintaining Records.** The City Finance Officer is hereby authorized to maintain such record of the allocation for the term of the bonds issued pursuant to such allocation.

SECTION 4: **Notice.** The City Clerk shall provide notice of such allocation to the Office of the Governor.

SECTION 5: **Effective Date.** This Ordinance shall be effective immediately from and after its passage and approval.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ____ voting aye, ____ voting nay, ____ absent, and Mayor Harl _____ voting _____, which meeting was held on the 16th day of March, 2020.

APPROVED: March 16, 2020

_____
Scott J. Harl, Mayor

(CORPORATE SEAL)

ATTEST:

_____
David R. Bartley
City Clerk

Aldermen	Aye	Nay	Absent
Ferrari			
Waldorf			
Lukosus			
Radtke			
Sapienza			
Payton			
Ballard			
Buffo			

City of Peru

P.O. Box 299 • Peru, IL 61354-0299 • Off: 815-223-1148

APPLICATION FOR SPECIAL USE OR AMENDMENT TO PLAN COMMISSION

Statement of Ownership: Set forth the legal name(s) of the owner(s) and state how long they have owned the property:

Starved Rock Investment Co, LLC Mark Janko manager
Under Agreement w/ Illinois Kindness

State or attach the legal description, the common address of the property, including subdivision, lot and block numbers where applicable:

Lot "A" May Road Business Center (Drawing attached)

State the name of the applicant if different from the owner, state the interest of the applicant in the aforementioned property and when this interest was acquired:

Illinois Kindness Three LLC Contact: Chris Visco 267-626-1013
3638 N. Fremont Street, Chicago Illinois 60613

Specify the nature of the Special Use or amendment requested:

Adult use cannabis craft grow, Adult use Cannabis infuser, + transportation.

Attached is a plot plan or drawing indicating the location of the premises and the nature of the Special Use or Amendment:

☒ Yes ☐ No

State in detail the reasons for the request. (Attach sheet for additional information if necessary):

This property is currently zoned M2 which does not currently include an infuser or transporter.

Above Location is: ☐ Residential ☒ Commercial

Fee Included: ☐ $100 (Residential) ☒ $200 (Commercial)

Yard sign: ☐ Yes ☒ No ☐ $50 Refundable Fee

Signature of Applicant — Date: 3/4/20

3638 N Fremont Street
Chicago, IL 60613
Mailing Address

267-626-1013
Phone Number

N/A
Name of Attorney for Applicant (if any)

March 5, 2020

Mr. Eric Carls, P.E
City of Peru
1901 4th St.
Peru, IL 61354

Dear Mr. Carls,

Illinois Kindness LLC is currently applying for three licenses from The Illinois Department of Agriculture. We are applying for an Adult-Use Cannabis Craft Grow, Adult-Use Cannabis Infuser and an Adult-Use Cannabis Transporter license. We are submitting an application for a special use permit for all three licenses. Additionally, we respectfully request the following amendments as follows:

1. Because M-2 does not currently allow for Adult-Use Cannabis Infuser or Adult-Use Cannabis Transport within the ordinance, we are submitting an application for a special use permit and requesting a text amendment to the Section 12.03 M-2 of the Zoning Ordinance to add (13) Adult-Use Cannabis Infuser Organization and (14) Adult-Use Cannabis Transporting Organization.
2. We request a text amendment to section 4.19 (k) to allow for multiple Adult-Use Cannabis business establishments.

Thank you for your consideration,

Chris Visco

President & CEO

Illinois Kindness Three LLC

CV/ab

City of Peru

P.O. Box 299 • Peru, IL 61354-0299 • Off: 815-223-1148

APPLICATION FOR SPECIAL USE OR AMENDMENT TO PLAN COMMISSION

Statement of Ownership: Set forth the legal name(s) of the owner(s) and state how long they have owned the property:

DOUG ARNESON & GERALD WESBECKER (PURCHASED 4/2/18)

State or attach the legal description, the common address of the property, including subdivision, lot and block numbers where applicable:

2700 MAY RD. PERU, IL 61354

LEGAL DESCRIPTION & PLAT ATTACHED

State the name of the applicant if different from the owner, state the interest of the applicant in the aforementioned property and when this interest was acquired:

JONATHAN M. CHAMLIN DBA VERMILLION PARTNERS

APPLICANT HAS PURCHASE AGREEMENT AND OWNER CONSENT DATED 2/12/20 TO 5/15/20.

