



# City of Peru

**JAMEY MERTEL**  
CITY CLERK

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## AGENDA

### REGULAR CITY COUNCIL MEETING

**MONDAY, JULY 28, 2025**

RESIDENTS ARE WELCOME TO WATCH THE MEETINGS LIVE ON OUR  
YOU TUBE CHANNEL AT [City of Peru, Illinois - YouTube](#)

#### ROLL CALL

7:00 P.M.

#### PLEDGE OF ALLEGIANCE

#### PUBLIC COMMENT

#### PRESENTATION

*ILLINOIS VALLEY REGIONAL DISPATCH*

#### MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS

*REGULAR MEETING MINUTES OF JULY 14, 2025*

*TREASURER'S REPORT FOR JUNE 2025*

*CITY CLERK'S REPORT OF CASH RECEIVED FOR JUNE 2025*

*BUILDING PERMIT REPORT-2<sup>ND</sup> QUARTER 2025*

#### COMMITTEE REPORTS

1. FINANCE COMMITTEE-Chairman, Alderman Payton. Members, Aldermen Tieman, Sapienza, Ballard

*DISBURSEMENTS for July 30, 2025*

*Motion to approve \$200.00 donation to LP Band Parent Association*

*Motion to approve \$250.00 donation to LPHS Football Moms Club*

2. PUBLIC SERVICES COMMITTEE-Chairman, Alderman Edgcomb. Members, Tieman, Payton, O'Sadnick

*Motion to authorize the Board of Fire and Police Commissioners to hire patrolman  
Motion to hire part-time social worker for the Police Department (position based on annual grant)*

3. PUBLIC WORKS COMMITTEE-Chairman, Alderman Lukosus. Members, Aldermen Ballard, Sapienza, Moreno

*Discuss and approve invoice, in the amount of \$27,900.00, from Advanced Asphalt Co. for patching on Water Street due to water main break*

*Discuss and approve James Hardie substation transformer repair and testing services from RESA for \$85,000.*

## **REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS**

*ORDINANCE 6966 APPROVING THE FIFTH AMENDMENT TO THE PERU INDUSTRIAL PARK TIF DISTRICT REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS*

*ORDINANCE 6967 APPROVING THE FIRST AMENDMENT TO THE PERU NORTH COMMERCIAL TIF DISTRICT REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS*

*ORDINANCE 6968 APPROVING THE REDEVELOPMENT PLAN AND PROJECTS FOR THE PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT (EXHIBIT C – PLAN IS ATTACHED SEPARATELY)*

*ORDINANCE 6969 DESIGNATING THE REDEVELOPMENT PROJECT AREA FOR THE PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT*

*ORDINANCE 6970 ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT*

*MINUTES OF THE JULY 23, 2025, CONTINUED PLANNING/ZONING COMMISSION HEARING ON PETITION OF ILLINOIS VALLEY FOOD PANTRY CONCERNING PROPERTY LOCATED AT 4133 PROGRESS BOULEVARD IN THE CITY OF PERU*

*AN ORDINANCE APPROVING A TEXT AMENDMENT TO SECTION 11.05(d) OF THE ZONING ORDINANCE AND CONDITIONALLY GRANTING A SPECIAL USE AS SOUGHT BY THE PETITION OF ILLINOIS VALLEY FOOD PANTRY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, CONCERNING PROPERTY LOCATED AT 4133 PROGRESS BOULEVARD IN THE CITY OF PERU*

## **PROCLAMATIONS**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

*Discuss CodeRED Notification System*

**PETITIONS AND COMMUNICATIONS**

*ITEM NO. 1      Communication from Matt Becker of Stone Jug Barbeque requesting permission to close Schuyler Street between 3<sup>rd</sup> Street and Rte. 6 for the annual Horizon House Steak Fry event on August 24<sup>th</sup>.*

**MAYOR'S NOTES**

**PUBLIC COMMENT**

**CLOSED SESSION**

**ADJOURNMENT**

**CITY OF PERU REGULAR COUNCIL MEETING JULY 14, 2025**

A regular meeting of the Peru City Council was called to order by Mayor Ken Kolowski in the Peru City Council Chambers on Monday, July 14, 2025, at 7:00 P.M.

City Clerk Jamey Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O’Sadnick, Lukosus and Moreno present. Alderman Payton absent. Mayor Kolowski present.

**PUBLIC COMMENT**

**PRESENTATION**

Police Chief Sarah Raymond spoke on the School Resource Officer of the Year award and reported is presented to an individual who has made significant contributions and dedicated service to juveniles within their agencies, local community and to the law enforcement profession within the recent year.

Mayor Kolowski presented School Resource Officer Brian Zebron and K-9 Haven with the School Resource Officer of the Year award.

Chief Sarah Raymond nominated SRO Zebron for his exemplary service while working with students, faculty and staff at La Salle/Putnam County Educational Alliance for Special Education and the La Salle, Marshall, Putnam Regional Office of Education 35. In her nomination letter, Chief Raymond stated that SRO Zebron has dedicated his time and efforts to all the juveniles in school and made significant contributions to the juveniles and the school alike.

Chief Raymond reported he has implemented programs within the daily school day including drug education, bullying, and social and emotional learning,” she said in the letter. “He started and now maintains a therapy dog program and is partnered with his K9 Haven who is a 1-year-old Saint Bernard.” Raymond said not only did he design and implement the program and train Haven, but SRO Zebron also knew that simply having a dog by his side with the juveniles in school would facilitate trust and above all, conversation with a police officer.

SRO Zebron stated it’s an incredible feeling to receive the award because he knows that the work has been able to help some youth. SRO Zebron stated, “I’m so lucky to work with an amazing team at the Peru Police Department”.

SRO Zebron also spoke on the Junior Police Academy that started today. SRO Zebron stated the class has 30 participants and first time in the area to offer something like this.

**MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS**

Mayor Kolowski presented the Regular Minutes of June 30, 2025, City Clerk’s Report of Cash Received for May 2025, and Peru Police Department Monthly Report for June 2025. Alderman Lukosus made a motion the minutes be received and placed on file. Alderman Edgcomb seconded the motion; motion carried.

**FINANCE AND SAFETY COMMITTEE**

Alderman Tieman presented the following disbursements for payment on July 16, 2025:

**FUND NAME**

**TOTAL EXPENSES**

**CITY OF PERU REGULAR COUNCIL MEETING JULY 14, 2025**

General Fund	\$848,691.90
MVP TIF	3,803.76
Utility Fund	3,580,430.65
Airport Fund	<u>55,651.16</u>
Total	\$4,488,577.47

Alderman Tieman made a motion the disbursements be received, placed on file and bills paid in the usual manner. Alderman Ballard seconded the motion. Alderman Payton absent. Motion carried. Finance Officer Tracy Mitchell reported the disbursements are very high at \$4.5M, but include the large power bill of \$1.7M and the payment for the Water St. transformer of \$1M. We are using Utility Fund Investment Reserves for the transformer. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Alderman Ballard made a motion to approve donation to Central Region Sr BB Tournament \$5,000 (consistent with past 3 years; \$2,500 pre-Covid). Alderman Tieman seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Alderman Tieman made a motion to approve Cops 4 Cancer \$500 (consistent annually since 2005-exception 2021 Golf Outing \$12,371.10). Alderman Sapienza seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye.

**PUBLIC SERVICES COMMITTEE**

Adam Thorson, Director of Parks, Recreation and Special Events reported the Music Under the Oaks that was scheduled for July 11<sup>th</sup> is rescheduled for September 19<sup>th</sup>.

**PUBLIC WORKS COMMITTEE**

Alderman Ballard made a motion to approve a proposal from Midwest Environmental Consultant Services in the amount of \$7,341.50 for asbestos abatement at 1410 8<sup>th</sup> Street. Alderman Lukosus seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Alderman Moreno made a motion to authorize execution of proposal from Chamlin and Associates for Slough Bridge Inspection. Alderman Lukosus seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Alderman Moreno made a motion to award the airport parking lot expansion paving to Universal Asphalt, in the amount of \$190,513.25. Alderman Sapienza seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Alderman Sapienza made a motion to authorize the city engineer to seek bids for the Baker Lake Trail. Alderman Moreno seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

**CITY OF PERU REGULAR COUNCIL MEETING JULY 14, 2025**

Alderman Lukosus made a motion to approve the inspection and treatment of wood poles with OSMOSE Utilities Services Co. for a price not to exceed \$50,000. Alderman Moreno seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Alderman Lukosus made a motion to approve annual dielectric testing of vehicles, equipment, and tools with irby utilities for \$12,891.75. Alderman Moreno seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

**REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS**

Clerk Mertel presented the minutes of the July 2, 2025, Planning/Zoning Commission Hearing on the petition of Elizabeth Watson concerning property located at 2623 Market Street, Peru. Alderman Lukosus made a motion the minutes be received, placed on file and concur with the recommendation. Alderman Moreno seconded the motion. Motion carried.

Clerk Mertel presented a proposed ordinance entitled:

**ORDINANCE NO. 6961**

**AN ORDINANCE GRANTING VARIANCES AS SOUGHT BY THE PETITION OF ELIZABETH WATSON CONCERNING PROPERTY LOCATED AT 2623 MARKET STREET IN THE CITY OF PERU**

Alderman Payton made a motion the ordinance be adopted as written and read. Alderman Lukosus seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Clerk Mertel presented the minutes of the July 2, 2025, Planning/Zoning Commission hearing on the petition of Tom Etzenbach, as trustee of the Geraldine H. Etzenbach trust, concerning property located at 1815 Calhoun Street, Peru. Alderman Lukosus made a motion the minutes be received, placed on file and concur with the recommendation. Alderman Moreno seconded the motion. Motion carried.

Clerk Mertel presented the minutes of the July 9, 2025, Planning/Zoning Commission continued hearing on the petition of Illinois Valley Food Pantry, an Illinois not-for-profit corporation, concerning property located at 4133 progress boulevard, Peru. Alderman Edgcomb made a motion the minutes be received, placed on file and concur with the recommendation. Alderman Ballard seconded the motion. Motion carried.

Clerk Mertel presented a proposed ordinance entitled:

**ORDINANCE NO. 6962**

**AN ORDINANCE DECLARING CERTAIN POLICE VEHICLES AS SURPLUS PROPERTY AND AUTHORIZING THE SALE THEREOF TO SHIMMER FORD OF PERU FOR SERVICE MAINTENANCE CREDIT, OR OTHERS**

**CITY OF PERU REGULAR COUNCIL MEETING JULY 14, 2025**

Clerk Mertel presented a proposed ordinance entitled:

**ORDINANCE NO. 6963**

**AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PUBLIC UTILITY EASEMENT FROM SF FARMS, LLC (Meridian/Dalzell Road & Shooting Park Road, Peru – PIN: 17-18-108-000)**

Alderman Edgcomb made a motion the ordinance be adopted as written and read. Alderman Tieman seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Clerk Mertel presented a proposed ordinance entitled:

**ORDINANCE NO. 6964**

**AN ORDINANCE AMENDING THE CITY OF PERU'S GENERAL FUND EMERGENCY RESERVE POLICY**

Alderman Tieman made a motion the ordinance be adopted as written and read. Alderman Ballard seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Clerk Mertel presented a proposed ordinance entitled:

**ORDINANCE NO. 6965**

**AN ORDINANCE AMENDING THE CITY OF PERU'S UTILITY FUND EMERGENCY RESERVE POLICY**

Alderman Ballard made a motion the ordinance be adopted as written and read. Alderman Tieman seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Alderman Payton absent. Motion carried.

Clerk Mertel presented a proposed resolution entitled:

**RESOLUTION NO. 2025-12**

**RESOLUTION AUTHORIZING PUBLIC HEARING REGARDING PROPOSAL FOR EXCHANGE OF REAL ESTATE PURSUANT TO 65 ILCS 5/11-76.2-1**

Alderman Edgcomb made a motion the resolution be adopted as written and read. Alderman Tieman seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

**PROCLAMATIONS**

**UNFINISHED BUSINESS**

Mayor Kolowski initiated a discussion regarding an alternate design for the N. Peoria Street water tower and asked for feedback. Alderman Edgcomb stated the council has wasted enough time on the subject and

## CITY OF PERU REGULAR COUNCIL MEETING JULY 14, 2025

said he would doesn't want to discuss the matter and to paint it whatever the mayor wants but that he would not be voting again. Alderman Sapienza reiterated that all eight aldermen were in unison with the Area 251 design and noted the multimillion advertising platform. Alderman Moreno stated he would like to move on to bigger and better things.

### NEW BUSINESS

Alderman Jason Edgcomb inquired whether the city's garbage contract with Republic Services contains any provisions for customers to recoup fees during the current labor dispute. Clerk Mertel stated he'd read the contract and, although not aided by an attorney, there did appear to be language suggesting relief may be had, noting there are provisions that give them leeway on that. Mayor Kolowski reported there is "some movement," and was further advised that a potentially consequential meeting is set for Tuesday between labor and management. Mayor Kolowski reported the main thing is we want to get back to normal, and as for refunds, "that's going to be at a later date." Mayor Kolowski also noted the 800 number for Republic Services is also working.

### PETITIONS AND COMMUNICATIONS

Clerk Mertel presented a communication from Amber Leibov, of Santa's Elves of Illinois Valley, requesting permission to hold a back-to-school supply giveaway at Centennial Park from 2pm-5pm on Saturday, July 26<sup>th</sup>. Alderman Edgcomb made a motion the communication be received, placed on file and permission granted. Alderman Sapienza seconded the motion. Motion carried.

Clerk Mertel presented a communication from Colton Reiter of Illinois Valley Outreach, requesting permission to hold the 4<sup>th</sup> annual Praise in the Park event at Centennial Park on Saturday, June 20, 2026. Alderman Edgcomb seconded the motion. Motion carried.

Clerk Mertel presented a petition from Spirit Halloween requesting temporary signage from July 18, 2024 to November 4, 2025 at 1307 38<sup>th</sup> Street. Alderman made a motion the petition be received, placed on file and permission granted. Alderman O'Sadnick seconded the motion. Motion carried.

### MAYOR'S NOTES

Mayor Kolowski thanked PSM/Fire Chief Jeff King, Electric Operations Manager Kevin Minnick, Public Works, Police Department, Fire Department and Director of Parks, Recreation and Special Events Adam Thorson for the successful Rock the River event. Mayor Kolowski thanked Police Chief Sarah Raymond for the successful Warriors and Guardians 5K.

### PUBLIC COMMENT

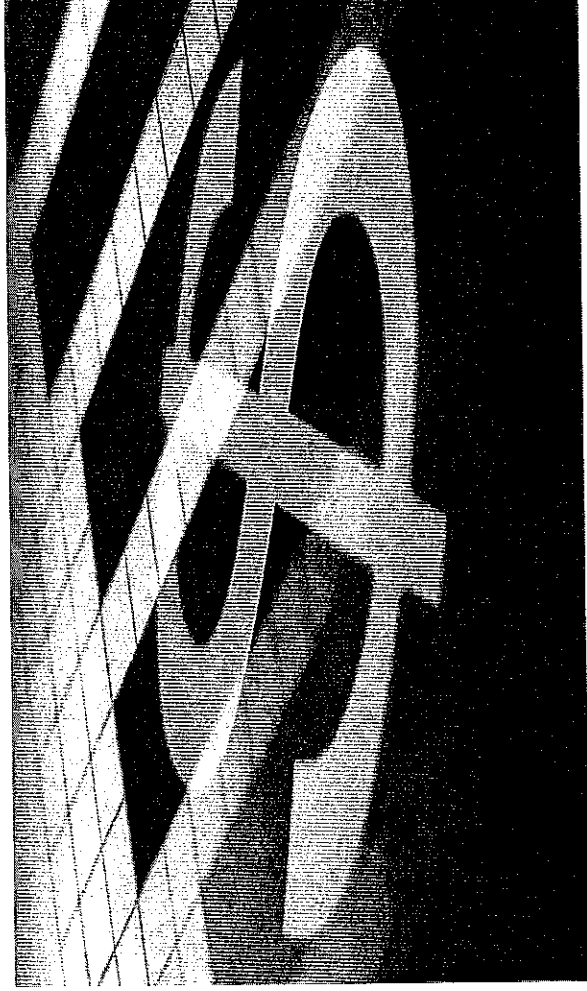
### CLOSED SESSION

### ADJOURNMENT

Alderman Moreno made a motion that the meeting be adjourned. Alderman Edgcomb seconded the motion and motion carried. The meeting was adjourned at 7:44 p.m.

# CITY OF PERU

## TREASURER'S REPORT



June 2025

JACKSON POWELL, TREASURER

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Treasurer's Monthly Report

June 30, 2025

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	\$ 314,876.13	\$ 1,123,964.00	\$ (1,082,592.00)	\$ 2.97	\$ 356,251.10	Unassigned	\$ 356,251.10	\$ 356,251.10
General Fund Automatic Clearing House Account Heartland Acct #6506402	\$ 359,615.16	\$ 1,261,163.79	\$ (1,186,014.58)	\$ 143.72	\$ 434,908.09	Unassigned	\$ 791,159.19	\$ 791,159.19
General Fund Investment Account Illinois Fund - Mercantile Bank - Acct #7139166001	\$ 222,767.02	\$ 1,313,788.18	\$ (1,426,830.22)	\$ 1,399.88	\$ 111,124.86	Unassigned	\$ 902,284.05	\$ 902,284.05
General Fund Operating Reserve Transaction Account Illinois Fund - Mercantile Bank - Acct #4348664122	\$ 41,860.10	\$ 94,560.55	\$ (550,000.00)	\$ -	\$ (413,579.35)	Unassigned	\$ 488,704.70	\$ 488,704.70
General Fund Operating Reserve Investments General Fund Operating Reserve CDs/MMs	\$ 1,287,002.42	\$ -	\$ -	\$ 13,027.48	\$ 1,300,029.90	Unassigned	\$ 1,788,734.60	\$ 1,788,734.60
Farm Cash Rent Account - Hertz Management Heartland - Acct #2637	\$ 612.42	\$ -	\$ -	\$ 0.63	\$ 613.05	Unassigned	\$ 1,789,347.65	\$ 1,789,347.65
Infrastructure Home Rule Sales Tax Account	\$ 6,142,250.04	\$ 224,302.09	\$ (3,405,000.00)	\$ 27,925.22	\$ 2,989,477.35	Restricted	\$ 1,789,347.65	\$ 4,778,825.00
Infrastructure Plank Rd Reserve	\$ -	\$ 1,555,000.00	\$ -	\$ -	\$ 1,555,000.00	Restricted	\$ 1,789,347.65	\$ 6,333,825.00
Infrastructure Water Tower Painting Reserve	\$ -	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00	Restricted	\$ 1,789,347.65	\$ 7,333,825.00
Infrastructure Commercial Expansion Reserve Illinois Fund - Mercantile Bank - Acct #4348664122	\$ -	\$ 850,000.00	\$ -	\$ -	\$ 850,000.00	Restricted	\$ 1,789,347.65	\$ 8,183,825.00
GF/Motel Tax Account	\$ 1,804,836.76	\$ 58,466.66	\$ (1,697,000.00)	\$ 4,945.49	\$ 171,248.91	Committed	\$ 1,789,347.65	\$ 8,355,073.91
GF/Motel Tax Account-OSLAD Grant Reserve	\$ -	\$ 1,197,000.00	\$ -	\$ -	\$ 1,197,000.00	Restricted	\$ 1,789,347.65	\$ 9,552,073.91
GF/Motel Tax Account-ITEP Grant Reserve Peru Federal Account #161314228/#162310209	\$ -	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	Restricted	\$ 1,789,347.65	\$ 10,052,073.91
Parkside Bond Obligation Reserve Illinois Fund - Mercantile Bank - Acct #4348664122	\$ 683,922.54	\$ 129,741.54	\$ -	\$ -	\$ 813,664.08	Restricted	\$ 1,789,347.65	\$ 10,865,737.99
OSLAD Grant - Washington Park Illinois Fund - Mercantile Bank - Acct #348664122	\$ 121,978.80	\$ -	\$ -	\$ -	\$ 121,978.80	Restricted	\$ 1,789,347.65	\$ 10,987,716.79
General Fund 2020/2021 Bond Reserve Illinois Fund - Mercantile Bank - Acct #4348664122	\$ 381,130.15	\$ 78,226.04	\$ (184,356.25)	\$ -	\$ 284,999.94	Restricted	\$ 1,789,347.65	\$ 11,272,716.73
Past Elected Officials Account Peru Federal Savings - Acct #1002354591	\$ 6,826.19	\$ -	\$ -	\$ 0.56	\$ 6,826.75	Restricted	\$ 1,789,347.65	\$ 11,279,543.48
Peru Celebration Trust Account Edward Jones - Acct #6081575315	\$ 65,254.36	\$ 4,249.22	\$ -	\$ -	\$ 69,503.58	Restricted	\$ 1,789,347.65	\$ 11,349,047.06
Peru Municipal Pool Account Hometown National Bank - Acct #110741	\$ 144,356.20	\$ -	\$ -	\$ -	\$ 144,356.20	Assigned	\$ 1,789,347.65	\$ 11,493,403.26