Specify the nature of the Special Use or amendment requested:

APPLICANT SEEKS SPECIAL USE PERMIT FOR AN ADULT USE CANNABIS DISPENSARY TO BE OPERATED BY OTHER.

Attached is a plot plan or drawing indicating the location of the premises and the nature of the Special Use or Amendment:

☑ Yes ☐ No

State in detail the reasons for the request. (Attach sheet for additional information if necessary):

THE APPLICANT SEEKS AN ASSIGNABLE SPECIAL USE PERMIT FOR AN IDFPR AWARDED DISPENSARY TO CONDUCT SUCH OPERATION IN CONFORMANCE WITH ALL APPLICABLE RULES AND REGULATIONS REQUIRED BY LAW.

Above Location is: ☐ Residential ☑ Commercial

Fee Included: ☐ $100 (Residential) ☑ $200 (Commercial)

Yard sign: ☑ Yes ☐ No ☑ $50 Refundable Fee

Signature of Applicant

3/9/20
Date

220 E. ILLINOIS STR. #2611
CHICAGO, IL 60611
Mailing Address

312/446/6455
Phone Number

JONCHAMLIN@GMAIL.COM

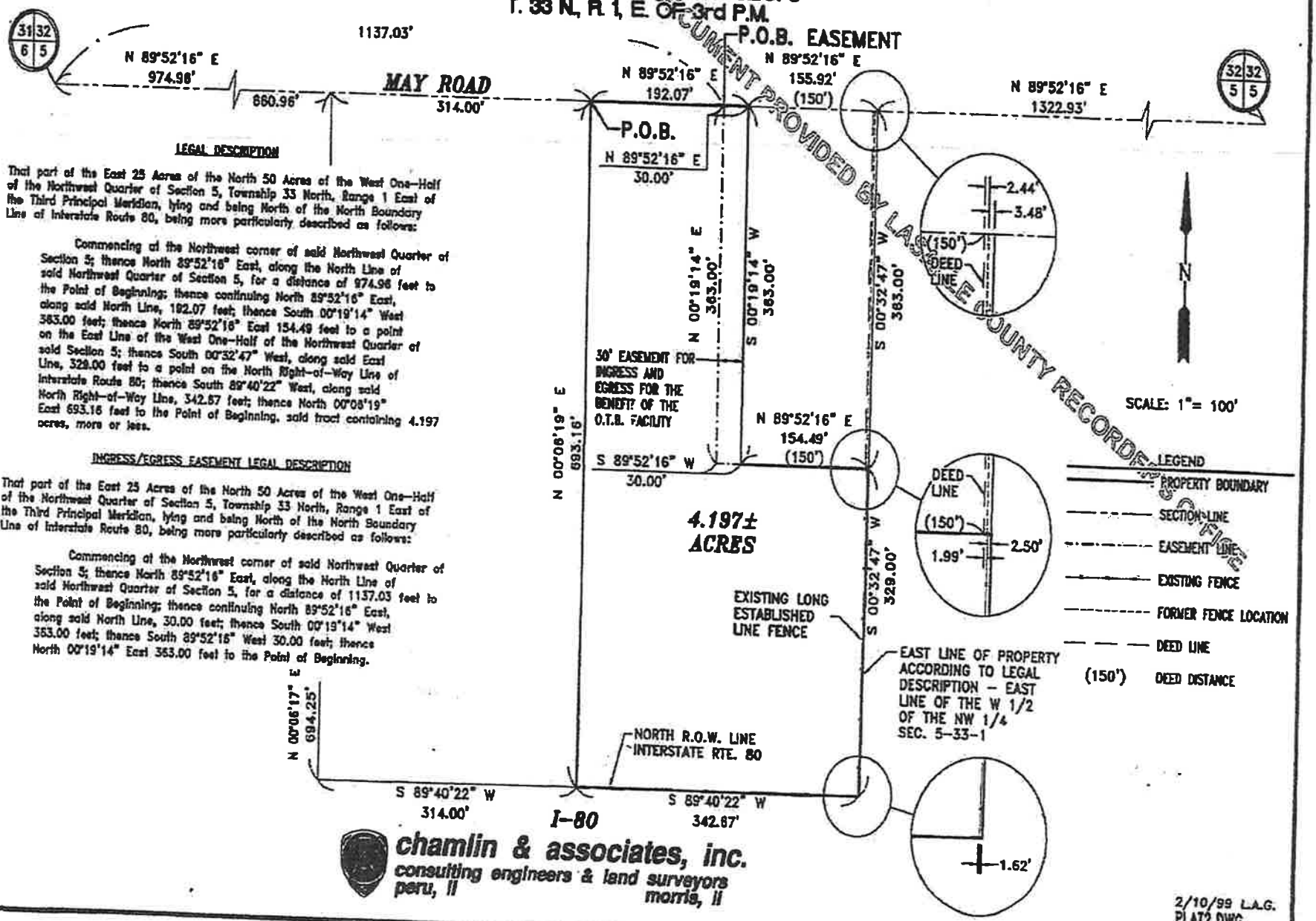
JONATHAN BRANDT P.C.
Name of Attorney for Applicant (if any)