Treasurer's Monthly Report

June 30, 2025

Fund Description Financial Institution - Account #	Previous Period Balance	Receipts	Disbursements	Interest Earned	End of Period Balance	Balance Use Definition
<b>SPECIAL REVENUE FUNDS</b>						
<b>Insurance Fund</b>						
LSB-HRA/FSA Acct #7179	\$ 950,725.28	\$ 10,164.61	\$ (147,108.02)	\$ 1,530.34	\$ 815,312.21	Committed
<b>Total Insurance Fund</b>						
	\$	\$	\$	\$	\$	
<b>Garbage Fund</b>						
Peru Federal Account #161314228	\$ 97,187.37	\$ 78,188.45	\$ (80,509.36)	\$ 233.45	\$ 95,099.91	Committed
<b>Total Garbage Fund</b>						
	\$	\$	\$	\$	\$	
<b>Motor Fuel Tax Fund</b>						
Hometown National Bank - Acct #72660101	\$ 556,775.63	\$ 35,972.92	\$ -	\$ 974.00	\$ 593,722.55	Restricted
<b>Total Motor Fuel Tax Fund</b>						
	\$	\$	\$	\$	\$	
<b>Peru Police Drug Enforcement, Impound &amp; Equipment Fund</b>						
Peru Federal Account Acct #161317890	\$ 27,579.39	\$ -	\$ (474.00)	\$ 7.03	\$ 27,112.42	Restricted
Midland States Bank Acct #5405000027	\$ 81,834.53	\$ 1,147.00	\$ (136.11)	\$ 1.36	\$ 82,846.78	Restricted
<b>Total Police related Special Revenue Funds</b>						
	\$	\$	\$	\$	\$	
TIF 2 Fund - Peru Industrial	\$ 925,573.90			\$ 103.27	\$ 925,677.17	Committed
Heartland Acct #6506410	\$ 61,297.51			\$ 6.84	\$ 61,304.35	Committed
TIF 3 Fund - North Peru	\$ 139,318.13			\$ 15.54	\$ 139,333.67	Committed
Heartland Acct #6506410	\$ 68,483.06			\$ 7.64	\$ 68,490.70	Committed
TIF 4 Fund - Downtown	\$ (1,016,486.71)			\$ -	\$ (1,100,586.71)	Committed
Heartland Acct #6506410	\$ (17,500.00)			\$ -	\$ (38,479.15)	Committed
TIF 5 Fund - Peru Mail						
Heartland Acct #6506410						
TIF 6 Fund - MVP						
Heartland Acct #6506410						
TIF 7 Fund - MIN						
Heartland Acct #6506410						
<b>Total TIF Funds</b>						
	\$	\$	\$	\$	\$	
<b>TOTAL SPECIAL REVENUE FUNDS</b>						
	\$	\$	\$	\$	\$	





Fund Description Financial Institution - Account #	Previous Period Balance	Receipts	Disbursements	Interest Earned	End of Period Balance	Balance Use Definition
<b>Landfill Enterprise Fund</b>						
Operating Checking Account	\$ 374,832.29	\$ 3,373.87	\$ (6,299.04)	\$ 900.37	\$ 372,807.49	Unassigned
Peru Federal Account #1613142228/#162310209	\$					
Landfill No. 3 Closure/Post Closure Money Market Account	\$ 500,023.01	\$ -	\$ -	\$ 556.59	\$ 500,579.60	Restricted
Heartland -Acct.5840023088	\$					
Landfill Reserve Certificate of Deposit Investments	\$ 235,988.97	\$ -	\$ -	\$ -	\$ 235,988.97	Restricted
DA Davidson Acct #18929180	\$					
<b>Total Landfill Enterprise Fund</b>	<b>\$1,109,376.06</b>					
<b>Illinois Valley Regional Airport Enterprise Fund</b>						
Peru Federal Account #1613142228/#162310209	\$ (531,046.55)	\$ 12,330.35	\$ (12,073.57)	\$ -	\$ (530,789.77)	Unassigned
Farm Cash Rent Account - Hertz Management - Heartland	\$ 3,610.67	\$ 4,843.00		\$ 8.67	\$ 8,462.34	Unassigned
<b>Total Illinois Valley Regional Airport Enterprise Fund</b>	<b>(\$522,327.43)</b>					
<b>TOTAL ENTERPRISE FUNDS</b>	<b>\$13,297,818.61</b>					

Fund Type	Amount
<b>FUND BALANCES</b>	
General Fund	\$ 11,493,403.26
Special Revenue Funds	1,669,833.90
Enterprise Funds	13,297,818.61
<b>Total Of All Fund Types</b>	<b>\$26,461,055.77</b>

GASB STATEMENT 54 FUND CLASSIFICATIONS	Amount
Restricted Fund Balances	\$ 13,939,632.82
Committed Fund Balances	\$ 3,653,533.70
Assigned Fund Balances	\$ 5,726,954.56
Unassigned Fund Balances	\$ 3,140,934.69
<b>Total of All Fund Characteristics</b>	<b>\$ 26,461,055.77</b>

**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	\$ 9,009,665.68	N/A	N/A	\$ -
Hometown National Bank Transaction Accounts	\$ 1,094,329.85	\$ 250,000.00	\$ 3,096,591.18	\$ -
Hometown National Bank Investment Accounts	\$ 4,022,330.92	N/A	N/A	\$ -
Midland Bank Transaction Accounts	\$ 82,846.78	\$ 250,000.00	\$ -	\$ -
Peru Federal Savings Transaction Accounts	\$ 2,418,413.34	\$ 250,000.00	\$ 6,663,844.00	\$ -
Peru Federal Savings Money Market Account	\$ 817,571.37			
Heartland Transaction Accounts	\$ 1,404,063.15	\$ 250,000.00	\$ 3,346,771.07	\$ -
La Salle State Bank Transaction Accounts	\$ 815,312.21			
La Salle State Bank CD Investments	\$ 732,458.53	\$ 250,000.00	\$ 1,070,005.80	\$ -
Central Bank CD Investments	\$ 781,628.46	\$ 250,000.00	\$ 908,616.28	\$ -
Negotiable Certificates of Deposit Investments	\$ 3,105,116.44	\$ 3,105,116.44	N/A	\$ -
First State Bank CD Investments	\$ 513,089.04	\$ 250,000.00	\$ 274,405.11	\$ -
North Central Bank CD Investments	\$ -	\$ 250,000.00	\$ -	\$ -
Spring Valley City Bank CD Investments	\$ -	\$ -	\$ -	\$ -
Edward Jones - Money Markets	\$ 69,503.58	\$ 250,000.00	\$ -	\$ -
DA Davidson Money Market	\$ 1,594,726.42	\$ 250,000.00	\$ -	\$ 1,344,726.42
<b>Total</b>	<b>\$ 26,461,055.77</b>		<b>Total Deposit Risk Exposure</b>	<b>\$ 1,344,726.42</b>



**FIREFIGHTER'S PENSION TRUST FUND**

Financial Institution	Investment Type	Previous Period Balance	Value Held at State	Receipts or Inc In Market Value	Disbursements or Loss of Market Value	End of Period Balance
Downstate Investment and Hometown National Bank-Trustee	Multiple Investments	\$139,447.06	\$3,308,825.50	\$2,716.91	\$ (21,307.08)	\$3,429,682.39

**POLICE PENSION TRUST FUND**

Financial Institution	Investment Type	Previous Period Balance	Value Held at State/Ins Ann	Receipts or Inc In Market Value	Disbursements or Loss of Market Value	End of Period Balance
Downstate Investment and Hometown National Bank-Trustee	Multiple Investments	\$2,907,738.81	\$13,153,260.06	\$29,889.58	\$ (105,815.24)	\$15,985,073.21

**COMBINED OPERATING ACCOUNT STATUS-PFSB**

Fund Operating Checking Account Description	Operating Balance	Negative Balance
Electric Fund - Guaranteed Light Deposits	\$833,217	
Electric Fund Operating Reserve	\$1,388,482	
Garbage Fund	\$95,100	
Illinois Valley Regional Airport	(\$530,790)	(\$530,790)
Landfill Operating	\$372,807	
Motel Tax	\$171,249	
Water & Sewer - Guaranteed Water Deposits	\$54,409	
<b>Totals</b>	<b>\$2,384,474</b>	<b>(\$530,790)</b>
Less Electric Fund - Guaranteed Light Deposits	(\$833,217)	
Less Water & Sewer - Guaranteed Water Deposits	(\$54,409)	
<b>Net Funds Available in Combined Operating Account</b>	<b>\$1,496,848</b>	

Treasurer's Monthly Report  
FUND INVESTMENTS

Fund	Financial Firm	Investment Type	Account #	Balance	Rate	Maturity Date	Balance Use Definition
<b>General Fund</b>							
Operating Reserve	Peru Federal Savings Bank	MM	161000266	\$817,571.37	3.56%		Unassigned
Operating Reserve	LaSalle State Bank	CD	4817443	\$482,458.53	3.95%	20-Dec-25	Unassigned
<b>Total General Fund</b>				<b>\$1,300,029.90</b>			
<b>Electric Light Enterprise Fund</b>							
Electric Light Fund - Operating Reserve	Central Bank	MM	100154301	\$1,178.77	3.30%		Assigned
Electric Light Fund - Operating Reserve	Capital One NA	CD	14042RQY0	\$0.00	3.40%	5-May-25	Assigned
Electric Light Fund - Operating Reserve	Bank of China	CD	06428F4R5	\$0.00	4.35%	16-Jun-25	Assigned
Electric Light Fund - Operating Reserve	Beal Bank USA	CD	07371VDT1	\$0.00	4.35%	18-Jun-25	Assigned
Electric Light Fund - Operating Reserve	Capital One Bank USA	CD	14042THM2	\$250,116.44	3.40%	7-Jul-25	Assigned
Electric Light Fund - Operating Reserve	UBS Bank USA	CD	90348J5M8	\$250,000.00	3.45%	8-Sep-25	Assigned
Electric Light Fund - Operating Reserve	North Pointe Bank	CD	666613QP2	\$245,000.00	4.45%	22-Sep-25	Assigned
Electric Light Fund - Operating Reserve	Open Bank	CD	68371GEP3	\$240,000.00	4.30%	26-Sep-25	Assigned
Electric Light Fund - Operating Reserve	American Express Natl Bank	CD	02589AEB4	\$250,000.00	4.70%	3-Nov-25	Assigned
Electric Light Fund - Operating Reserve	Discover Bank	CD	254673Z33	\$250,000.00	4.95%	17-Nov-25	Assigned
Electric Light Fund - Operating Reserve	Sallie Mae Bank	CD	795451CJ0	\$150,000.00	5.00%	18-Nov-25	Assigned
Electric Light Fund - Operating Reserve	Bank OZK	CD	06418CM45	\$240,000.00	4.20%	18-Nov-25	Assigned
Electric Light Fund - Operating Reserve	Central Bank	CD	1030516172	\$780,449.69	4.20%	20-Nov-25	Assigned
Electric Light Fund - Operating Reserve	Bank of New York Mellon	CD	06405VJN0	\$240,000.00	4.25%	25-Mar-26	Assigned
Electric Light Fund - Operating Reserve	Bank of Amer NA	CD	06051XXW7	\$240,000.00	4.25%	30-Jun-26	Assigned
Electric Light Fund - Operating Reserve	Discover Bank	CD	254673P34	\$250,000.00	3.50%	10-Aug-26	Assigned
Electric Light Fund - Operating Reserve	Morgan Stanley Bank NA	CD	61690UR51	\$250,000.00	3.60%	15-Sep-26	Assigned
Electric Light Fund - Operating Reserve	Synchrony Bank	CD	87165FS54	\$250,000.00	4.70%	4-Nov-27	Assigned
<b>Total Operating Reserve</b>				<b>\$3,886,744.90</b>			
Electric Light Fund - Self Insurance Reserve	First State Bank	CD	152473	\$256,544.52	4.50%	16-Aug-25	Committed
Electric Light Fund - Self Insurance Reserve	LaSalle State Bank	CD	4816390	\$250,000.00	4.30%	3-Dec-25	Committed
Electric Light Fund - Self Insurance Reserve	First State Bank	CD	152479	\$256,544.52	4.25%	16-Feb-26	Committed
<b>Total Self Insurance Reserve</b>				<b>\$763,089.04</b>			
<b>Total Electric Light Fund Enterprise</b>				<b>\$4,649,833.94</b>			
<b>Total Fund Investments</b>				<b>\$5,949,863.84</b>			

Treasurer's Monthly Report

<b>Certificate of Deposit Investments by Depos</b>	<b>Amount</b>
Purchased Negotiable Certificates of Deposit	\$3,105,116.44
Central Bank Certificates of Deposit	\$781,628.46
LaSalle State Bank Certificate of Deposit	\$732,458.53
Peru Federal Savings Bank Money Market	\$817,571.37
First State Bank Certificate of Deposit	\$513,089.04
North Central Bank Certificates of Deposit	\$0.00
Spring Valley City Bank Certificate of Deposit	\$0.00
<b>Total Certificate of Deposit Investments</b>	<b>\$5,949,863.84</b>

CITY CLERK'S REPORT OF CASH RECEIVED  
JUNE 2025

GENERAL FUND

Road & Bridge Property Tax	-	
Municipal Sales Tax-Feb Sales	717,607.79	
HRT-Parkside-Feb Sales	224,302.09	
HRT-Infrastructure-Feb Sales	224,302.09	
Use Tax	7,881.23	
Telecommunications Tax	8,680.00	
Personal Property Replacement Tax	-	
State Income Tax	107,396.40	
Other Misc Tax	23,618.58	
Video Gaming Municipal Share-Feb	42,687.47	
Motel Tax	58,466.66	
Health Insurance Reimbursements-Retirees	2,045.63	
Gaming Licenses	460.00	
Liquor Licenses	500.00	
Business/Miscellaneous Licenses	-	
Contractor Licenses	1,700.00	
Police Fines/Copies/Misc	3,012.82	
Circuit Court Fines	-	
Adjudication Fines	2,490.00	
SRO Reimbursement		
Misc Fire Income	-	
Vacant Prop Reg	-	
AT&T Franchise-monthly	755.55	
Qtrly Cable Franchise	-	
Utility Fund Franchise-monthly	146,000.00	
Building Permits	4,656.60	
Inspection fees	1,508.78	
Filing Fee/Variance	400.00	
Telecomm Tower Rent	2,676.00	
BB Field Fees	-	
Park Shelter Fees	160.00	
Taste 50/50 Tickets	2,338.00	
Accident Damages Reimbursement	-	
Property Rent-annual Link Media	-	
Property Rent-Babs Brew	-	
Vital Records	1,624.00	
Recreation Receipts	8,585.00	
Cemetery Lots	-	
Burial Permits	1,800.00	
Cemetery Niches	-	
CSO Donation to Celebration Fund	100.00	
Donation	-	
Uline Tax Credit Refund	37.80	
SOAR Food Reimb	526.35	
Sale of City Property	-	
IDOT Rt 6 Mntnce	-	
State of IL-Highway Safety Grant	-	
Interest Income	51,595.17	
<i>Total General Fund</i>	51,595.17	<u>\$ 1,647,914.01</u>

CITY CLERK'S REPORT OF CASH RECEIVED  
JUNE 2025

POLICE DRUG ENFORCE/IMPOUND/EQUIP FUND

Drug Fine/Forfeiture Income	-	
Impound Fees	750.00	
Other Revenue	397.00	
Interest Income	8.39	
<i>Total Police Drug/Impound Fund</i>		<u>\$ 1,155.39</u>

INSURANCE FUND

General Fund-Flexpay PR Deductions	4,085.98	
Utility Fund-HRA Reimbursements	4,752.37	
General Fund-HRA Reimbursements	1,326.26	
Utility Fund-Funding	-	
General Fund-Funding	-	
Interest Income	1,530.34	
		<u>\$ 11,694.95</u>

GARBAGE FUND

Billing Receipts	78,188.45	
Interest Income	233.45	
<i>Total Garbage Fund</i>		<u>\$ 78,421.90</u>

MOTOR FUEL TAX FUND

St of IL-MFT Allotment	16,577.18	
St of IL-Renewal Funds	19,395.74	
Interest Income	974.00	
<i>Total Motor Fuel Tax Fund</i>		<u>\$ 36,946.92</u>

PERU INDUSTRIAL PARK TIF

Property Taxes	-	
Interest Income	103.27	

NORTH PERU TIF

Property Taxes	-	
Interest Income	6.84	

PERU DOWNTOWN TIF

Property Taxes	-	
Interest Income	15.54	

PERU MALL TIF

Property Taxes	-	
Interest Income	7.64	

PERU MVP TIF

Property Taxes	-	
Interest Income	-	

PERU MIN TIF

Property Taxes	-	
Interest Income	-	

		<u>\$ 133.29</u>
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CITY CLERK'S REPORT OF CASH RECEIVED  
JUNE 2025

UTILITY FUND

Billing Receipts	2,635,736.76	
Reconnect Fees	50.00	
NSF Fees	-	
CC Fees	4,554.75	
WC Reimbursement	-	
Fiber Optic Rent	2,974.98	
Sale of Meters/Supplies	-	
Sale of Scrap Wire	-	
Health Insurance Reimbursements-Retirees	-	
Accident Damages-Insurance Reimb	626.15	
AT&T-pole rent	-	
Sale of Loads of Water	13.20	
Wastewater Permits	-	
Wastewater Analysis	4,175.00	
IDOT-Traffic Signal Maint Reimb	530.86	
Pole Attachmnts Overpymnt	144.00	
Ann IRU Fiber Fee	21,961.50	
Interest Income	<u>34,019.39</u>	
		<u>\$ 2,704,786.59</u>

*Total Electric Fund*

GUARANTEED DEPOSIT FUND

Electric Utility Deposits	6,300.00	
Water Utility Deposits	<u>650.00</u>	
		<u>\$ 6,950.00</u>

*Total Guaranteed Deposit Fund*

LANDFILL FUND

Billing Receipts	3,373.87	
Chipper Services	-	
Interest Income	<u>1,456.96</u>	
		<u>\$ 4,830.83</u>

*Total Landfill Fund*

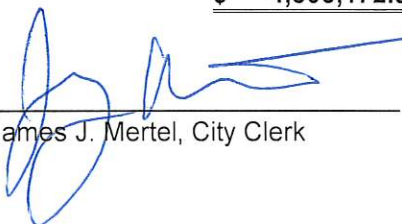
AIRPORT OPERATIONS

Hangar Rentals	6,804.09	
Land Leases	-	
Midwest Avtech-Flowage Fees	644.40	
Grants	4,881.86	
Interest Income	<u>8.67</u>	
		<u>\$ 12,339.02</u>

*Total Airport Operations Fund*

**TOTAL ALL FUNDS**

**\$ 4,505,172.90**

  
\_\_\_\_\_  
James J. Mertel, City Clerk



# City of Peru



Eric Carls, P.E.

Director of Engineering & Zoning

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815-224-6020 • fax: 815-223-9381 • www.peru.il.us • ericcarls@peru.il.us



To: Mayor Ken Kolowski  
City Clerk Jamey Mertel  
Peru City Council Members  
City Attorney Scott Schweickert

From: Eric Carls, P.E.  
Director of Engineering & Zoning

Subject: Building Permits - Second Quarter Report 2025

Date: July 28, 2025

Attached for your information is the Building Permit Report. There were one hundred twenty-two (122) building permits issued during the Second Quarter period ending June 30, 2025.

The total construction costs permitted were \$5,165,235.94. Permit fees totaled \$16,145.82 and inspection and other fees totaled \$4,725.00.

For the same period in 2024 there were a total of ninety-four (94) permits issued. The total construction costs for the same period were \$8,901,421.99.

Accordingly, I have deposited the total collected fees with the City Clerk for the Second Quarter 2025 Building Permits.