LASALLE COUNTY RECORDER
1999 JUL -6 AM 11:23
EXHIBIT A
RU099-17411

BAKER PROPERTY

PART OF THE N.W. 1/4 OF SEC. 5
T. 33 N., R. 1, E. OF 3rd P.M.

DOCUMENT PROVIDED BY LASALLE COUNTY RECORDER'S OFFICE



LEGAL DESCRIPTION

That part of the East 25 Acres of the North 50 Acres of the West One-Half of the Northwest Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, lying and being North of the North Boundary Line of Interstate Route 80, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter of Section 5; thence North 89°52'16" East, along the North Line of said Northwest Quarter of Section 5, for a distance of 974.98 feet to the Point of Beginning; thence continuing North 89°52'16" East, along said North Line, 192.07 feet; thence South 00°19'14" West 363.00 feet; thence North 89°52'16" East 154.49 feet to a point on the East Line of the West One-Half of the Northwest Quarter of said Section 5; thence South 00°32'47" West, along said East Line, 329.00 feet to a point on the North Right-of-Way Line of Interstate Route 80; thence South 89°40'22" West, along said North Right-of-Way Line, 342.87 feet; thence North 00°06'19" East 693.16 feet to the Point of Beginning, said tract containing 4.197 acres, more or less.

INGRESS/EGRESS EASEMENT LEGAL DESCRIPTION

That part of the East 25 Acres of the North 50 Acres of the West One-Half of the Northwest Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, lying and being North of the North Boundary Line of Interstate Route 80, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter of Section 5; thence North 89°52'16" East, along the North Line of said Northwest Quarter of Section 5, for a distance of 1137.03 feet to the Point of Beginning; thence continuing North 89°52'16" East, along said North Line, 30.00 feet; thence South 00°19'14" West 363.00 feet; thence South 89°52'16" West 30.00 feet; thence North 00°19'14" East 363.00 feet to the Point of Beginning.

chamlin & associates, inc.
consulting engineers & land surveyors
peru, il morris, il

2/10/99 L.A.G.
PLAT2.DWG
C8915.00Y-1

EXHIBIT A

PARCEL I:

That part of the East 25 acres of the North 50 acres of the West Half of the Northwest Quarter of Section 5, Township 33 North, Range 1, East of the Third Principal Meridian lying and being North of the North boundary line of Interstate Route 80 in the County of LaSalle and State of Illinois being more particularly bounded and described as follows and bearings are for the purpose of description only:

Commencing at the Northwest corner of the Northwest Quarter of said Section 5, thence North 89 degrees 52 minutes 16 seconds East along the North line of the Northwest Quarter of said Section 5 a distance of 1167.03 feet to an iron pipe and the point of beginning of the tract to be described: thence South 00 degrees 19 minutes 14 seconds West 363.00 feet to an iron pipe; thence North 89 degrees 52 minutes 16 seconds East 150.00 feet to an iron pipe; thence North 0 degrees 19 minutes 14 seconds East 363.00 feet to an iron pipe; thence South 89 degrees 52 minutes 16 seconds West 150.00 feet to the point of beginning; all situated in LaSalle County, Illinois

PARCEL II:

An ingress/egress and sign easements for the benefit of Parcel I as reserved in Warranty Deed dated July 1, 1999 recorded July 6, 1999 as Document No. 0099-17411 made by Donald L. Baker and Anne M. Baker, Grantors, to Robert J. Lenz, Grantee, together with the rights and obligations thereunder.

DOCUMENT PROVIDED BY LASALLE COUNTY RECORDER'S OFFICE