Respectfully Submitted,

Eric Carls, P.E.  
Director of Engineering & Zoning

# Permit Report by Type and Costs for Year 2025

Construction Type	Permits Per Quarter				Construction Costs Per Quarter				Total	
	Code Ref #	1st "A"	2nd "B"	3rd "C"	4th "D"	1st "A"	2nd "B"	3rd "C"		4th "D"
House	1	1	1			\$ 250,000.00	\$ 310,186.00			\$ 560,186.00
Duplex	2	0	0			\$ -				\$ -
Home Add/Remodel	3	2	2			\$ 71,000.00	\$ 75,000.00			\$ 146,000.00
Garage	4	0	0			\$ -	\$ -			\$ -
Pool	5	1	3			\$ 16,777.00	\$ 21,009.00			\$ 37,786.00
Porch	6	2	1			\$ 31,277.60	\$ 2,500.00			\$ 33,777.60
Storage Shed	7	2	6			\$ 11,800.00	\$ 11,856.00			\$ 23,656.00
New Commercial	8	0	0			\$ -				\$ -
Add/Renovate Commercial	9	6	11			\$ 3,935,263.00	\$ 3,262,964.00			\$ 7,198,227.00
Demolition	10	5	5			\$ 6,950.00	\$ -			\$ 6,950.00
Signs	11	6	5			\$ 34,320.00	\$ 12,315.00			\$ 46,635.00
New Industrial	12	0	0			\$ -				\$ -
Add/Renovate Industrial	13	0				\$ -				\$ -
Storage/Warehouse	14	0	0			\$ -				\$ -
Site Development	15	0	0			\$ -				\$ -
Misc./Special	16	16	22			\$ 217,581.00	\$ 448,091.09			\$ 665,672.09
Fences	17	6	23			\$ 58,388.00	\$ 135,785.00			\$ 194,173.00
Telecom	18	14	13			\$ 18,620.00	\$ 3,200.00			\$ 21,820.00
Roof	19	6	10			\$ 80,490.00	\$ 714,762.34			\$ 795,252.34
Driveway	20	2	8			\$ 6,500.00	\$ 49,775.00			\$ 56,275.00
Deck/Patio	21	4	12			\$ 67,008.00	\$ 117,792.51			\$ 184,800.51
<b>Totals</b>		<b>73</b>	<b>122</b>	<b>0</b>	<b>0</b>	<b>\$ 4,805,974.60</b>	<b>\$ 5,165,235.94</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,971,210.54</b>

### Total Fees Collected by Quarter

Quarter	Permit Fees	Insp Fee	H20 Fee	Other
1st Quarter	\$ 14,840.97	\$ 3,225.00	\$ 1,005.00	\$ 100.00
2nd Quarter	\$ 16,145.82	\$ 4,325.00	\$ -	\$ 400.00
3rd Quarter				
4th Quarter				
<b>Total</b>	<b>\$ 30,986.79</b>	<b>\$ 7,550.00</b>	<b>\$ 1,005.00</b>	<b>\$ 500.00</b>

**BUILDING PERMITS - 2ND QUARTER 2025**

APPLICANT/OWNER	DATE	PERMIT NUMBER	CODE	PERMIT TO CONSTRUCT	PROJECT LOCATION	ESTIMATED FAIR MARKET VALUE	PERMIT FEE	INSP. FEE	OTHER
Mick Muilenburg	04/01/25	25B02	16	Service Upgrade	1615 10th St	\$ 3,500.00	\$ 25.00	\$ 75.00	
Kevin Keating	04/01/25	25A75	17	Fence Replacement	601 Schuyler St	\$ 10,800.00	\$ 32.40	\$ -	
Roelif Loveland	04/01/25	25B01	21	Deck Replacement	2806 7th St	\$ 14,000.00	\$ 25.00	\$ -	
Ryan Chambers	04/02/25	25A72	3	Garage/Addition	1615 6th St	\$ 35,000.00	\$ 105.00	\$ 125.00	\$ 100.00
Chapman's Mechanical	04/02/25	25A47	9	Storage Addition	4140 E Ed Urban Dr	\$ 155,000.00	\$ 465.00	\$ 200.00	
American Red Cross	04/04/25	25B04	11	Sign	1530 4th St	\$ 4,700.00	\$ -	\$ -	
Dale Spelich	04/04/25	25B05	19	Re-Roof	1103 Monks Ave	\$ 21,671.00	\$ 25.00	\$ 50.00	
Marie Waite	04/07/25	25B09	8	Shed	2126 Wynnewood Ln	\$ 3,106.00	\$ -	\$ -	
Simon Vasquez	04/07/25	25B11	16	Handycap Ramp	1324 Putnam St	\$ -	\$ -	\$ -	
Thomas Mertel	04/07/25	25B08	17	Fence	1014 26th St	\$ 6,200.00	\$ 25.00	\$ -	
Donna Ellis	04/07/25	25B10	17	Fence	1709 Calhoun St	\$ 4,000.00	\$ 25.00	\$ -	
Robert & Judy Quick	04/07/25	25B07	21	Deck Replacement	809 30th St	\$ 9,000.00	\$ 25.00	\$ -	
Jeff Perry Buick GMC	04/09/25	25A60	9	Storage Addition	1421 37th St	\$ 264,082.00	\$ 792.25	\$ 125.00	
Pat Kinsella	04/10/25	25B12	8	Shed	1809 1st St	\$ -	\$ -	\$ -	
Greg Vaccaro	04/10/25	25B14	19	Re-Roof	1610 Green St	\$ 8,000.00	\$ 25.00	\$ 50.00	
Ameren	04/11/25	25B16	18	New Service E of New Construction	5247 IL Rt 251	\$ -	\$ -	\$ -	
John Scholle	04/21/25	25B17	1	New Home	1306 Church St	\$ 310,186.00	\$ 990.56	\$ 200.00	
Basram Imeri	04/21/25	25B25	8	Shed	1810 Sycamore St	\$ 1,600.00	\$ 25.00	\$ -	
Leone Grain & Supply	04/21/25	25B13	9	Liquid Nitrogen Tank	3052 E 103rd Rd	\$ 700,000.00	\$ 2,100.00	\$ 50.00	
Eakas (Absolute Fire Protection)	04/21/25	25B15	16	Auxiliary Risers/Sprinklers	6251 IL Rt 251	\$ 196,997.00	\$ 590.99	\$ 75.00	
Kevin Mendez	04/21/25	25B23	17	Fence	2134 14th St	\$ 8,000.00	\$ 25.00	\$ -	
Ameren	04/21/25	25B19	18	Retire Gas Service	504 5th St	\$ -	\$ -	\$ -	
Ameren	04/21/25	25B20	18	Retire Gas Service	1716 Brewster St	\$ -	\$ -	\$ -	
Ameren	04/21/25	25B21	18	Retire Gas Service	820 Brunner St	\$ -	\$ -	\$ -	

Jay & Katy Mueller	04/21/25	25B24	21	Deck Replacement	733 27th St	\$	5,166.96	\$	25.00	\$	50.00
John Riva	04/22/25	25B26	17	Fence Replacement	2021 8th St	\$	10,000.00	\$	25.00	\$	-
William Norton	04/22/25	25B28	17	Fence	2428 7th St	\$	7,500.00	\$	25.00	\$	100.00
Sharon Glynn	04/22/25	25B29	17	Fence	504 Pike St	\$	6,140.00	\$	25.00	\$	100.00
Ameren	04/22/25	25B22	18	Retire Gas Service	1416 14th St	\$	-	\$	-	\$	-
Ameren	04/22/25	25B27	18	Retire Gas Service	2301 7th St	\$	-	\$	-	\$	-
Julian Torres	04/22/25	25B30	20	Driveway & Patio Replacement	1715 Calhoun St	\$	7,000.00	\$	25.00	\$	-
Josh Terry	04/23/25	25B33	8	Shed	2523 6th St	\$	3,000.00	\$	25.00	\$	-
Ameren	04/23/25	25B34	18	Retire Gas Service	921 Rock St	\$	-	\$	-	\$	-
Jacek Kantewski	04/24/25	25B31	17	Fence	1307 Centennial Dr	\$	4,500.00	\$	25.00	\$	-
Theresa Hart	04/25/25	25B35	16	Sanitary Sewer Line Replacement	1328 Walnut St	\$	5,954.00	\$	25.00	\$	75.00
Scott Nufful	04/25/25	25B36	16	Covering Concrete Steps with Wood	130 12th St	\$	1,500.00	\$	25.00	\$	-
Renegade Motors	04/25/25	25A58	17	Fence Relocation	1428 4th St	\$	-	\$	25.00	\$	-
Justin Huffman	04/25/25	25B37	17	Fence	7 12th St	\$	600.00	\$	25.00	\$	-
Brandi Anderson-Maier	04/25/25	25B38	17	Fence Replacement	2912 Debo Dr	\$	6,500.00	\$	25.00	\$	-
Dave Anglavar	04/29/25	25B42	16	Sewer Replacement	1317 Church St	\$	6,454.00	\$	25.00	\$	75.00
Lorraine Willmot	04/29/25	25B41	18	Electric Service Replacement	2704 Plum St	\$	3,200.00	\$	25.00	\$	75.00
Travis Allen	04/29/25	25B39	20	Driveway Extension	1115 Peoria St	\$	6,000.00	\$	25.00	\$	-
Gary & Anna Schrowang	04/29/25	25B44	20	Driveway Repair	1721 Chicago St	\$	2,000.00	\$	25.00	\$	-
Lisa Bernabei	04/30/25	25B45	21	Patio	2207 Liberty Ln	\$	2,000.00	\$	25.00	\$	-
Andrea Znaniecki	05/01/25	25B43	17	Fence	1320 Sunset Dr	\$	1,500.00	\$	25.00	\$	-
Alyssa Bushre	05/01/25	25B46	19	Re-Roof	2327 5th St	\$	21,442.00	\$	25.00	\$	50.00
Mary Jo Rucinski	05/06/25	25B50	8	Shed	1415 14th St	\$	750.00	\$	-	\$	-
Sparkle Express Carwash Group	05/06/25	25B47	11	Signage	4234 Mahoney Dr	\$	815.00	\$	25.00	\$	-
Ameren	05/06/25	25B51	18	Gas Service	601 34th St	\$	-	\$	-	\$	-
Wal-Mart	05/06/25	25B52	19	Re-Roof	5307 Rte 251	\$	578,049.34	\$	1,735.14	\$	50.00

Tim & Susan Stuart	05/06/25	25B53	21	Deck Replacement	1718 Walnut St	\$	15,450.00	\$	46.35	\$	50.00
Debo's	05/07/25	25B49	11	Signage	1713 4th St	\$	3,000.00	\$	25.00	\$	-
Five Below	05/08/25	25B54	16	Sprinkler System	5247 IL Rt 251	\$	33,509.00	\$	100.00	\$	75.00
OSF Health	05/08/25	25A07-D	16	Fire Suppression for Kitchen Hoods	925 West St	\$	2,350.00	\$	25.00	\$	-
OSF Health	05/08/25	25A07-E	16	Modify Existing Fire Suppression System	925 West St	\$	6,300.00	\$	25.00	\$	-
Ameren	05/08/25	25B59	18	Retire Gas service	1330 7th St	\$	-	\$	-	\$	-
Beth Giordano	05/13/25	25B58	7	Porch	2821 6th St	\$	2,500.00	\$	25.00	\$	50.00
Voluntary Action Center	05/13/25	25B60	9	Remodel	1702 4th St	\$	130,000.00	\$	390.00	\$	200.00
Marchelloni Pizza	05/13/25	25B62	11	Signage	930 Shooting Pk Rd	\$	1,800.00	\$	25.00	\$	75.00
Joseph Michael	05/13/25	25B57	16	Electric Install	17-17-211-005	\$	1,200.00	\$	25.00	\$	75.00
Donna Schueler	05/14/25	25B64	21	Patio Replacement	1904 3rd St	\$	7,800.00	\$	25.00	\$	-
Manuelita Cordova Badachi	05/15/25	25B56	3	Remodel-Repair	224 7th St	\$	40,000.00	\$	120.00	\$	200.00
Nathan Anderson	05/15/25	25B48	16	Wood Stove	1026 27th St	\$	2,700.00	\$	25.00	\$	50.00
Jason Ballard	05/15/25	25B63	19	Re-roof	1907 12th St	\$	21,500.00	\$	64.50	\$	50.00
Jonathon Stuckert	05/16/25	25B69	5	Pool	2122 2nd St	\$	1,750.00	\$	25.00	\$	50.00
Cory Berner	05/16/25	25B65	16	Generator Installation	1003 25th St	\$	7,500.00	\$	25.00	\$	75.00
John Hochstatter	05/16/25	25B67	16	Electric Update	1209 23rd St	\$	3,000.00	\$	25.00	\$	75.00
Dennis Sasse	05/16/25	25B66	17	Fence	1710 Calhoun St	\$	5,000.00	\$	25.00	\$	-
Linda Kelsey	05/17/25	25B70	20	Driveway Extension	1009 27th St	\$	7,200.00	\$	25.00	\$	-
David Kurkowski	05/20/25	25B75	16	Plumbing Outside	1809 JoAnn Dr	\$	1,893.00	\$	25.00	\$	-
South Shore Boat Club	05/22/25	25B72	11	New Sign Cabinet	2380 Water St	\$	2,000.00	\$	25.00	\$	75.00
Megan Hochstatter	05/22/25	25B68	16	Patio Replacement/Foundation Repair	1209 23rd St	\$	36,000.00	\$	108.00	\$	75.00
Timothy Gress	05/22/25	25B71	16	Water Line Replacement	516 6th St	\$	9,041.00	\$	25.00	\$	-
Dan Marena	05/22/25	25B74	16	Sewer Repair	3035 10th St	\$	-	\$	25.00	\$	75.00
Ameren	05/22/25	25B77	18	Utility	2412 Plum St	\$	-	\$	-	\$	-
Thomas Iossi	05/22/25	25B78	20	Concrete Lifting	1930 3rd St	\$	3,000.00	\$	25.00	\$	-

Don Loebach	05/23/25	25B79	19	Re-Roof		1218 Schuyler St	\$	9,900.00	\$	25.00	\$	50.00
Julie Montez	05/23/25	25B81	19	Replace Roof		1225 7th St	\$	5,000.00	\$	25.00	\$	-
The Buckle, Inc	05/27/25	25B80	16	Replace RTU		3940 Rt 251	\$	44,762.09	\$	134.00	\$	75.00
Air Gas USA	05/27/25	25B82	16	Paving		2861 May Rd	\$	55,750.00	\$	167.25	\$	-
Marylane Challenger	05/27/25	25B83	17	Fence		2304 Rock St	\$	1,700.00	\$	25.00	\$	-
Lisa Santo	05/28/25	25B85	17	Fence		605 34th St	\$	11,857.00	\$	35.57	\$	-
Andrew Toma	05/28/25	25B88	19	Roof		1503 10th St	\$	2,400.00	\$	25.00	\$	-
Walmart	06/02/25	25B87	9	Door Installation		5307 Rt 2251	\$	60,000.00	\$	180.00	\$	50.00
Amy & Bryan Jensen	06/02/25	25B91	10	Demo		901 Water St	\$	-	\$	25.00	\$	50.00
James Hardie	06/02/25	25B90	16	Fire Alarm		17 Unytite Dr	\$	21,381.00	\$	64.14	\$	75.00
Jose Carrillo	06/03/25	25B89	10	Demo		1904 Brewster St	\$	-	\$	-	\$	-
Bill & Amy Sommer	06/03/25	25B84-B	17	Fence		920 26th St	\$	5,000.00	\$	-	\$	-
Thomas Ellerbrock	06/03/25	25B76	20	Driveway Replacment		1703 2nd St	\$	10,175.00	\$	25.00	\$	-
Bill & Amy Sommer	06/03/25	25B84-A	20	Driveway		920 26th St	\$	4,400.00	\$	25.00	\$	-
Stanley Vadbunker	06/04/25	25B94	17	Fence		603 34th St	\$	11,000.00	\$	33.00	\$	-
Ameren	06/04/25	25B93	18	Gas Service		4301 E 103rd Rd	\$	-	\$	-	\$	-
Ameren	06/06/25	25B96	18	Retire Gas Service		1904 Brewster St	\$	-	\$	-	\$	-
OSF Healthcare	06/11/25	25A07-H1	10	Demolition Only (for parking expansion)		1305 6th St	\$	-	\$	25.00	\$	-
OSF Healthcare	06/11/25	25A07-I1	10	Demolition Only (for parking expansion)		1021 West St	\$	-	\$	25.00	\$	-
Paul & Deborah Sweeden	06/13/25	25B95	10	Pool Demolition		1015 28th St	\$	-	\$	25.00	\$	-
Kevin Platt	06/16/25	25B98	8	Shed		1728 2nd St	\$	3,400.00	\$	-	\$	-
Voluntary Action Center of Northern Illinois	06/16/25	25B60-A	9	WIC/WIF Upgrade/Build		1702 4th St	\$	58,000.00	\$	174.00	\$	200.00
OSF Healthcare	06/16/25	25A07-F	9	Histology & Pathology Renovation		925 West St	\$	286,278.00	\$	858.83	\$	200.00
OSF Healthcare	06/16/25	25A07-G	9	GI Scope Renovation		925 West St	\$	350,000.00	\$	1,050.00	\$	200.00
OSF Healthcare	06/16/25	25A07-J	9	Pre/Post Op Space for Diagnostic Imaging		925 West St	\$	396,026.00	\$	1,188.08	\$	200.00
Sheree Kutter	06/16/25	25B99	19	Roof		13 Ashland Ct	\$	11,800.00	\$	35.40	\$	50.00

Wallace Center for Hearing	06/16/25	25B100	19	Steel Roof	4127 Progress Dr	\$	35,000.00	\$	105.00	\$	50.00	
Himmanshu (Hugh) Patel	06/17/25	25B104	16	Sidewalk Repair / Egress Window Repair	1620 Sycamore St	\$	7,000.00	\$	25.00	\$	50.00	
William Janz	06/17/25	25B32	17	Fence	1304 Fulton St	\$	9,988.00	\$	25.00	\$	-	\$ 100.00
Jim Stevenson	06/17/25	25B102	17	Fence	832 33 rd St	\$	13,000.00	\$	39.00	\$	-	
Maria Hupke	06/17/25	25B101	21	Fence & Deck	1903 11th St	\$	1,000.00	\$	25.00	\$	50.00	
OSF Healthcare	06/18/25	25A07-H2	9	Parking Lot Expansion	1305 6th St	\$	496,675.00	\$	1,490.03	\$	-	
OSF Healthcare	06/18/25	25A07-I2	9	Parking Lot Expansion	1021 West St	\$	366,903.00	\$	1,100.71	\$	-	
William Hubbard	06/18/25	25B105	21	Deck	2130 Airport Rd	\$	15,000.00	\$	45.00	\$	50.00	
Cole Lynch	06/20/25	25B107	20	Driveway	2205 13th St	\$	10,000.00	\$	25.00	\$	-	
James E Pijanowski	06/23/25	25B109	17	Fence	1020 Grant St	\$	3,500.00	\$	25.00	\$	-	
Kendra Poole	06/24/25	25B108	5	Pool	2215 State St	\$	8,000.00	\$	25.00	\$	50.00	
Stephanie Vulcani	06/24/25	25B110	21	Covered Patio	2730 Becker Dr	\$	14,223.55	\$	42.67	\$	125.00	
Kendra Poole	06/24/25	25B106	21	Deck	2215 State St	\$	18,282.00	\$	56.48	\$	50.00	
Adam & Bethany Tinkler	06/25/25	25B73	5	Pool	2222 Elmwood Rd	\$	11,259.00	\$	33.78	\$	50.00	
Jose Torres	06/25/25	25B111	21	Patio & Sidewalk Replacement	1716 10th St	\$	10,900.00	\$	32.70	\$	-	
David Pemberton	06/25/25	25B112	21	Deck Replacement	2224 Schuyler Dr	\$	4,970.00	\$	25.00	\$	50.00	
William Biggs	06/26/25	25B114	16	Electric Update	709 15th St	\$	1,300.00	\$	25.00	\$	75.00	
Chad Weber	06/26/25	25B113-A	17	Fence	416 Shooting Park Rd	\$	2,000.00	\$	25.00	\$	-	
Thomas Joop	06/27/25	25B115	17	Fence	1910 14th St	\$	2,400.00	\$	25.00	\$	-	
Jordan Lebahn	06/27/25	25B116	17	Fence	1116 Fulton St	\$	4,600.00	\$	25.00	\$	-	
						\$	5,165,235.94	\$	16,145.82	\$	4,325.00	\$ 400.00

City of Peru Disbursements to be Paid 7/30/2025

FUND	FUND NAME		
10	General Fund	\$	761,744.69
21	Garbage Fund	\$	81,393.84
33	TIF-MVP	\$	33,960.75
60	Utility Fund	\$	555,445.89
80	Landfill Fund	\$	17,826.90
85	Airport Fund	\$	2,857.86
		\$	<u>1,453,229.93</u>

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
CARDMEMBER SERVICE	10 -5-10-92900	DISPLAY CASES	1,331.97	GENERAL	ELECTED OFFICIALS	MISCELLANEOUS EXP
PETTY CASH	10 -5-12-56000	TASTE CR/DR CARD PROCESSING	6.80	GENERAL	CLERK'S OFFICE	POSTAGE
CARDMEMBER SERVICE	10 -5-12-56000	IMLRMA RNWL POSTAGE	10.10	GENERAL	CLERK'S OFFICE	POSTAGE
AMAZON CAPITAL SERVICES	10 -5-12-65200	OFFICE SUPPLIES	122.25	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
NEWS TRIBUNE	10 -5-12-92900	CLRK-ANN SUBSCRIP	280.80	GENERAL	CLERK'S OFFICE	MISCELLANEOUS EXP
JEFF PERRY BUICK GMC IN	10 -5-14-51300	Z104 MNTNCE	110.44	GENERAL	CITY ENGINEER	R&M/VEHICLES
TNT LAWN & SNOW, LLC	10 -5-14-54900	JUN25 CODE ENFRC	654.50	GENERAL	CITY ENGINEER	CODE ENFORCEMENT EXP
DUNCAN & BRANDT	10 -5-14-54950	ADJ HEARING JUL25	166.67	GENERAL	CITY ENGINEER	ADM HEARING EXP
FICEK ELECTRIC & COMMUN	10 -5-14-56100	PW REMOTE PRGRM FEE	49.50	GENERAL	CITY ENGINEER	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-14-56100	WIFI-ENGINEER	110.03	GENERAL	CITY ENGINEER	TELEPHONE/INTERNET/CABLE
IL DEPT OF EMPLOYMENT S	10 -5-15-45300	2ND QTR 2025 UNEMPL TAX	2,691.51	GENERAL	ADMINISTRATIVE	UNEMPLOYMENT INSURANCE
CDW GOVERNMENT INC	10 -5-15-51210	YUBIKEYS	1,135.32	GENERAL	ADMINISTRATIVE	R&M/COMPUTERS
PERU VOLUNTEER AMBULANC	10 -5-15-52802	AUG25 SVCS	7,128.83	GENERAL	ADMINISTRATIVE	AMBULANCE CONTRACT
MACK & ASSOCIATES	10 -5-15-53000	FY25 AUDIT DEPOSIT	15,235.00	GENERAL	ADMINISTRATIVE	AUDITING SERVICE
CARDMEMBER SERVICE	10 -5-15-53200	SIMPLIFILE-E FILE RECORDINGS	92.91	GENERAL	ADMINISTRATIVE	LEGAL FEES
CARDMEMBER SERVICE	10 -5-15-53200	LAREDO TITLE SEARCHES	168.79	GENERAL	ADMINISTRATIVE	LEGAL FEES
CARDMEMBER SERVICE	10 -5-15-53200	SIMPLIFILE-E FILE RECORDINGS	278.73	GENERAL	ADMINISTRATIVE	LEGAL FEES
DUNCAN & BRANDT	10 -5-15-54950	ADJ HEARING JUL25	166.66	GENERAL	ADMINISTRATIVE	ADM HEARING EXP
LOCAL 150 APPRENTICESHI	10 -5-15-55500	WOODS TRAINING	2,544.00	GENERAL	ADMINISTRATIVE	EDUCATION/MEETINGS
CARDMEMBER SERVICE	10 -5-15-55520	IML CONF REGISTRATION	650.00	GENERAL	ADMINISTRATIVE	IML MEETING EXPENSE
VERIZON WIRELESS	10 -5-15-56100	WIFI-ADMIN	72.02	GENERAL	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
LASALLE PUBLISHING/LEGA	10 -5-15-56200	PZ ETZENBACH TRUST/WATSON/FOOD	629.64	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
TEE JAY CENTRAL INC.	10 -5-15-56400	ANN CITY HALL MNTNC	825.00	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
IL OFFICE OF THE STATE	10 -5-15-59900	ELEVATOR SAFETY CERTIFICATE	125.00	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE
TYLER TECHNOLOGIES	10 -5-15-59900	EXECUTIME SAAS THRU 7/2026	14,505.00	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE
MAUTINO DIST CO INC	10 -5-15-65200	WATER	33.00	GENERAL	ADMINISTRATIVE	OPERATING SUPPLIES
MAUTINO DIST CO INC	10 -5-15-65200	JUL25 COOLER RENTAL	27.00	GENERAL	ADMINISTRATIVE	OPERATING SUPPLIES
CARDMEMBER SERVICE	10 -5-15-65200	DATA STORAGE	65.15	GENERAL	ADMINISTRATIVE	OPERATING SUPPLIES
INTERNAL REVENUE SERVIC	10 -5-15-92900	FORM 720-2024 RETURN	254.18	GENERAL	ADMINISTRATIVE	MISCELLANEOUS EXPENSE
CENTRAL REGION SR BB TO	10 -5-15-94000	2025 SPONSOR	5,000.00	GENERAL	ADMINISTRATIVE	DONATIONS
COPS 4 CANCER	10 -5-15-94000	2025 DONATION	500.00	GENERAL	ADMINISTRATIVE	DONATIONS
GALLS, AN ARAMARK CO. L	10 -5-16-47100	LINDEMANN CA	41.95	GENERAL	POLICE	CLOTHING ALLOWANCE
GALLS, AN ARAMARK CO. L	10 -5-16-47100	E DEGROOT CA	150.97	GENERAL	POLICE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	10 -5-16-51100	GATE SENSORS	430.00	GENERAL	POLICE	R&M/BUILDINGS
SHADE CARE LLC	10 -5-16-51100	FURNISH PD	981.25	GENERAL	POLICE	R&M/BUILDINGS
ATD OF LASALLE COUNTY	10 -5-16-51300	PPD10 WINDOW TINT	100.00	GENERAL	POLICE	R&M/VEHICLES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
COMMUNICATION WORKS	10-5-16-51300	PPD37 MNTNCE	1,396.00	GENERAL	POLICE	R&M/VEHICLES
BEARD BROTHERS INC	10-5-16-51300	PPD47 MNTNCE	796.75	GENERAL	POLICE	R&M/VEHICLES
FIRST RESPONDERS WELLNE	10-5-16-53420	EVALUATION	1,750.00	GENERAL	POLICE	MEDICAL SERVICES
DUNCAN & BRANDT	10-5-16-54950	ADJ HEARING JUL25	166.67	GENERAL	POLICE	ADM HEARING EXP
CARDMEMBER SERVICE	10-5-16-55500	IL JUVENILE OFFICER CONF	500.25	GENERAL	POLICE	MEETINGS/EDUC & SAFETY EXP
CARDMEMBER SERVICE	10-5-16-55500	EMS LICENSES	42.00	GENERAL	POLICE	MEETINGS/EDUC & SAFETY EXP
PETTY CASH	10-5-16-56000	POSTAGE	37.87	GENERAL	POLICE	POSTAGE
PEERLESS NETWORK	10-5-16-56100	65546-2650 PEORIA ST	204.74	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE
TEE JAY CENTRAL INC.	10-5-16-56400	ANN POLC MNCT AGRMNT	2,050.00	GENERAL	POLICE	MAINTENANCE AGREEMENTS
TNT LAWN & SNOW, LLC	10-5-16-59900	JUN25 MOWS	1,050.00	GENERAL	POLICE	CONTRACTUAL SERVICE
STERICYCLE, INC.	10-5-16-59900	NEEDLE DISPOSAL	147.94	GENERAL	POLICE	CONTRACTUAL SERVICE
IL PUBLIC SAFETY AGENCY	10-5-16-59900	BULLET SFTWR THRU 12/2025	3,690.00	GENERAL	POLICE	CONTRACTUAL SERVICE
PETTY CASH	10-5-16-65200	SUPPLIES/ICE	89.31	GENERAL	POLICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10-5-16-65200	LABELS	80.95	GENERAL	POLICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10-5-16-65200	FILE FOLDERS	75.06	GENERAL	POLICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10-5-16-65200	POST-ITS	31.78	GENERAL	POLICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10-5-16-65200	BATTERIES	8.32	GENERAL	POLICE	OPERATING SUPPLIES
CARDMEMBER SERVICE	10-5-16-65200	BIKE HELMET	59.93	GENERAL	POLICE	OPERATING SUPPLIES
MOTOROLA	10-5-16-88000	BODY CAMS	25,227.50	GENERAL	POLICE	NEW EQUIPMENT
PETTY CASH	10-5-16-92900	DONUTS/SODA	47.62	GENERAL	POLICE	MISCELLANEOUS EXPENSE
ILLINOIS TOLLWAY	10-5-16-92900	POLC TOLL	6.95	GENERAL	POLICE	MISCELLANEOUS EXPENSE
JCM UNIFORMS INC	10-5-17-47100	MCLAUGHLIN CA	469.95	GENERAL	FIRE	CLOTHING ALLOWANCE
DINGES FIRE COMPANY	10-5-17-51200	HOSE PARTS	833.58	GENERAL	FIRE	R&M/EQUIPMENT
PRESCOTT BROS INC	10-5-17-51300	301 MNTNCE	111.61	GENERAL	FIRE	R&M/VEHICLES
COMMUNICATION WORKS	10-5-17-51300	LIGHT BAR/TURN SGNL MNTNCE	1,649.00	GENERAL	FIRE	R&M/VEHICLES
COMMUNICATION WORKS	10-5-17-51300	311 REVS CAMERA INSTLL	2,519.00	GENERAL	FIRE	R&M/VEHICLES
OSF MEDICAL GROUP-OCCUP	10-5-17-53420	MED SVCS-FIRE	602.00	GENERAL	FIRE	MEDICAL SERVICES
PEERLESS NETWORK	10-5-17-56100	1128974-816 W ST	74.42	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
CINTAS CORP #396	10-5-17-59900	CITY HALL/FIRE MATS	35.24	GENERAL	FIRE	CONTRACTUAL SERVICE
CINTAS CORP #396	10-5-17-59900	FIRE MATS/SUPPL	35.24	GENERAL	FIRE	CONTRACTUAL SERVICE
HINCKLEY SPRINGS	10-5-17-65200	FIRE-WATER SVC	111.42	GENERAL	FIRE	OPERATING SUPPLIES
GRAINGER INC,W.W.	10-5-17-65200	DISPOSABLE GLOVES	283.20	GENERAL	FIRE	OPERATING SUPPLIES
CARDMEMBER SERVICE	10-5-17-65200	OFFICE SUPPLIES	60.45	GENERAL	FIRE	OPERATING SUPPLIES
MARTIN EQUIPMENT OF IL	10-5-19-51200	PARTS	636.22	GENERAL	STREET	R&M/EQUIPMENT
MARTIN EQUIPMENT OF IL	10-5-19-51200	WASHER/SNAP RING	13.11	GENERAL	STREET	R&M/EQUIPMENT
KING TIRE	10-5-19-51200	U511 BACK HOE TIRES	779.00	GENERAL	STREET	R&M/EQUIPMENT

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
CUSTOM WASH ONE, INC	10-5-19-51200	PRESSURE WASHER	989.25	GENERAL	STREET	R&M/EQUIPMENT
MIDWEST WHEEL COMPANIES	10-5-19-51300	PARTS	106.56	GENERAL	STREET	R&M/VEHICLES
ADVANCED ASPHALT CO	10-5-19-51400	SURFACE MIX	457.50	GENERAL	STREET	R&M/STREETS
ADVANCED ASPHALT CO	10-5-19-51400	SURFACE MIX	155.25	GENERAL	STREET	R&M/STREETS
LADZINSKI CEMENT FINISH	10-5-19-51400	11TH/PEORIA WORK	477.22	GENERAL	STREET	R&M/STREETS
IMUA-IL MUNICIPAL UTILI	10-5-19-55510	JUN SAFETY TRNG	287.50	GENERAL	STREET	SAFETY TRAINING
FICEK ELECTRIC & COMMUN	10-5-19-56100	REMOTE PRGRMNG FEE	99.00	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
FICEK ELECTRIC & COMMUN	10-5-19-56100	PW REMOTE PRGRM FEE	99.00	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
FICEK ELECTRIC & COMMUN	10-5-19-56100	PW REMOTE PRGRM FEE	49.50	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
PEERLESS NETWORK	10-5-19-56100	1128977-1012 PEORIA ST	70.48	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
SEICO, INC	10-5-19-59900	PW ANN ALRM MONITOR	684.00	GENERAL	STREET	CONTRACTUAL SERVICE
MICHAEL TODD INDUSTRIAL	10-5-19-61200	SIGNS	1,375.91	GENERAL	STREET	SIGNS
MENARDS	10-5-19-65200	SUPPLIES	34.97	GENERAL	STREET	OPERATING SUPPLIES
MENARDS	10-5-19-65200	SUPPLIES	65.03	GENERAL	STREET	OPERATING SUPPLIES
LAWSON PRODUCTS INC	10-5-19-65200	SUPPLIES	1,096.86	GENERAL	STREET	OPERATING SUPPLIES
AIRGAS USA, LLC-NORTH D	10-5-19-65200	PROPANE	18.60	GENERAL	STREET	OPERATING SUPPLIES
AIRGAS USA, LLC-NORTH D	10-5-19-65200	PROPANE	18.60	GENERAL	STREET	OPERATING SUPPLIES
DRESBACH DIST CO	10-5-19-65200	WATER	450.00	GENERAL	STREET	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10-5-19-65200	INK	254.97	GENERAL	STREET	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10-5-19-65200	OFFICE/KITCHEN SUPPLIES	124.66	GENERAL	STREET	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10-5-19-65200	OFFICE SUPPLIES	87.79	GENERAL	STREET	OPERATING SUPPLIES
WINZER	10-5-19-65200	TUBING	44.69	GENERAL	STREET	OPERATING SUPPLIES
ARNESON OIL COMPANY	10-5-19-65500	DIESEL FUEL	1,086.16	GENERAL	STREET	FUEL & OIL VEHICLES
ARNESON OIL COMPANY	10-5-19-65500	DIESEL FUEL	1,468.46	GENERAL	STREET	FUEL & OIL VEHICLES
SEICO, INC	10-5-22-51100	CITY HALL-ANN ALARM MONITOR	1,176.00	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
CARDMEMBER SERVICE	10-5-22-51200	CITY HALL RPLCMNT CAMERAS	5,335.00	GENERAL	BUILDINGS & GROUNDS	R&M/EQUIPMENT
PERU GREENHOUSES INC	10-5-22-51700	TREES/ROCK	4,720.00	GENERAL	BUILDINGS & GROUNDS	R&M/GROUNDS
PERU GREENHOUSES INC	10-5-22-51700	MAUD POWELL/POHAR CRSSNG	730.00	GENERAL	BUILDINGS & GROUNDS	R&M/GROUNDS
PEERLESS NETWORK	10-5-22-56100	1128988-1901 4TH ST-ADM	421.96	GENERAL	BUILDINGS & GROUNDS	TELEPHONE
STUARD & ASSOCIATES INC	10-5-22-59900	ELEVATOR INSPECTION	233.40	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
CINTAS CORP #396	10-5-22-59900	CITY HALL/FIRE MATS	75.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
TNT LAWN & SNOW, LLC	10-5-22-59900	JUN25 PARK MOWS	2,259.32	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
TNT LAWN & SNOW, LLC	10-5-22-59900	JUN25 MOWS	10,509.45	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
ILLINOIS MILITARY MAINT	10-5-22-59900	CLEAN 6/7-6/28	800.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
LADZINSKI CEMENT FINISH	10-5-22-65000	BENCH PADS	3,768.67	GENERAL	BUILDINGS & GROUNDS	BENCH PROGRAM
MBL MCKEE ENVIRONMENTAL	10-5-22-89990	1410 8TH ENG FOR DEMO	1,715.00	GENERAL	BUILDINGS & GROUNDS	DEMOLITION

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
SETH BRANNAN	10-5-23-42100	GOLF CAMP ASST	102.81	GENERAL	PARKS	CAMP STIPENDS
MARGARET HACHENBERGER	10-5-23-42100	PRGRM DIR/CAMP INSTRCTR	785.62	GENERAL	PARKS	CAMP STIPENDS
SHARON LAMPS	10-5-23-42100	PRGRM ASST/CAMP ASST	471.37	GENERAL	PARKS	CAMP STIPENDS
JILL URBAN-BOLLIS	10-5-23-42100	TENNIS PRGRM DIR	500.03	GENERAL	PARKS	CAMP STIPENDS
MATT GUENTHER	10-5-23-42100	TENNIS PRGRM ASSIT	150.00	GENERAL	PARKS	CAMP STIPENDS
KEVIN KEATING	10-5-23-42100	2 BASEBALL CAMP DIR	571.18	GENERAL	PARKS	CAMP STIPENDS
JASON DEPENBROCK	10-5-23-42100	2 SOCCER CAMP DIR	571.18	GENERAL	PARKS	CAMP STIPENDS
CAM MIGNONE	10-5-23-42100	2 BASEBALL CAMP ASST	342.70	GENERAL	PARKS	CAMP STIPENDS
JENNIFER ZNANIECKI	10-5-23-42100	4 COOKING CAMPS DIR	1,142.36	GENERAL	PARKS	CAMP STIPENDS
CLAIRE SUAREZ	10-5-23-42100	SING WIGGLE & GIGGLE CAMP ASST	171.35	GENERAL	PARKS	CAMP STIPENDS
AARON GUENTHER	10-5-23-42100	TENNIS PRGRM DIRECTOR	500.03	GENERAL	PARKS	CAMP STIPENDS
ANDREW BOLLIS	10-5-23-42100	TENNIS PRGRM ASSIST	300.02	GENERAL	PARKS	CAMP STIPENDS
KAYLIE REESE	10-5-23-42100	TENNIS PRGRM ASSIST	112.51	GENERAL	PARKS	CAMP STIPENDS
STEPHANIE ZNANIECKI	10-5-23-42100	4 COOKING CAMP ASST	685.40	GENERAL	PARKS	CAMP STIPENDS
NATHAN RODRIGUEZ	10-5-23-42100	GOLF CAMP DIR	171.35	GENERAL	PARKS	CAMP STIPENDS
ELISABETH KAMKE	10-5-23-42100	TENNIS PRGRM ASST	225.00	GENERAL	PARKS	CAMP STIPENDS
STACIE ALBITER	10-5-23-42100	TENNIS PRGRM ASSIST	262.52	GENERAL	PARKS	CAMP STIPENDS
DREW DEPENBROCK	10-5-23-42100	2 SOCCER CAMP ASST	342.70	GENERAL	PARKS	CAMP STIPENDS
KORI SUAREZ	10-5-23-42100	SING WIGGLE & GIGGLE CAMP DIR	285.59	GENERAL	PARKS	CAMP STIPENDS
KENDRICK PEST CONTROL I	10-5-23-51100	WASH PRK/SCOREBOARD BOX	25.00	GENERAL	PARKS	R&M/BUILDINGS/STRUCTURES
VERIZON WIRELESS	10-5-23-56100	WIFI-PARKS	38.01	GENERAL	PARKS	TELEPHONE/INTERNET/CABLE
STARVED ROCK MEDIA	10-5-23-56200	PISTOL SHRIMP GAMES	320.00	GENERAL	PARKS	EVENT PUBLISHING/ADVERTISING
STARVED ROCK MEDIA	10-5-23-56200	MUSIC IN THE PARK ADS	660.00	GENERAL	PARKS	EVENT PUBLISHING/ADVERTISING
STARVED ROCK MEDIA	10-5-23-56200	TOUCH A TRUCK ADS	330.00	GENERAL	PARKS	EVENT PUBLISHING/ADVERTISING
ADVANCED SANITATION	10-5-23-59900	FIREWRKS PRTBL RSTRMS	3,355.00	GENERAL	PARKS	CONTRACTUAL SERVICE
ADVANCED SANITATION	10-5-23-59900	VETS PK-PRTBLE RSTRMS PISTOL S	3,630.00	GENERAL	PARKS	CONTRACTUAL SERVICE
TNT LAWN & SNOW, LLC	10-5-23-59920	JUN25 PARK MOWS	7,267.00	GENERAL	PARKS	GRASS CUTTING CONTR
MENARDS	10-5-23-65200	SUPPLIES	191.52	GENERAL	PARKS	OPERATING SUPPLIES
MENARDS	10-5-23-65200	TARP	95.96	GENERAL	PARKS	OPERATING SUPPLIES
DRESBACH DIST CO	10-5-23-65200	SUPPLIES	334.80	GENERAL	PARKS	OPERATING SUPPLIES
DRESBACH DIST CO	10-5-23-65200	SUPPLIES	367.10	GENERAL	PARKS	OPERATING SUPPLIES
DRESBACH DIST CO	10-5-23-65200	WATER	119.25	GENERAL	PARKS	OPERATING SUPPLIES
SHERWIN WILLIAMS CO	10-5-23-65200	FIELD PAINT	577.08	GENERAL	PARKS	OPERATING SUPPLIES
1ST AYD	10-5-23-65200	TRASH LINERS	318.60	GENERAL	PARKS	OPERATING SUPPLIES
GRAPHIC ELECTRONICS INC	10-5-23-65210	TENNIS CAMP MEDALS	37.50	GENERAL	PARKS	EVENTS/PROGRAMS
PETTY CASH	10-5-23-65210	TASTE CR/DR CARD PROCESSING	100.00	GENERAL	PARKS	EVENTS/PROGRAMS

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
UNITED RENTALS (NORTH A	10-5-23-65210	PISTOL SHRIMP OFFICE	615.00	GENERAL	PARKS	EVENTS/PROGRAMS
HYVEE	10-5-23-65210	TOUCH A TRUCK LUNCH	189.18	GENERAL	PARKS	EVENTS/PROGRAMS
LADD SOUND PRODUCTIONS	10-5-23-65210	TASTE OF IV SOUND	4,300.00	GENERAL	PARKS	EVENTS/PROGRAMS
LADD SOUND PRODUCTIONS	10-5-23-65210	MUSIC UNDER TH OAKS 8/8	500.00	GENERAL	PARKS	EVENTS/PROGRAMS
MARGARET HACHENBERGER	10-5-23-65210	CAMP SUPPLIES	117.54	GENERAL	PARKS	EVENTS/PROGRAMS
JOE MAJORS	10-5-23-65210	TASTE OF IV BAND	250.00	GENERAL	PARKS	EVENTS/PROGRAMS
IL VALLEY PISTOL SHRIMP	10-5-23-65210	4TH INSTALL-2025	35,000.00	GENERAL	PARKS	EVENTS/PROGRAMS
EUCLID BEVERAGE	10-5-23-65210	TASTE OF IV LIQUOR	5,845.65	GENERAL	PARKS	EVENTS/PROGRAMS
SENICAS OAK RIDGE GOLF	10-5-23-65210	GOLF CAMP	150.00	GENERAL	PARKS	EVENTS/PROGRAMS
25/8 XTREME	10-5-23-65210	TASTE EVENTS 2025	31,911.00	GENERAL	PARKS	EVENTS/PROGRAMS
RICK POWELL	10-5-23-65210	TASTE OF IV BAND	2,000.00	GENERAL	PARKS	EVENTS/PROGRAMS
ERIC BARA	10-5-23-65210	CAMP SUPPLIES	63.84	GENERAL	PARKS	EVENTS/PROGRAMS
CENTERLINE INC	10-5-23-65210	TASTE OF IV BAND	2,500.00	GENERAL	PARKS	EVENTS/PROGRAMS
STEVEN TAYLOR MUSIC	10-5-23-65210	TASTE OF IV BAND	3,750.00	GENERAL	PARKS	EVENTS/PROGRAMS
JOHN LYONS	10-5-23-65210	MUSIC UNDER TH OAKS 8/8	1,000.00	GENERAL	PARKS	EVENTS/PROGRAMS
HARRY HICKSTEIN	10-5-23-65210	COMEDY NIGHT DEPOSIT	500.00	GENERAL	PARKS	EVENTS/PROGRAMS
CARDMEMBER SERVICE	10-5-23-65210	TOUCH A TRUCK SUPPLIES	20.96	GENERAL	PARKS	EVENTS/PROGRAMS
ADVANCED SANITATION	10-5-23-65211	AIRSHOW PRIBL RESTROOMS	2,680.00	GENERAL	PARKS	TBM AVENGER EVENT
TBM AVENGER REUNION	10-5-23-65211	AIRSHOW BEVERAGE REFUND	520.40	GENERAL	PARKS	TBM AVENGER EVENT
LADZINSKI CEMENT FINISH	10-5-23-89500	WARRIOR COURSE SIDEWALK	3,328.00	GENERAL	PARKS	CONSTRUCTION
JOHN DEERE FINANCIAL	10-5-24-51200	JUL25 HERITAGE TRACTOR	110.01	GENERAL	CEMETERY	R&M/EQUIPMENT
PEERLESS NETWORK	10-5-24-56100	1128981-2121 SHOOTING PARK RD	82.49	GENERAL	CEMETERY	TELEPHONE/INTERNET/CABLE
MENARDS	10-5-24-65200	AC	449.00	GENERAL	CEMETERY	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10-5-24-65200	WEED EATER REPAIR	50.00	GENERAL	CEMETERY	OPERATING SUPPLIES
ARNESON OIL COMPANY	10-5-24-65500	CMTRY-GASOLINE	877.31	GENERAL	CEMETERY	FUEL & OIL VEHICLES
VERIZON WIRELESS	10-5-27-56100	WIFI-ROUNDS	36.01	GENERAL	IT	TELEPHONE/INTERNET/CABLE
CARDMEMBER SERVICE	10-5-27-65200	MNTHLY DMARC-SUBSCR	18.99	GENERAL	IT	OPERATING SUPPLIES
PERU POLICE DEPT	10-5-30-97035	GAF DONATION	5,000.00	GENERAL	TRANSFERS TO OTHER FUNDS	TRANSFER TO ESDA
CENTRAL BANK	10-5-17-72370	FIRETRUCK LOAN PAY4	12,899.10	GENERAL	FIRE	INTEREST-PFSB LOAN
CENTRAL BANK	10-5-17-88410	FIRETRUCK LOAN PAY4	158,351.65	GENERAL	FIRE	FIRE TRUCK LOAN PRINC
REPUBLIC SERVICES #792	21-5-90-57060	AUG25 SCAVENGER	81,451.20	GARBAGE	OPERATING EXPENSES	SCAVENGER CONTRACT
REPUBLIC SERVICES #792	21-5-90-57060	MAY25 SCAVENGER ADJ	(57.36)	GARBAGE	OPERATING EXPENSES	SCAVENGER CONTRACT
THE ECONOMIC DEV GROUP,	29-5-90-53400	IND PK TIF2 1ST 1/2 25 FEES	10,020.80	PERU INDUSTRIAL PARK	OPERATING EXPENSES	ADMIN/PROF FEES
JACOB & KLEIN, LTD	29-5-90-53400	IND PK TIF2 1ST 1/2 25 FEES	2,505.20	PERU INDUSTRIAL PARK T	OPERATING EXPENSES	ADMIN/PROF FEES
THE ECONOMIC DEV GROUP,	30-5-90-53400	N COMM TIF3 1ST 1/2 25 FEES	5,288.00	NORTH PERU TIF	OPERATING EXPENSES	ADMIN/PROF FEES
JACOB & KLEIN, LTD	30-5-90-53400	N COM TIF3 1ST 1/2 25 FEES	1,322.00	NORTH PERU TIF	OPERATING EXPENSES	ADMIN/PROF FEES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
THE ECONOMIC DEV GROUP,	31 -5-90-53400	DWNTWN TIF4 2ND QTR FEES	6,372.00	DOWNTOWN TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	31 -5-90-53400	DWNTWN TIF4 2ND QTR FEES	1,593.00	DOWNTOWN TIF	OPERATING EXPENSES	LEGAL/PROF FEES
THE ECONOMIC DEV GROUP,	32 -5-90-53400	MALL TIF5 1ST QTR FEES	1,211.60	PERU MALL TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	32 -5-90-53400	MALL TIF5 2ND QTR FEES	302.90	PERU MALL TIF	OPERATING EXPENSES	LEGAL/PROF FEES
THE ECONOMIC DEV GROUP,	33 -5-90-53400	MVP TIF6 1ST QTR FEES	4,276.20	MVP TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	33 -5-90-53400	MVP TIF6 2ND QTR FEES	1,069.05	MVP TIF	OPERATING EXPENSES	LEGAL/PROF FEES
IL DEPT OF REVENUE	60 -20600	JUN25 UTILITY TAX	61,713.99	UTILITY	NA	UTILITY TAX
LETTERKRAFT PRINTERS	60 -5-12-56000	JUN25 UTIL BILLS	2,991.21	UTILITY	CLERK'S OFFICE	POSTAGE
LETTERKRAFT PRINTERS	60 -5-12-59900	JUN25 UTIL BILLS	585.89	UTILITY	CLERK'S OFFICE	CONTRACTUAL SERVICE
CARDMEMBER SERVICE	60 -5-15-47100	BRANDNER CA	(127.75)	UTILITY	ADMINISTRATIVE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	60 -5-15-47200	PYSZKA UNIF RETURN	(54.37)	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
SLATE ROCK FR	60 -5-15-47200	LYNCH UNIF RETURN	(122.88)	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
SLATE ROCK FR	60 -5-15-47200	LYNCH UNIF	188.17	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
CARDMEMBER SERVICE	60 -5-15-47200	DIECI UNIF	243.60	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
CARDMEMBER SERVICE	60 -5-15-47200	NAMBO UNIF	902.65	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
CARDMEMBER SERVICE	60 -5-15-47200	URBANC UNIF	480.65	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
CARDMEMBER SERVICE	60 -5-15-47200	ANTKOWIAK UNIF	369.94	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
BHMG ENGINEERS	60 -5-15-53100	138KV INTERCONNECTION	4,354.06	UTILITY	ADMINISTRATIVE	ENGINEERING EXPENSE
BHMG ENGINEERS	60 -5-15-53100	ENG SVCS-GEN UTILITY	3,698.97	UTILITY	ADMINISTRATIVE	ENGINEERING EXPENSE
BHMG ENGINEERS	60 -5-15-53100	LINE MODELING	22,692.99	UTILITY	ADMINISTRATIVE	ENGINEERING EXPENSE
TYLER TECHNOLOGIES	60 -5-15-53500	INSITE FEES 4-6_2025	3,960.00	UTILITY	ADMINISTRATIVE	BANK FEES/SERVICE CHARGES
MERCHANT SERVICES	60 -5-15-53500	MAY25 WEB FEES	189.12	UTILITY	ADMINISTRATIVE	BANK FEES/SERVICE CHARGES
PAYMENTECH	60 -5-15-53500	MAY25 CC FEES	918.57	UTILITY	ADMINISTRATIVE	BANK FEES/SERVICE CHARGES
PAYMENTECH	60 -5-15-53500	MAY25 WEB FEES	3,052.51	UTILITY	ADMINISTRATIVE	BANK FEES/SERVICE CHARGES
IMUA-IL MUNICIPAL UTILI	60 -5-15-55500	JUN SAFETY TRNG	287.50	UTILITY	ADMINISTRATIVE	EDUCATION/MEETINGS
IMUA-IL MUNICIPAL UTILI	60 -5-15-55500	TVPPA LINEMAN CLASSES-COOK	2,351.50	UTILITY	ADMINISTRATIVE	EDUCATION/MEETINGS
CARDMEMBER SERVICE	60 -5-15-55500	TRAINING LUNCH	74.15	UTILITY	ADMINISTRATIVE	EDUCATION/MEETINGS
CARDMEMBER SERVICE	60 -5-15-55500	CUMMINGS TRAINING	913.39	UTILITY	ADMINISTRATIVE	EDUCATION/MEETINGS
FEDEX	60 -5-15-56000	SHIPPING	17.80	UTILITY	ADMINISTRATIVE	POSTAGE
FEDEX	60 -5-15-56000	SHIPPING	17.87	UTILITY	ADMINISTRATIVE	POSTAGE
PEERLESS NETWORK	60 -5-15-56100	1128979 4005 PLANK RD	82.49	UTILITY	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
FICEK ELECTRIC & COMMUN	60 -5-15-59900	HYDRO FIRE ALARM ANN FEE	420.00	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	PW MATS/SUPPL	228.83	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	PW MATS/SUPPL	78.98	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CARDMEMBER SERVICE	60 -5-15-59900	VISIO MNTHLY SUBSCR	16.13	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
AMAZON CAPITAL SERVICES	60 -5-15-65200	OFFICE SUPPLIES	44.54	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
THE HOME CITY ICE COMPA	60 -5-15-65200	ICE	285.00	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
CARDMEMBER SERVICE	60 -5-15-65200	ICE	15.10	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
CARDMEMBER SERVICE	60 -5-15-65200	DATA STORAGE	65.15	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	60 -5-15-92900	COFFEE	188.71	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
CARDMEMBER SERVICE	60 -5-15-92900	EAKAS OUTING LUNCH	139.24	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
CARDMEMBER SERVICE	60 -5-15-92900	PLAQUE	365.83	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
CARDMEMBER SERVICE	60 -5-15-92900	COUNCIL MEETING LUNCH	13.83	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
GENERAL FUND	60 -5-15-99200	AUG25 FRANCHISE FEE	146,000.00	UTILITY	ADMINISTRATIVE	FRANCHISE FEE
CHAPMAN'S MECHANICAL	60 -5-61-51100	WINDOW AC UNIT	1,663.00	UTILITY	POWER & GENERATION	R&M/BUILDINGS
SEICO, INC	60 -5-61-51100	ELEC SERVICE CALL	275.00	UTILITY	POWER & GENERATION	R&M/BUILDINGS
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #13 MNTNCE	997.25	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #14 OIL SAMPLE	135.00	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #15 OIL SAMPLE	135.00	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #17 OIL SAMPLE	135.00	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #16 OIL SAMPLE	135.00	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #13 OIL SAMPLE	135.00	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #11 OIL SAMPLE	135.00	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #12 OIL SAMPLE	135.00	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
BHMG ENGINEERS	60 -5-61-53100	COORDNTN STUDY	4,290.50	UTILITY	POWER & GENERATION	ENGINEERING EXPENSE
ATLAS CRANE SERVICE	60 -5-62-51290	CRANE SVC-EAKAS TRNSFRMR	2,600.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	WIRE BOX	112.52	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	LAMP	60.72	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	DISTR SUPPLIES	71.92	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
FLETCHER-REINHARDT COMP	60 -5-62-51290	CONNECTOR/GRND ROD/CLAMP	1,431.50	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
FLETCHER-REINHARDT COMP	60 -5-62-51290	COVERS/GUARDS	3,850.84	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
TALLMAN EQUIPMENT CO	60 -5-62-51290	RPLCMNT BLADES	264.09	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ANIXTER INC	60 -5-62-51290	LOCATOR	875.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ANIXTER INC	60 -5-62-51290	INSECT TAG	66.12	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
APALACHEE POLE COMPANY	60 -5-62-51290	UTILITY POLES	9,900.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ANIXTER INC	60 -5-62-52960	40 MODULES MTR COMMNCTN	7,818.16	UTILITY	DISTRIBUTION SYSTEM	R&M METERS/NEW METERS
MAZE LUMBER COMPANY	60 -5-62-65200	STAKES	62.09	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MAZE LUMBER COMPANY	60 -5-62-65200	PLYWOOD	330.00	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MAZE LUMBER COMPANY	60 -5-62-65200	LUMBER	57.98	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	SUPPLIES	32.94	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
FASTENAL CO	60 -5-62-65200	SUPPLIES	13.40	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
TALLMAN EQUIPMENT CO	60 -5-62-65210	HARD HATS	261.70	UTILITY	DISTRIBUTION SYSTEM	SAFETY SUPPLIES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
ECHO ELECTRIC	60 -5-63-51200	LED	37.53	UTILITY	STREET LIGHTING	R&M/EQUIPMENT
FLETCHER-REINHARDT COMP	60 -5-63-51200	LED FIXTURES	1,296.60	UTILITY	STREET LIGHTING	R&M/EQUIPMENT
REVERE ELECTRIC SUPPLY	60 -5-63-51200	RPLC DMGD FIXTURES	17,590.00	UTILITY	STREET LIGHTING	R&M/EQUIPMENT
CHAPMAN'S MECHANICAL	60 -5-64-51100	HYDRO DUCTWORK	11,004.11	UTILITY	HYDROELECTRIC PLANT	R&M/BUILDINGS
CENTRAL IL PAINTING	60 -5-64-51100	HYDRO GATE	1,360.00	UTILITY	HYDROELECTRIC PLANT	R&M/BUILDINGS
TOEDTER OIL CO INC	60 -5-64-51200	DRUM OIL	823.90	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
CENTRAL MILLWRIGHT SERV	60 -5-64-51200	HYDRO TRENCH COVER MNT	675.60	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
CENTRAL MILLWRIGHT SERV	60 -5-64-51200	UPSTREAM ANTI-CAVIATION PLATES	402.50	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
CENTRAL MILLWRIGHT SERV	60 -5-64-51200	UNIT #2 MNTNCE	1,006.32	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
FIBER GUY LLC	60 -5-64-51200	PREP CASE/SPLICE	470.00	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
PEERLESS NETWORK	60 -5-64-56100	1128971 952 N 27TH	206.54	UTILITY	HYDROELECTRIC PLANT	TELEPHONE
IL VALLEY EXCAVATING IN	60 -5-72-51100	E TREATMENT PLNT CLEANING	2,900.00	UTILITY	WTP/WWTP	R&M BUILDINGS
VJF CONTRACTING CORPORA	60 -5-72-51100	WWTP CONDUIT INSTLL	632.25	UTILITY	WTP/WWTP	R&M BUILDINGS
ON SITE REPAIR SERVICES	60 -5-72-51200	WWTP BLOWERS MNTNCE	6,724.24	UTILITY	WTP/WWTP	R&M EQUIPMENT
IL VALLEY EXCAVATING IN	60 -5-72-51200	CLEAN CLARIFIER TNK EAST PLNT	9,410.00	UTILITY	WTP/WWTP	R&M EQUIPMENT
TEST INC.	60 -5-72-52804	WATER & WWTP CONTRACT	23,681.61	UTILITY	WTP/WWTP	WS/WWTP SERVICE CONTRACT
PEERLESS NETWORK	60 -5-72-56100	1128970 2901 PEORIA ST	143.77	UTILITY	WTP/WWTP	TELEPHONE
MIDWEST SALT	60 -5-72-61300	SALT	3,556.50	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,768.00	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,486.00	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,675.00	UTILITY	WTP/WWTP	SALT
HAWKINS, INC	60 -5-72-62000	AZONE	2,353.95	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	1,447.50	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	PH DOWN LO	980.10	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	3,013.50	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE/SODIUM THIOSULFATE	2,707.36	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	2,941.00	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
CEDARCHEM, LLC	60 -5-72-62000	FLOCCULENT	2,255.51	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
FERGUSON WATERWORKS	60 -5-73-51200	SUPPLIES	734.10	UTILITY	WATER DISTRIBUTION	R&M EQUIPMENT
LADZINSKI CEMENT FINISH	60 -5-73-51520	SHOOTING PRK/ELMWOOD WORK	826.92	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
UTILITY EQUIPMENT CO	60 -5-73-51520	7TH & HENRY NW WM SVC	180.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
FERGUSON WATERWORKS	60 -5-73-51520	WTR INTRNL TERMINLS	411.17	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
TNT LAWN & SNOW, LLC	60 -5-73-51520	FIX YARD DMG	1,800.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
CORE&MAIN	60 -5-73-51520	PARTS	185.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
CORE&MAIN	60 -5-73-51525	PARK FLUSH HYDS	6,394.52	UTILITY	WATER DISTRIBUTION	R&M HYDRANTS
STEVE PABIAN	60 -5-73-52940	PIT STOP PUMP STATION	420.00	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
FERGUSON WATERWORKS	60 -5-73-52960	METERS-12 NEPTUNE	5,055.72	UTILITY	WATER DISTRIBUTION	R&M METERS
FERGUSON WATERWORKS	60 -5-73-52960	METERS	8,490.40	UTILITY	WATER DISTRIBUTION	R&M METERS
PEERLESS NETWORK	60 -5-73-56100	1128982 1352 E ROCK ST	406.13	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
PEERLESS NETWORK	60 -5-73-56100	1128984 700 30TH ST	70.48	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
MENARDS	60 -5-73-65200	SUPPLIES	69.45	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MENARDS	60 -5-73-65200	SUPPLIES	41.97	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MENARDS	60 -5-73-65200	SUPPLIES	95.72	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MENARDS	60 -5-73-65200	TIDE PODS	19.94	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
FERGUSON WATERWORKS	60 -5-73-65200	GASKETS	129.22	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MUNICIPAL MARKING DIST-	60 -5-73-65200	PAINT SUPPLIES	1,406.40	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
CARDMEMBER SERVICE	60 -5-73-65200	EDGERS	77.27	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
CIT TRUCKS-PERU 2650	60 -5-75-51300	D303 PARTS	135.82	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
NAPA AUTO PARTS	60 -5-75-51300	D303 FILTERS	242.18	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
NAPA AUTO PARTS	60 -5-75-51300	M101 FILTER	5.99	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
NAPA AUTO PARTS	60 -5-75-51300	E101 MNTNCE	1,752.11	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
BALDIN'S GARAGE	60 -5-75-51300	E201 MNTNCE	7,323.72	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
BALDIN'S GARAGE	60 -5-75-51300	E201 MNTNCE	1,479.62	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
HVVEE	60 -5-75-65500	FUEL	134.36	UTILITY	TRUCKS & VEHICLES	FUEL & OIL VEHICLES
BHMG ENGINEERS	60 -5-77-88850	STORM HARDENING ANALYSIS	4,171.02	UTILITY	PLANT & EQUIPMENT	SYSTEM UPGRADES
PACE ANALYTICAL SERVICE	80 -5-90-53850	LF2 TEST 2025 Q2	17,826.90	LANDFILL	OPERATING EXPENSES	ANALYSIS OF SAMPLES
FIBER GUY LLC	85 -5-90-51200	ARPT-SPLICE FIBERS	475.00	AIRPORT	OPERATING EXPENSES	R&M/EQUIPMENT
EDG CONSULTANTS LLC	85 -5-90-52650	RUNWAY LIGHT MNTNCE	2,000.00	AIRPORT	OPERATING EXPENSES	R&M RUNWYS/APRNS/HNGR FL
PEERLESS NETWORK	85 -5-90-56100	1128973-4251 ED URBAN DR	382.86	AIRPORT	OPERATING EXPENSES	TELEPHONE
<b>Total Accts Payable Disbursements</b>			<b>\$ 1,022,541.54</b>			

# City of Peru Payroll Totals

<b>GENERAL FUND</b>	<b>Payroll</b>
10 ELECTED OFFICIALS	4,077.81
12 CLERK'S OFFICE	3,263.25
14 ENGINEER	16,523.11
15 ADMINISTRATIVE	902.30
16 POLICE	120,851.48
17 FIRE	32,732.75
19 STREET	29,700.49
22 BUILDING & GROUNDS	43,176.49
23 PARKS	17,195.29
24 CEMETERY	7,558.32
25 CITY GARAGE	7,666.87
26 FINANCE	10,515.67
27 IT	10,658.56
28 CORP COUNSEL	7,269.81
29 HUMAN RESOURCES	7,382.01
10 TOTAL GENERAL FUND	<u><b>\$ 319,474.21</b></u>
<b>UTILITY FUND</b>	
12 CLERK'S OFFICE	6,984.69
15 ADMINISTRATIVE	3,424.06
61 POWER & GENERATION	16,559.01
62 DISTRIBUTION SYSTEM	53,109.31
73 WATER DISTRIBUTION	31,137.11
60 TOTAL UTILITY FUND	<u><b>\$ 111,214.18</b></u>
<b>TOTAL ALL PAYROLL EXPENSE</b>	<u><b>\$ 430,688.39</b></u>

**ORDINANCE NO. 6966**

**CITY OF PERU, ILLINOIS**

**APPROVING THE FIFTH AMENDMENT  
TO THE CITY OF PERU  
INDUSTRIAL PARK TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT AREA, PLAN AND PROJECTS**

**ADOPTED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS,  
ON THE 28<sup>TH</sup> DAY OF JULY, 2025**

**ORDINANCE NO. 6966  
CITY OF PERU, ILLINOIS**

**APPROVING THE FIFTH AMENDMENT TO THE CITY OF PERU  
INDUSTRIAL PARK TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT AREA, PLAN AND PROJECTS**

**WHEREAS**, on August 7, 2006 the City of Peru, LaSalle & Bureau Counties, Illinois (“City”), a home-rule municipality in accordance with the constitution and law of the State of Illinois, by its duly elected Mayor and City Council heretofore adopted a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to 65 Illinois Compiled Statutes Section 5/11-74.4-1) (the “TIF Act”) for the City of Peru Industrial Park Tax Increment Financing TIF District; and

**WHEREAS**, on March 5, 2007 pursuant to the TIF Act, the City approved a First Amendment to the Peru Industrial Park TIF District by Ordinance No. 4398; and

**WHEREAS**, on April 16, 2007, the City approved a Second Amendment to the Peru Industrial Park TIF District by Ordinance No. 4413; and

**WHEREAS**, on December 10, 2007, the City approved a Third Amendment to the Peru Industrial Park TIF District by Ordinance No. 4465; and

**WHEREAS**, on April 21, 2010, the City approved the Fourth Amendment to the Peru Industrial Park TIF District by Ordinance No. 4713; and

**WHEREAS**, the City desires to further amend the Redevelopment Project Area, Plan and Projects for its Peru Industrial Park TIF District (the “Fifth Amendment”) pursuant to the TIF Act by reducing the size of the Redevelopment Project Area; and

**WHEREAS**, the City does not wish to add any new additional projects or costs to the Redevelopment Plan and Projects at this time; and

**WHEREAS**, the proposed Fifth Amendment changes the boundary of the Redevelopment Project Area by amending *Exhibit 1* (Boundary Map) and *Exhibit 2* (Legal Description) of the original Redevelopment Plan by removing the parcels listed in *Exhibit A* of this Amendment and therefore reducing the size of the Peru Industrial Park TIF District; and

**WHEREAS**, this proposed Fifth Amendment does not affect the general land uses established pursuant to the Redevelopment Plan; substantially change the nature of the Redevelopment Projects; increase the total estimated Redevelopment Project Costs set out in the Redevelopment Plan; add additional Redevelopment Project Costs to the itemized list of Redevelopment Project Costs set out in the Redevelopment Plan; or displace residents from ten (10) or more inhabited residential units, as measured from the time of creation of the TIF District; and

**WHEREAS**, the proposed Fifth Amendment is consistent with the Plan and Projects and has been reviewed by the Mayor and the City Council is generally informed of these Projects.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS:**

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. *Exhibit 1* (Boundary Map) and *Exhibit 2* (Legal Description) of the original Redevelopment Plan and Projects as previously adopted with regard to the Peru Industrial Park Tax Increment Financing District are hereby amended to remove the parcels listed and legally described in *Exhibit A* of this Amendment.
3. The Amended Redevelopment Project Area is shown in *Exhibit B* (Amended Boundary Map) and legally described in *Exhibit C* (Amended Legal Description).
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.
5. All ordinances and parts of ordinances in conflict herewith are repealed.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Peru, LaSalle & Bureau Counties, Illinois, on the 28<sup>th</sup> day of July, A.D., 2025, and deposited and filed in the Office of the City Clerk of said City on that date.

<b>CORPORATE AUTHORITIES</b>	<b>AYE VOTE</b>	<b>NAY VOTE</b>	<b>ABSTAIN / ABSENT</b>
Jeff Ballard			
Bob Tieman			
Tom Payton			
Jason Edgcomb			
Mike Sapienza			
Rick O'Sadnick			
Jim Lukosus			
Andy Moreno			
Mayor Ken Kolowski			
<b>TOTAL VOTES</b>			

**APPROVED** by the Corporate Authorities of the City of Peru on the 28<sup>th</sup> day of July, A.D., 2025.

**APPROVED:** \_\_\_\_\_  
Mayor

**ATTEST:** \_\_\_\_\_  
City Clerk

EXHIBIT A: PARCELS REMOVED FROM THE PERU INDUSTRIAL PARK TAX INCREMENT FINANCING DISTRICT BY THE FIFTH AMENDMENT.

EXHIBIT B: (AMENDED BOUNDARY MAP): AMENDMENT TO “EXHIBIT 1” OF THE ORIGINAL PERU INDUSTRIAL PARK REDEVELOPMENT PLAN AND PROJECTS.

EXHIBIT C: (AMENDED LEGAL DESCRIPTION): AMENDMENT TO “EXHIBIT 2” OF THE ORIGINAL PERU INDUSTRIAL PARK REDEVELOPMENT PLAN AND PROJECTS.

# EXHIBIT A

## CITY OF PERU FIFTH AMENDMENT TO PERU INDUSTRIAL PARK TIF DISTRICT

### PARCELS REMOVED FROM THE PERU INDUSTRIAL PARK TIF DISTRICT

	<b>Parcel No.</b>	<b>Map No.</b>	<b>Tax Code</b>
1	11-31-205-000	11-31-200-004	DI007
2	11-31-305-001	11-31-351-008	DI007
3	11-31-305-002	11-31-351-009	DI007
4	11-31-313-000	11-31-376-003	DI007
5	11-31-316-000	11-31-377-003	DI007
6	11-31-403-002	11-31-403-002	DI007
7	11-31-416-000	11-31-400-012	DI007
8	11-31-417-000	11-31-400-013	DI007
9	11-32-200-000	11-32-200-001	DI007
10	11-32-302-006	11-32-302-006	DI007
11	11-32-307-000	11-32-300-011	DI007
12	11-32-401-000	11-32-400-002	DI007
13	11-32-425-000	11-32-400-011	DI007
14	11-77-031-001	11-31-302-002	DI007
15	17-05-102-002	16-05-102-004	PE021
16	17-05-102-003	16-05-102-005	PE021

**EXHIBIT B**

**CITY OF PERU**

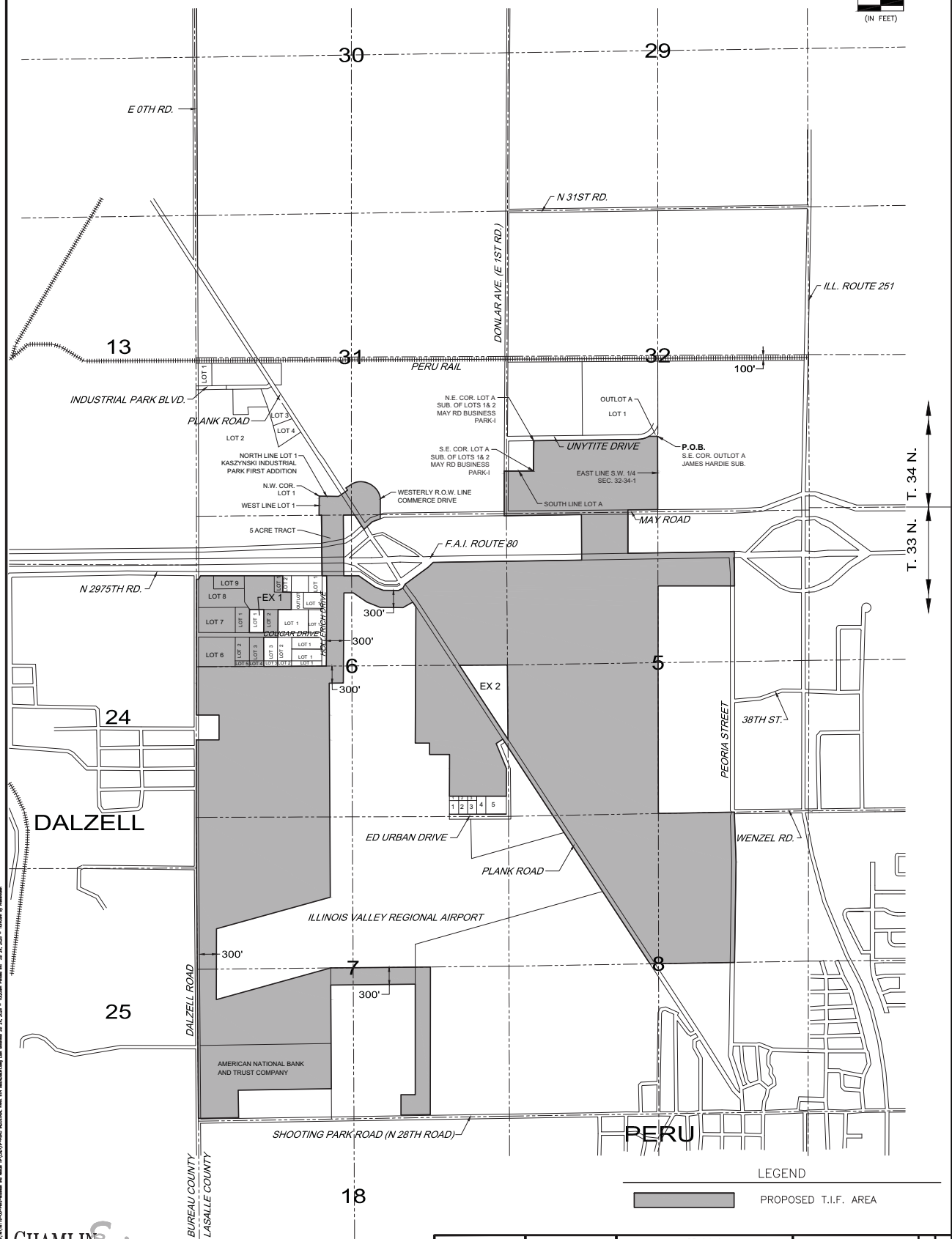
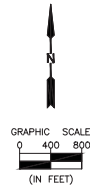
**FIFTH AMENDMENT TO PERU INDUSTRIAL PARK TIF DISTRICT**

**AMENDED BOUNDARY MAP**

AMENDMENT TO "EXHIBIT 1" OF THE ORIGINAL  
PERU INDUSTRIAL PARK REDEVELOPMENT PLAN AND PROJECTS

**CITY OF PERU**  
 LASALLE COUNTY, ILLINOIS  
**PERU INDUSTRIAL PARK**  
**TAX INCREMENT FINANCING DISTRICT**  
 JULY 24, 2025  
**FIFTH AMENDMENT**

R. 11 E. 4TH P.M. | R. 1 E. 3RD P.M.



LEGEND  
 PROPOSED T.I.F. AREA

**CHAMLIN ASSOCIATES**  
 PERU ILLINOIS MORRIS

DRAWN BY: JMT	CAD: TIF	REVISIONS			STATUS: FINAL	
		DATE	BY	REMARKS		
CHECKED BY: RJC	DATE: 6/06	7/25/25	KED	REVISED TIF BOUNDARY	SCALE: AS NOTED	SHEET 1
					FILE NO.: 16119.00Y-1	OF 1

G:\Users\16119-004\Peru-Midwest Ind Nexus TIF\CAD\TIF-PERU INDUSTRIAL PARK 5TH AMENDMENT.dwg

## **EXHIBIT C**

### **CITY OF PERU FIFTH AMENDMENT TO PERU INDUSTRIAL PARK TIF DISTRICT**

#### **AMENDED LEGAL DESCRIPTION**

AMENDMENT TO “EXHIBIT 2” OF THE ORIGINAL  
PERU INDUSTRIAL PARK REDEVELOPMENT PLAN AND PROJECTS.

Beginning at the Southeast Corner of Outlot A in James Hardie Subdivision, said corner being on the East line of the Southwest Quarter of Section 32, Township 34 North, Range 1 East of the Third Principal Meridian;

thence South along said East line to the North Right of Way Line of May Road; thence West along the North Right of Way Line of May Road to its intersection with the East Line of Lot A of the Subdivision of Lot 1 of C & H Commercial Subdivision extended Northerly;

thence Southerly along said Northerly extension and the East Line of said Lot A to the North Right of Way line of F. A. I. Route 80: thence Easterly along the North Right of Way line of F. A. I. Route 80 to thence Easterly along said North Right-of-Way Line to the East Line of the Northwest Quarter of the Northeast Quarter of said Section 5;

thence Southerly along said East Line to the intersection of the South Right-of-Way Line of said F.A.I. Route 80 and the East Right-of-Way Line of Peoria Street;

thence Southerly along the East Right-of-Way Line of said Peoria Street to its intersection with the Easterly extension of the South Line of the Northwest Quarter of the Northeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian;

thence Westerly along the South Line of the Northwest Quarter of the Northeast Quarter of said Section 5 and its Easterly extension to the East Line of the Northwest Quarter of said Section 5; thence Southerly along the East Line of the Northwest Quarter of said Section 5 and the East Line of the Southwest Quarter of said Section 5 to the Northwest Corner of the Northeast Quarter of Section 8, Township 33 North, Range 1 East of the Third Principal Meridian;

thence Easterly along the North Line of the Northeast Quarter of said Section 8 to the East Right-of-Way Line of Peoria Street;

thence Southerly along the East Right-of-Way Line of said Peoria Street to the South Line of the Northeast Quarter of said Section 8;

thence Westerly along the South Line of the Northeast Quarter and the Northwest Quarter of said Section 8 to the Westerly Right-of-Way Line of Plank Road;

thence Northwesterly along the Westerly Right-of-Way Line of said Plank Road to the Westerly Right-of-Way Line of Ed Urban Drive;

thence Southerly along the Westerly Right-of-Way Line of said Ed Urban Drive to the North Line of Chapman Air Park First Addition;

thence Westerly along the North Line of said Chapman Air Park First Addition to the Northeast Corner of Chapman Air Park Second Addition;

thence continuing Westerly along the North Line of said Chapman Air Park Second Addition to the East Line of the Illinois Valley Regional Airport property;

thence Northerly and Westerly along the boundary of said Illinois Valley Regional Airport property for five courses to the Westerly Right-of-Way Line of said Plank Road;

thence Northwesterly along the Westerly Right-of-Way Line of said Plank Road to point 300 feet South of the South Right-of-Way Line of F.A.I. Route 80;

thence Westerly on a line 300 feet South of and parallel with the South Right-of-Way line of said F.A.I. Route 80 to a point 300 feet Easterly of the East Right-of-Way Line of Hollerich Drive;

thence Southerly along a line 300 feet East of and parallel with the East Right-of-Way Line of said Hollerich Drive to a point 300 feet South of the North Line of the Southwest Quarter of Section 6 Township 33 North Range 1 East Third Principal Meridian;

thence Westerly along a line 300 feet South of and parallel with the North Line of the Southwest Quarter of said Section 6 to the West Line of the Illinois Valley Regional Airport property;

thence Southerly and Southwesterly along the boundary of said Illinois Valley Regional Airport property for two courses to a point in Section 7, Township 33 North, Range 1 East of the Third Principal Meridian, 300 feet East of the East Right-of-Way Line of Dalzell Road;

thence Southerly along a line 300 feet East of and parallel with the East Right-of-Way Line of said Dalzell Road to its point of intersection with the Illinois Valley Regional Airport property line;

thence Northeasterly along said Illinois Valley Regional Airport boundary to the North Line of the Southwest Quarter of said Section 7;

thence Easterly along the North Line of the Southwest Quarter of said Section 7 and the North Line of the Southeast Quarter of said Section 7 to the Northeast Corner of the West Half of the Southeast Quarter of said Section 7;

thence Southerly along the East Line of the West Half of the Southeast Quarter of said Section 7 to a point on a line offset 50 feet perpendicular Northerly from the South Line of the Southeast Quarter of said Section 7;

thence Westerly along said 50-foot offset line to the East Line of the Illinois Valley Regional Airport boundary;

thence Northerly along the East Line of said Illinois Valley Regional Airport boundary to a point 300 feet South of the North Line of the Southeast Quarter of said Section 7;

thence Westerly along a line 300 feet South of and parallel with the North Line of the Southeast Quarter of said Section 7 and the North Line of the Southwest Quarter of said Section 7 to the West Line of the Illinois Valley Regional Airport boundary;

thence Southerly along said Illinois Valley Regional Airport boundary to a point 544.5 feet North of the South Line of the Southwest Quarter of said Section 7, said point being the Southeast Corner of the American National Bank and Trust Company property;

thence Westerly along said American National Bank and Trust Company property 1,646.95 feet;

thence Southerly along said American National Bank and Trust Company property to a point on a line offset 50 feet perpendicular Northerly from the South Line of the Southwest Quarter of said Section 7;

thence Westerly along said 50-foot offset line to the West Line of said Section 7;

thence Northerly along the West Line of said Section 7 to the Southwest Corner of Section 6, Township 33 North, Range 1 East of the Third Principal Meridian;

thence Northerly 1,377.49 feet along the West Line of said Section 6;

thence Easterly 400.00 feet;

thence Northerly 436.13 feet;

thence Westerly 400.00 feet to the West Line of said Section 6;

thence Northerly along the West Line of said Section 6 to the to the South Right-of-Way Line of F.A.I. Route 80;

thence Easterly along the South Right-of-Way Line of said F.A.I. Route 80 to the Northwest Corner of Lot 2 in J. P. Hollerich Industrial Park Subdivision Seventh Addition;

thence Southerly along the West Line of said Lot 2 to the Southwest Corner of said Lot 2;

thence Easterly along the South Line of said Lot 2 to the Northwest Corner of the Outlot in J. P. Hollerich Industrial Park Third Addition;

thence Southerly along the West Line of said Outlot to the Southwest Corner of said Outlot, said point also being on the North Line of Lot 1 in J.P. Hollerich's Industrial Park Sixth Addition;

thence Westerly along said North Line to the Northwest Corner of said Lot 1;

thence Southerly along the West Line of said Lot 1 and its Southerly extension to the South Right-of-Way Line of Cougar Drive;

thence Westerly along the South Right-of-Way Line of said Cougar Drive to its intersection with the East Line of Lot 3 in said J. P. Hollerich Industrial Park Ninth Addition;

thence Southerly along the East Line of said Lot 3 and along the East Line of Lot 4 in said J. P. Hollerich Industrial Park Subdivision Tenth Addition to the South Line of the Northwest Quarter of said Section 6;

thence Easterly along the South Line of the Northwest Quarter of said Section 6 to the East Right-of-Way Line of Hollerich Drive.

thence Northerly along the East Right-of-Way Line of said Hollerich Drive to the South Right-of-Way Line of F.A.I. Route 80;

thence Westerly along the South Right-of-Way Line of said F.A.I. Route 80 to the Southerly extension of the West Line of a 5 acre tract of land whose Northwest Corner is 609.92 feet West of the Northeast Corner of the East Half of the Northwest Quarter of Section 6 Township 33 North Range 1 East of the Third Principal Meridian;

thence Northerly along the West Line of said 5 acre tract of land and its Southerly extension to the North Line of the East Half of the Northwest Quarter of the said Section 6; said point being on the South Line of the Southwest Quarter of Section 31 Township 34 North Range 1 East of the Third Principal Meridian;

thence Westerly along the South Line of the Southwest Quarter of said Section 31 to the Southwest Corner of Lot 1 of Kaszynski Industrial Park First Addition to the City of Peru Subdivision;

thence Northerly along the West Line of said Lot 1 to the Northwest Corner of said Lot 1;

thence Easterly and Northeasterly along the North Line of said Lot 1 and its extension Northeasterly to the Northeasterly Right of Way Line of Plank Road;

thence Northwesterly along the Northeasterly Right of Way Line of Plank Road to the Westerly Right of Way Line of Commerce Drive;

thence Easterly and Southerly along the Westerly Right of Way Line of Commerce Drive and its extension Southerly to the South Right of Way Line of May Road;

thence Southwesterly along the South Right of Way Line of May Road to the Westerly Right of Way Line of Plank Road;

thence Northwesterly along the Westerly Right of Way Line of Plank Road to the North Line of the Northwest quarter of Section 6, Township 33 North, Range 1 East of the Third Principal Meridian;

thence Westerly along the North Line of the Northeast Quarter of said Section 6 and the North Line of the East Half of the Northwest Quarter of said Section 6 to the East Line of a 5 acre tract of land whose Northeast Corner is 186.70 feet East of the Northeast Corner of the East Half of the Northwest Quarter of Section 6 Township 33 North Range 1 East of the Third Principal Meridian;

thence Southerly along the East Line of said 5 acre tract of land and its Southerly extension to the South Right-of-Way Line of said F.A.I. Route 80;

thence Easterly along the South Right-of-Way Line of said F.A.I. Route 80 to the Westerly Right-of-Way Line of Plank Road;

thence Easterly to the intersection of the Easterly Right-of-Way line of said Plank Road and the South Right-of-Way of said F.A.I. Route 80;

thence Easterly along the South Right-of-Way of said F.A.I. Route 80 to the East Line of the West Half of the Northwest Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian;

thence Northerly along the East Line of the West Half of the Northwest Quarter of said Section 5 to the South Right-of-Way Line of May Road;

thence Westerly along the South Right-of-Way Line of said May Road to West Right-of-Way Line of said Donlar Avenue (East 1st Road) extended Southerly;

thence Northerly along the West Right of Way Line of Donlar Avenue (East 1st Road) and its extension Southerly to the South line of Lot A of the Subdivision of Lots 1 and 2 in May Road Business Park-I extended Westerly;

thence Easterly along the South line of said Lot A and its extension Westerly to the Southeast Corner of said Lot A;

thence Northerly along the East line of said Lot A to the Northeast corner of said Lot A, said point being on the South Right of Way Line of Unytite Drive;

thence Easterly along the South Right of Way Line of Unytite Drive to the Southwest Corner of Outlot A in James Hardie Subdivision;

thence Easterly along the South Line of said Outlot A to the Southeast Corner of said Outlot A, the Point of Beginning;

**EXCEPTING THEREFROM:**

**EXCEPTION NO. 1**

Lot 1 in the Subdivision of Lots 2 and 3 in J.P. Hollerich Industrial Park Sixth Addition in the City of Peru, Illinois.

**EXCEPTION NO. 2**

Beginning at the Northeast Corner of the Southeast Quarter of Section 6, Township 33 North, Range 1 East of the Third Principal Meridian; thence Southerly along the East Line of the Southeast Quarter of said Section 6 to its intersection with the Easterly Right-of-Way Line of Plank Road; thence Northwesterly along the Easterly Right-of-Way Line of said Plank Road to its intersection with the North Line of the Southeast Quarter of said Section 6; thence Easterly along the North Line of the Southeast Quarter of said Section 6 to the Point of Beginning.

**ORDINANCE NO. 6967**

**CITY OF PERU, ILLINOIS**

**APPROVING THE FIRST AMENDMENT  
TO THE CITY OF PERU  
NORTH COMMERCIAL TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT AREA, PLAN AND PROJECTS**

**ADOPTED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS,  
ON THE 28<sup>TH</sup> DAY OF JULY, 2025**

**ORDINANCE NO. 6967  
CITY OF PERU, ILLINOIS**

**APPROVING THE FIRST AMENDMENT TO THE CITY OF PERU  
NORTH COMMERCIAL TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT AREA, PLAN AND PROJECTS**

**WHEREAS**, on March 24, 2010 the City of Peru, LaSalle & Bureau Counties, Illinois (“City”), a home-rule municipality in accordance with the constitution and law of the State of Illinois, by its duly elected Mayor and City Council heretofore adopted a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to 65 Illinois Compiled Statutes Section 5/11-74.4-1) (the “TIF Act”) for the City of Peru North Commercial Tax Increment Financing TIF District; and

**WHEREAS**, the City desires to amend the Redevelopment Project Area, Plan and Projects for its Peru Industrial Park TIF District (the “First Amendment”) pursuant to the TIF Act by reducing the size of the Redevelopment Project Area; and

**WHEREAS**, the City does not wish to add any new additional projects or costs to the Redevelopment Plan and Projects at this time; and

**WHEREAS**, the proposed First Amendment changes the boundary of the Redevelopment Project Area by amending *Exhibit 1* (Boundary Map) and *Exhibit 2* (Legal Description) of the original Redevelopment Plan by removing the parcels listed in *Exhibit A* of this Amendment and therefore reducing the size of the Peru North Commercial TIF District; and

**WHEREAS**, this proposed First Amendment does not affect the general land uses established pursuant to the Redevelopment Plan; substantially change the nature of the Redevelopment Projects; increase the total estimated Redevelopment Project Costs set out in the Redevelopment Plan; add additional Redevelopment Project Costs to the itemized list of Redevelopment Project Costs set out in the Redevelopment Plan; or displace residents from ten (10) or more inhabited residential units, as measured from the time of creation of the TIF District; and

**WHEREAS**, the proposed First Amendment is consistent with the Plan and Projects and has been reviewed by the Mayor and the City Council is generally informed of these Projects.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS:**

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. *Exhibit 1* (Boundary Map) and *Exhibit 2* (Legal Description) of the original Redevelopment Plan and Projects as previously adopted with regard to the Peru North Commercial Tax Increment Financing District are hereby amended to remove the parcels listed and legally described in *Exhibit A* of this Amendment.

3. The Amended Redevelopment Project Area is shown in *Exhibit B* (Amended Boundary Map) and legally described in *Exhibit C* (Amended Legal Description).
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.
5. All ordinances and parts of ordinances in conflict herewith are repealed.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Peru, LaSalle & Bureau Counties, Illinois, on the 28<sup>th</sup> day of July, A.D., 2025, and deposited and filed in the Office of the City Clerk of said City on that date.

<b>CORPORATE AUTHORITIES</b>	<b>AYE VOTE</b>	<b>NAY VOTE</b>	<b>ABSTAIN / ABSENT</b>
Jeff Ballard			
Bob Tieman			
Tom Payton			
Jason Edgcomb			
Mike Sapienza			
Rick O'Sadnick			
Jim Lukosus			
Andy Moreno			
Mayor Ken Kolowski			
<b>TOTAL VOTES</b>			

**APPROVED** by the Corporate Authorities of the City of Peru on the 28<sup>th</sup> day of July, A.D., 2025.

**APPROVED:** \_\_\_\_\_  
Mayor

**ATTEST:** \_\_\_\_\_  
City Clerk

EXHIBIT A: PARCELS REMOVED FROM THE PERU INDUSTRIAL PARK TAX INCREMENT FINANCING DISTRICT BY THE FIFTH AMENDMENT.

EXHIBIT B: (AMENDED BOUNDARY MAP): AMENDMENT TO “EXHIBIT 1” OF THE ORIGINAL PERU INDUSTRIAL PARK REDEVELOPMENT PLAN AND PROJECTS.

EXHIBIT C: (AMENDED LEGAL DESCRIPTION): AMENDMENT TO “EXHIBIT 2” OF THE ORIGINAL PERU INDUSTRIAL PARK REDEVELOPMENT PLAN AND PROJECTS.

**EXHIBIT A**

**CITY OF PERU  
FIRST AMENDMENT TO PERU NORTH COMMERCIAL TIF DISTRICT**

**PARCELS REMOVED  
FROM THE PERU NORTH COMMERCIAL TIF DISTRICT**

	<b>Parcel No.</b>	<b>Map No.</b>	<b>Tax Code</b>
1	17-05-101-002	16-05-102-002	PE022
2	17-05-206-000	16-05-200-001	PE022
3	17-05-209-000	16-05-200-002	PE022
4	17-05-210-000	16-05-200-003	PE022

**EXHIBIT B**

**CITY OF PERU**

**FIRST AMENDMENT TO PERU NORTH COMMERCIAL TIF DISTRICT**

**AMENDED BOUNDARY MAP**

AMENDMENT TO "EXHIBIT 1" OF THE ORIGINAL  
PERU NORTH COMMERCIAL REDEVELOPMENT PLAN AND PROJECTS



## **EXHIBIT C**

### **CITY OF PERU FIRST AMENDMENT TO PERU NORTH COMMERCIAL TIF DISTRICT**

#### **AMENDED LEGAL DESCRIPTION**

AMENDMENT TO "EXHIBIT 2" OF THE ORIGINAL  
PERU NORTH COMMERCIAL REDEVELOPMENT PLAN AND PROJECTS.

Commencing at the intersection of the West Line of the East Half of the Southeast Quarter of Section 32, Township 34 North, Range 1 East of the Third Principal Meridian and the South Line of said Southeast Quarter; thence in a Northerly direction along the Northerly extension of said West Line to the North Right-of-Way Line of May Road, said point being the Point of Beginning; thence in a Northerly direction along said West Line and the West Line of Trompeter Commercial Subdivision Sixth Addition to the South Line of said Trompeter Commercial Subdivision Sixth Addition, said Line also being the South Line of the former Trompeter Commercial Subdivision Fourth Addition; thence Westerly along said South Line to the Southwest Corner of said Trompeter Commercial Subdivision Sixth Addition; thence Northerly along the West Line of said Subdivision to the South Right-of-Way Line of Unytite Drive; thence Easterly along said South Right-of-Way Line to the Northwest Corner of Lot A in the Subdivision of Lot 1 in Trompeter Commercial Subdivision Second Addition; thence Southwesterly and Southerly along the West Line of said Lot A to the Southwest Corner of said Lot A; thence Easterly along the South Line of said Lot A to the Northeast Corner of Lot 1 in Richard F. Janko Commercial Subdivision; thence Southerly along the East Line of said Lot 1 to the Southeast Corner of said Lot 1; thence Northwesterly, Westerly and Southwesterly along the South Line of said Lot 1 to the Southwest Corner of said Lot 1, said Point also being the Northwest Corner of Lot 2 in Johnson's Subdivision; thence Southerly along the West Line of said Lot 2 and the West Line of Lot 2 in the Subdivision of Lot 1 in Trompeter Commercial Subdivision First Addition; thence Southeasterly and Northeasterly along the South Line of said Lot 2 to the Southwest Corner of Lot 2 in Johnson's Subdivision; thence Northeasterly along the South Line of said Lot 2 to a point 370 feet measured perpendicularly North of the South Line of the Southeast Quarter of said Section 32; thence in an Easterly direction parallel with said South Line to the East Line of said Southeast Quarter; thence in an Easterly direction to a Point on the East Right-of-Way Line of IL Rte. 251 (F.A.I. Route 178), said Point being the common corner for Rte. 251 Development III, LLC property and the Patel property (BP Service Station); thence Easterly and Southeasterly along the Patel property (BP Service Station) to the North Right-of-Way Line of May Road also known as North 30th Road (former LaSalle Road and US Rte. 51); thence Easterly along said North Right-of-Way Line to the East Line extended Northerly of the Northwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian; thence Southerly along said Northerly extension and the East Line of the Northwest Quarter of said Section 4 to the Northerly Right-of-Way Line of F.A.I. Route 80; thence Westerly and Northwesterly along said F.A.I. Route 80 to a Line 50 feet measured perpendicularly South of the North Line of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian; thence Westerly parallel with said North Line to the West Line of the Northwest Quarter of said Section 4; thence Westerly on a line 50 feet measured perpendicularly South of and parallel with the North Line of the Northeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian to the Northwesterly Right-of-Way Line of F.A.I. Route 80; said point also being on the Westerly Right of Way line of Illinois Route 251 thence Northerly along the Westerly Right of Way line of Illinois Route 251 to the North Right of Way Line of May Road, thence Westerly along the North Right of

Way Line of said May Road to the Point of Beginning.

**EXCEPTION NO. 1**

Lot 1 in Trompeter Commercial Subdivision Fifth Addition to the City of Peru, County of LaSalle, Illinois.

**EXCEPTION NO. 2**

Lot 2 in Trompeter Commercial Subdivision First Addition to the City of Peru, County of LaSalle, Illinois.

**EXCEPTION NO. 3**

Lot 8 in Trompeter Commercial Subdivision Fourth Addition to the City of Peru, County of LaSalle, Illinois.

**ORDINANCE NO. 6968**

**CITY OF PERU  
LA SALLE & BUREAU COUNTIES, ILLINOIS**

**APPROVING  
THE  
REDEVELOPMENT PLAN AND PROJECTS**

for the

**PERU MIDWEST INDUSTRIAL  
NEXUS TAX INCREMENT FINANCING DISTRICT**

**APPROVED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS  
ON THE 28<sup>TH</sup> DAY OF JULY, 2025.**

**ORDINANCE NO. 6968  
CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS**

**APPROVING THE REDEVELOPMENT PLAN AND PROJECTS FOR THE  
PERU MIDWEST INDUSTRIAL NEXUS TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, the City of Peru, LaSalle & Bureau Counties, Illinois, a Home-Rule Municipality (the “City”) desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the “Act”, for the Redevelopment Plan and Projects for the proposed Peru Midwest Industrial Nexus Tax Increment Financing (“TIF”) District within the municipal boundaries of the City of Peru and within the Redevelopment Project Area (the “Area”) as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres; and

**WHEREAS**, pursuant to Section 11-74.4-4.2 of the Act, on May 19, 2025 the City approved Ordinance No. 6943 to establish an "Interested Parties Registry" for the Peru Midwest Industrial Nexus TIF District and adopt Registration Rules for the registry; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on June 16, 2025 and June 30, 2025 the City convened a Joint Review Board to consider the proposal and the Joint Review Board met on said dates and recommended that the City Council approve the Redevelopment Project Area, Plan and Projects; and

**WHEREAS**, pursuant to Section 11-74.4-5 and 6 of the Act, due notice in respect to a Public Hearing was given on May 22, 2025 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on May 30, 2025 by certified mail to Taxpayers in the TIF Area; on June 13, 2025 by regular U.S. mail to all residences within 750 feet of the Redevelopment Project Area and registrants on the Interested Parties Registry; and by publication in the *NewsTribune* on June 26, 2025 and July 3, 2025; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on July 14, 2025 the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Projects and the designation of a Redevelopment Project Area at the Peru City Hall, 1901 Fourth Street, Peru, Illinois; and

**WHEREAS**, the Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation areas in the proposed Redevelopment Project Area and the City Council has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area as said terms “Blighted Area”, “Conservation Area” and “Industrial Park Conservation Area” are used in the Act; and

**WHEREAS**, the City Council has reviewed the conditions pertaining to lack of private investment within the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

**WHEREAS**, the City Council has further determined that the implementation of the Redevelopment Plan will increase employment opportunities, increase population, and increase the

overall value and quality of life of the community for its residents, and by completing the Redevelopment Project, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area; and

**WHEREAS**, the City Council has reviewed the proposed Redevelopment Plan and Projects, Land Use and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Projects conform to the Ordinances of the municipality.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS, THAT:**

1. The City Council of the City of Peru hereby makes the following findings:
  - a. The area constituting the proposed Peru Midwest Industrial Nexus TIF District Redevelopment Project Area in the City of Peru, Illinois, is described in *Exhibit A* (Legal Description) and *Exhibit B* (Boundary Map) of this Ordinance.
  - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Plan which cause the area to be designated as a “Combination of Blighted and Conservation Areas” and, in part, an “Industrial Park Conservation Area”, as defined in Section 11-74.4-3 of the Act.
  - c. The proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
  - d. The Redevelopment Plan and Projects conform to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
  - e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment is made to the municipal treasurer with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the year in which this Ordinance approving the Redevelopment Plan and Projects is adopted.
  - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District, whichever occurs first.
  - g. Such incremental revenues will be exclusively used for the development of the Redevelopment Project Area.
  - h. The Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.

- i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Plan.
- j. In addition, the City has reviewed the following material:
  - (1) Land Use Applicable Zoning Map and Ordinances.
  - (2) Impact on other Taxing Districts.
  - (3) Findings and Recommendations of the Joint Review Board.
- 2. The Redevelopment Plan and Projects for the Peru Midwest Industrial Nexus TIF District are hereby adopted and approved. A copy of the Redevelopment Plan and the Projects is attached hereto as *Exhibit C* and made a part of this Ordinance.
- 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
- 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Peru, Illinois, pursuant to its Home-Rule Authority, on the 28<sup>th</sup> day of July, A.D., 2025, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & ALDERMEN	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Jeff Ballard			
Bob Tieman			
Jason Edgcomb			
Tom Payton			
Mike Sapienza			
Rick O’Sadnick			
Jim Lukosus			
Andy Moreno			
Ken Kolowski, Mayor			
<b>TOTAL VOTES:</b>			

APPROVED: \_\_\_\_\_  
 Mayor

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 City Clerk

Date: \_\_\_\_\_

- Exhibit ( A ) Attached, Peru Midwest Industrial Nexus TIF District Legal Description
- Exhibit ( B ) Attached, Peru Midwest Industrial Nexus TIF District Boundary Map
- Exhibit ( C ) Attached, Peru Midwest Industrial Nexus TIF District Redevelopment Plan & Projects

**EXHIBIT A**

**PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT  
LEGAL DESCRIPTION**

Beginning at the Southwest Corner of the Northwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian; thence Easterly along the South Line of the Northwest Quarter of said Section 31 to the Southwest Corner of the Northeast Quarter of said Section 31; thence Northerly along the West Line of the Northeast Quarter of said Section 31 to the North Line of the South 60 Acres of the Northeast Quarter of said Section 31; thence Easterly along the North Line of the South 60 Acres of the Northeast Quarter of said Section 31 to the West Right-of-Way Line of East 1st Road; thence Northerly along the West Right-of-Way Line of said East 1st Road to the North Right of Way Line of North 31st Road; thence Easterly along the North Right of Way line of North 31st Road to its intersection with the East line of the West half of the Northwest Quarter of Section 32, Township 34 North, Range 1 East of the Third Principal Meridian; thence Southerly along the East line of the West half of the Northwest Quarter of said Section 32 to the South Line of the Northwest Quarter of said Section 32; thence Easterly along the South line of the Northwest Quarter of said Section 32 to the West line of the Northeast Quarter of said Section 32; thence Northerly along the West line of the Northeast Quarter of said Section 32 and its extension Northerly to the North Right of Way line of North 31st Road; thence Easterly along the North Right of Way line of North 31st Road to its intersection with the East line of the West Half of the Northeast Quarter of said Section 32 extended Northerly; thence Southerly along said Northerly extension and the East line of the West Half of the Northeast Quarter of said Section 32 to the South Line of the Northeast Quarter of said Section 32; thence Easterly along the South line of the Northeast Quarter of said Section 32 and its extension Easterly to the East Right of Way Line of Illinois Route 251; thence Southerly along the East Right of Way Line of Illinois Route 251 to its intersection with the South Right of Way Line of Unytite Drive extended Easterly; thence Westerly along said Easterly extension and the South Right of Way line of said Unytite Drive to the Northwest corner of Lot 6 in Trompeter Commercial Subdivision Fourth Addition; thence Southerly along the West Line of said Lot 6 to the Southwest corner of said Lot 6; thence Easterly along the South line of said Lot 6 to the East line of the Southwest Quarter of the Southeast Quarter of said Section 32; thence Southerly along the East line of the Southwest Quarter of the Southeast Quarter of said Section 32 to the North Right of Way Line of May Road (North 30th Road); thence Easterly along the North Right of Way line of said May Road to its intersection with the West Right of Way Line of Illinois Route 251; thence Southerly along the West Right of Way Line of Illinois Route 251 to the North Right of Way line of the Interstate Rt 80 Northwest Quadrant Ramp; thence Southwesterly and Westerly along the North Right of Way Line of said Ramp and the North Right of Way line of said Interstate Rt 80 to the Southeast Corner of Lot A in the Subdivision of Lot 1 in C & H Commercial Subdivision; thence Northerly along the East Line of said Lot A and its extension Northerly to the North Right of Way Line of May Road (North 30th Road); thence Easterly along the North Right of Way line of said May Road to East Line of the Southwest Quarter of said Section 32; thence Northerly along the East line of the Southwest quarter of said Section 32 to the Southeast Corner of Outlot A of the James Hardie Subdivision; thence Westerly along the South Line of said Outlot A to the Southwest Corner of said Outlot A, said point being on the Southerly right of Way Line of Unytite Drive; thence Westerly along the Southerly Right of Way Line of Unytite drive to the Northeast Corner of Lot A of the Subdivision of Lots 1 and 2 in May Road Business Park-I; thence Southerly along the East line of said Lot A to the Southeast Corner of said Lot A; thence Westerly along the South Line of said Lot A and its extension Westerly to the Westerly Right of Way Line of Donlar Avenue; thence Northerly along the Westerly Right of Way Line of Donlar Avenue to the Northeast Corner of

Lot 4 in The Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition; thence Westerly along the North Line of said Lot 4 to the Northwest corner of said Lot 4; thence Southerly along the West Line of said Lot 4 and its extension Southerly to the Southerly Right of Way Line of May Road; thence Westerly along the Southerly Right of Way Line of May Road to its intersection with the East line of Lot 1 in said Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition extended Southerly; thence Northerly along said Southerly extension and the East line of said Lot 1 to the Northeast corner of said Lot 1; thence Westerly along the North Line of said Lot 1 to the Northwest corner of said Lot 1; thence Southerly along the West line of said Lot 1 to the Northeast corner of Lot 2 in Green River Lines Subdivision; thence Westerly along the North line of Green River Subdivision to the Northwest Corner of Lot 1 in said Green Rivers Subdivision; thence Southerly along the West line of said Lot 1 and its extension Southerly to the Southerly Right of Way Line of May Road (North 30th Road); thence Westerly along the Southerly Right of Way Line of May Road to its intersection with the Westerly Right of Way Line of Commerce Drive extended Southerly; thence Northerly and Northwesterly along the Westerly Right of Way Line of said Commerce Drive to its intersection with the Easterly Right of Way Line of Plank Road; thence Southeasterly along the Easterly Right of Way line of Plank Road to its intersection with the North Line of Lot 1 of Kaszynski Industrial Park First Addition extended Northeasterly; thence Southwesterly and Westerly along said Northeasterly extension and the North line of said Lot 1 to the Northwest corner of said Lot 1; thence Southerly along the West line of said Lot 1 to the Southwest Corner of said Lot 1, said point being on the South Line of the Southwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian; thence Westerly along the South line of the Southwest Quarter of said Section 31 to the Southwest Corner of the Southwest Quarter of said Section 31; thence Northerly along the West line of the Southwest Quarter of said Section 31 to the Southwest corner of Lot 2 in Perona Industrial Park Second Addition; thence Easterly along the South Line of said Lot 2 to the Southeast Corner of said Lot 2; thence Northwesterly along the East Line of said Lot 2 to the Southwest Corner of Lot 4 in said Perona Industrial Park Second Addition; thence Northwesterly 447.81 feet along the West line of said lot 4 and Lot 3 in said Perona Industrial Park Second Addition to the Southeast corner of Parcel No. 3 of Document Number 2024-02318 as recorded at the Lasalle County Recorder's Office; thence Northwesterly along the South Line of said Document Number 2024-02318 to the Southeast Corner of Lot 1 of Perona Industrial Park First Addition; thence North 8 Degrees 36 Minutes 38 seconds East 130.0 feet along the East Line of said Lot 1; thence South 76 Degrees 30 Minutes 10 Seconds East 378.09 feet to a point on the West line of Lot 3 of said Perona Industrial Park Second Addition; thence Northerly along the West line of said Lot 3 and its extension Northerly to the Northerly Right of Way Line of Industrial Park Boulevard; thence Northeasterly along the Northerly Right of Way Line of said In Industrial Park Boulevard and its extension Easterly to the Easterly Right of Way Line of Plank Road; thence along the Easterly Right of Way Line of Plank Road to the South Line of the Leone's Grain & Supply property; thence Easterly and Northerly along said Leone's Grain & Supply property to the South Line of Peru Rail; thence Westerly along the South Line of said Peru Rail to the West Line of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian; thence Northerly along the West Line of said Section 31 to the Point of Beginning.

EXCEPTING THEREFROM the following described tracts: EXCEPTION NO. 1: That part of the Southwest Quarter of the Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Section 31, thence due West along the South Line of said Section 31 for a distance of 2610.79 feet to the Centerline of the Peru and Grand Detour Plank Road; thence North 32° 38' 20" West along said Centerline for a distance of 1362 feet; thence South 57° 21' 40" West for a distance of 313 feet to the Point of Beginning; thence North 32° 38' 20" West for a distance of 138 feet; thence South 57° 21' 40" West for a distance of 93.10

feet; thence South 00° 07' 50" East for a distance of 207.25 feet; thence North 86° 21' 40" East for a distance of 62.33 feet; thence North 57° 21' 40" East for a distance of 150 feet; thence North 32° 38' 20" West for a distance of 67 feet to the Point of Beginning; and EXCEPTION NO. 2: That part of the Southwest Quarter of Section 31, Township 34 North, Range 1, East of the Third Principal Meridian lying East of the Center Line of the Peru and Grand Detour Plank Road described as follows: Commencing at the Northeast Corner of the said Southwest Quarter of Section 31, said point being located on the North Right-of-Way Line of the LaSalle and Bureau County Railroad; thence South 89 degrees 54 minutes 30 seconds West along the said Right-of-Way Line for a distance of 1683.50 feet to a point on the Center Line of the said Peru and Grand Detour Plank Road; thence South 32 degrees 43 minutes 00 seconds East along the said Center Line for a distance of 1725.92 feet to the Point of Beginning; thence North 89 degrees 54 minutes 30 seconds East for a distance of 235.00 feet; thence South 00 degrees 05 minutes 30 seconds East for a distance of 100.00 feet; thence South 89 degrees 54 minutes 30 seconds West for a distance of 179.98 feet to a point on the aforesaid Center Line of the Peru and Grand Detour Plank Road; thence North 32 degrees 43 minutes 00 seconds West along the aforesaid Center Line for a distance of 118.73 feet to the Point of Beginning, except coal and minerals and the right to mine and remove the same, in LaSalle County, Illinois.

**EXHIBIT B**

**PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT  
BOUNDARY MAP**



**EXHIBIT C**

**PERU MIDWEST INDUSTRIAL TIF DISTRICT  
REDEVELOPMENT PLAN & PROJECTS**



## **CITY OF PERU, ILLINOIS**

# **PERU MIDWEST INDUSTRIAL NEXUS TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

*“THE NEXT STEP TOWARD ECONOMIC EXPANSION AND GROWTH”*

*Prepared for*

**City of Peru**

1901 Fourth Street, P.O. Box 299

Peru, Illinois 61354

*Prepared by*

Jacob & Klein, Ltd. and  
The Economic Development Group, Ltd.

1701 Clearwater Avenue

Bloomington, IL 61704

[www.tifillinois.com](http://www.tifillinois.com)

**JULY - 2025**



**City of Peru, Illinois**  
**Peru Midwest Industrial Nexus Tax Increment Financing District**  
**Redevelopment Project Area, Plan and Projects**

The City of Peru intends to promote a variety of policies, programs, and strategies to encourage new community and economic development in the years ahead.

The Mayor and City Council of the City of Peru, LaSalle and Bureau Counties, Illinois have concluded that it is in the best interest of the City and that the citizens of Peru will benefit by the adoption of the **Peru Midwest Industrial Nexus Tax Increment Financing (TIF) District**.

Pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*), this document sets forth a comprehensive and detailed description of the uses, structure, and potential impacts of implementing a TIF District Redevelopment Plan, Area and Projects in Peru, Illinois.

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Jacob & Klein, Ltd. and The Economic Development Group, Ltd., gratefully acknowledge assistance from LaSalle County and the City of Peru government officials, business leaders and residents who contributed their time toward the creation of this Peru Midwest Industrial Nexus TIF District Redevelopment Project Area, Plan and Projects.

Additional information about Tax Increment Financing may be obtained by contacting Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704 (Ph: 309/664-7777). Specific inquiries about the Peru Midwest Industrial Nexus TIF District should be directed to Eric Carls, City Engineer, City of Peru, 1901 Fourth Street, P.O. Box 299, Peru, IL 61354 (Ph: 815/223-0061).

*\*\*This document is formatted for duplex printing\*\**

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# CITY OF PERU, ILLINOIS PERU MIDWEST INDUSTRIAL NEXUS TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT AREA, PLAN & PROJECTS

## SECTION I. INTRODUCTION

### *Background Information*

The City of Peru, Illinois (the “City”) is located along the Illinois River in LaSalle and Bureau Counties at the crossroads of Interstates 80 and 39, IL Route 251 and U.S. Route 6. Peru is 85 miles southwest of Chicago, IL, 50 miles north of Bloomington-Normal, IL and 70 miles east of Moline (*Fig. 1*). Peru’s proximity to major Cities and interstates provides potential for future population growth and new employment opportunities through commercial, retail and industrial development made possible with the help of tax incentives.

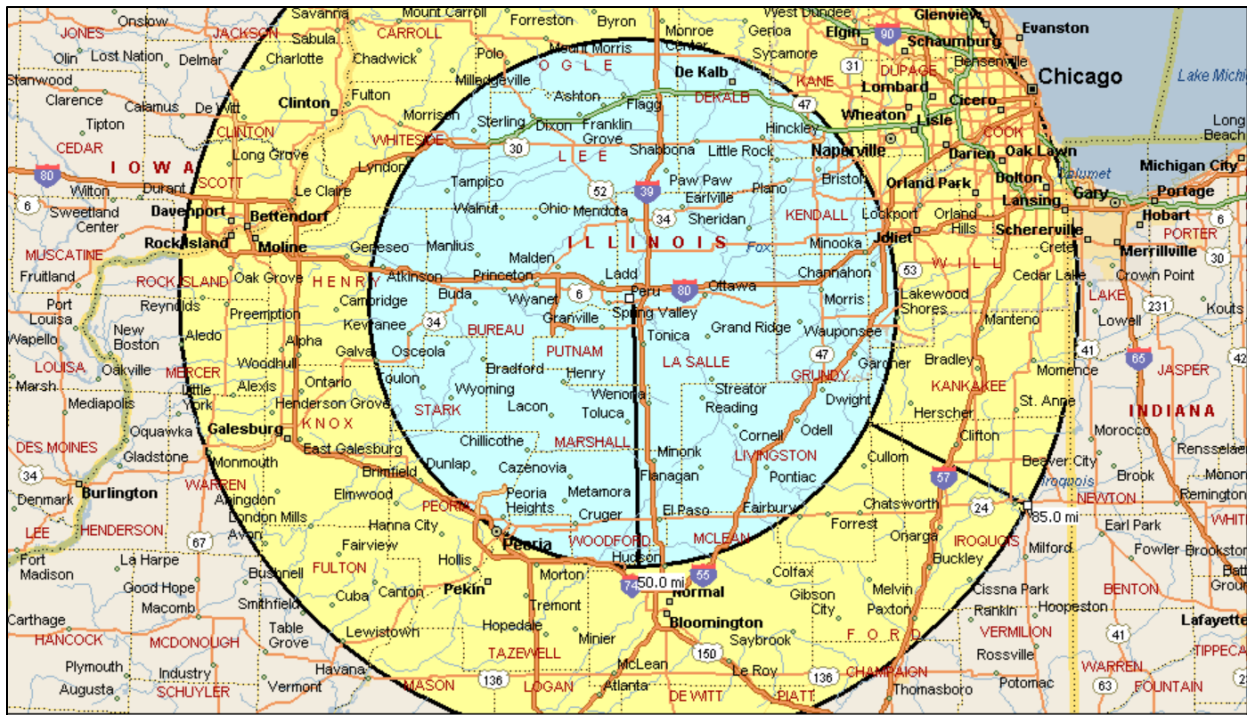


Figure 1. Location of Peru, Illinois.

### *Peru and Tax Increment Financing*

Pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*), as amended (the “Act”), the City proposes to establish the “Peru Midwest Industrial Nexus TIF District” Redevelopment Project Area (the “Area”) which includes property located in LaSalle County that is in need of development and will enable the City to undertake public improvements to further stimulate new industrial and commercial related development over the life of the proposed TIF District.

The adoption of tax increment allocation financing will enable the City to apply TIF revenues for public infrastructure and other eligible improvements within the Peru Midwest Industrial Nexus TIF District Redevelopment Project Area. The Area includes sites for which TIF may be used to encourage the redevelopment of several underutilized and/or distressed industrial and commercial properties.

The Redevelopment Plan is intended to promote and protect the health, safety, morals, and welfare of the public, address blighted conditions and institute conservation measures to:

- remove and alleviate adverse conditions;
- encourage private investment; and
- restore and enhance the tax base of the overlapping taxing districts by undertaking public and private redevelopment projects within the proposed Redevelopment Project Area.

Without tax increment financing, economic stagnation of the Redevelopment Project Area is anticipated to continue and further decline. Avoiding such decline is the subject of this proposed Redevelopment Plan. Without an influx of new private investment and ongoing improvements to local public infrastructure, further deterioration of local properties and related amenities are likely to occur and will further impair the value of private investments as well as the sound growth and tax base of affected taxing districts.

Therefore, the City of Peru intends to use *tax increment financing* (“TIF”) to attract a mix of new industrial and related commercial development to the community. By improving public infrastructure and encouraging new private investment throughout the Redevelopment Project Area, the City expects to create new employment opportunities, improve public services necessary for stimulating future population increases, further stimulate the local economy and improve the overall quality of life for its residents.

### ***Recent Trends and Conditions***

#### **Unemployment**

The unemployment rate is the number of people unemployed which is expressed as a percentage of the total civilian labor force. The average annual unemployment rate in LaSalle County increased from 5.4% in 2006 to 12.1% in 2010 and was reported at 9.2% in 2020 and 5.7% in 2024 (*Figure 2*).

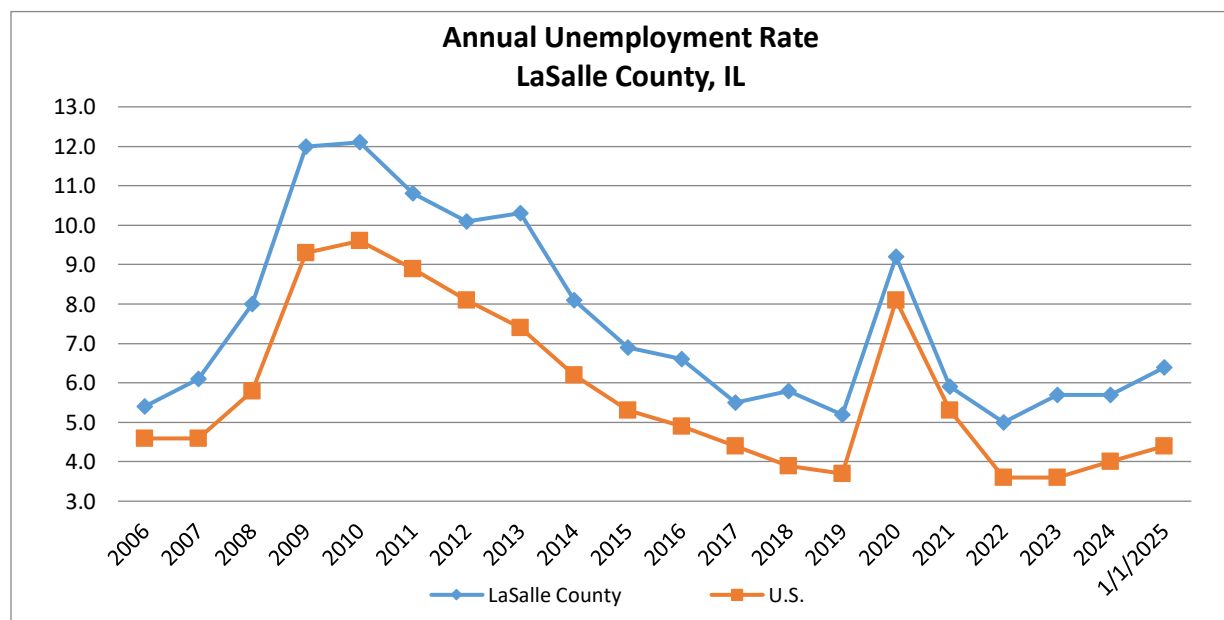


Figure 2. LaSalle County, IL Unemployment Rate, 2006-2024 & January, 2025.

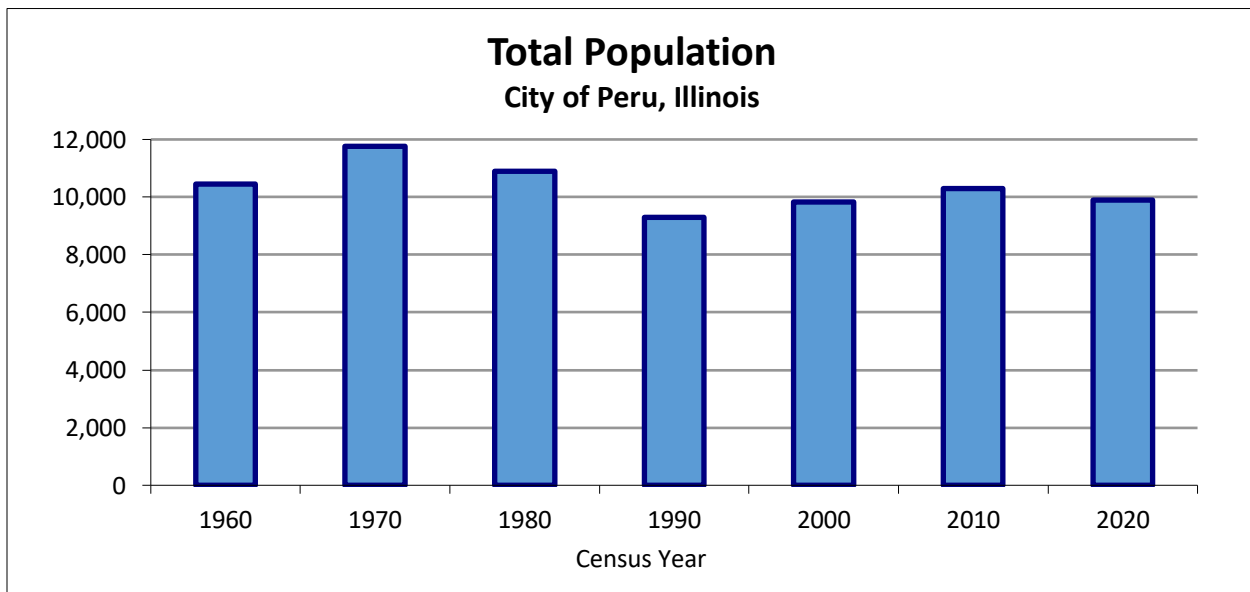
Economic conditions due to the COVID-19 pandemic caused unemployment levels to dramatically increase throughout all Counties in Illinois and the United States in 2020. LaSalle County’s unemployment was most recently reported by the Illinois Department of Employment Security at **6.4% for January of 2025** and the U.S. average unemployment rate was reported at **4.4%** in the same month.

The City of Peru proposes to use tax increment financing to attract and/or expand industrial and commercial employers within the redevelopment project area, such as manufacturing, office and warehouse combinations and other industrial and related commercial developments pursuant to the City’s land use ordinances, which will help to achieve favorable employment levels throughout the region that are equal to or exceed the national average.

New investments in industrial and related commercial development within the Redevelopment Project Area will help to increase real estate tax revenues for the City and other taxing bodies while helping to further reduce unemployment.

### **Population**

In 1960, there were 10,460 persons residing in the City of Peru. By 1970, the City’s total population had grown to 11,772. However, in 1990, the City’s population declined to 9,302 and has not increased back to the 1970 level since (see **Figure 3**). As of 2020, the City’s population was 9,896.



**Figure 3. City of Peru, IL Population, 1960-2020.**

The current population represents a decrease of 1,876 residents since 1970, or **(-15.9%)** loss in the City’s population during that 50-year period. The median age of residents in Peru as of the 2010 Census was 44.3 years, which is higher than the U.S. median age of 37.2 years. Therefore, the City proposes to use tax increment financing to encourage the redevelopment of industrial and related commercial properties, which will help to increase overall community population, encourage residential growth to support new retail trade thresholds, and help to stabilize future school enrollments.

**Retail Trade**

The total retail sales generated in the City of Peru during calendar year 2024 were \$792 million, as reported by the Illinois Department of Revenue. The total retail sales generated in Peru increased by \$251.9 million between 2000 and 2024. However, in terms of real, inflation-adjusted dollars, the City’s total retail sales have actually decreased by (-\$69.1) million since 2000, which represents a decrease of (-12.8%) in total retail sales over this 25-year period (see *Figure 4*). The City of Peru receives \$2.00 in municipal sales tax for every \$100 of retail sales. Therefore, retail sales tax represents a vital source of revenue for the City for providing high quality public services to its residents.

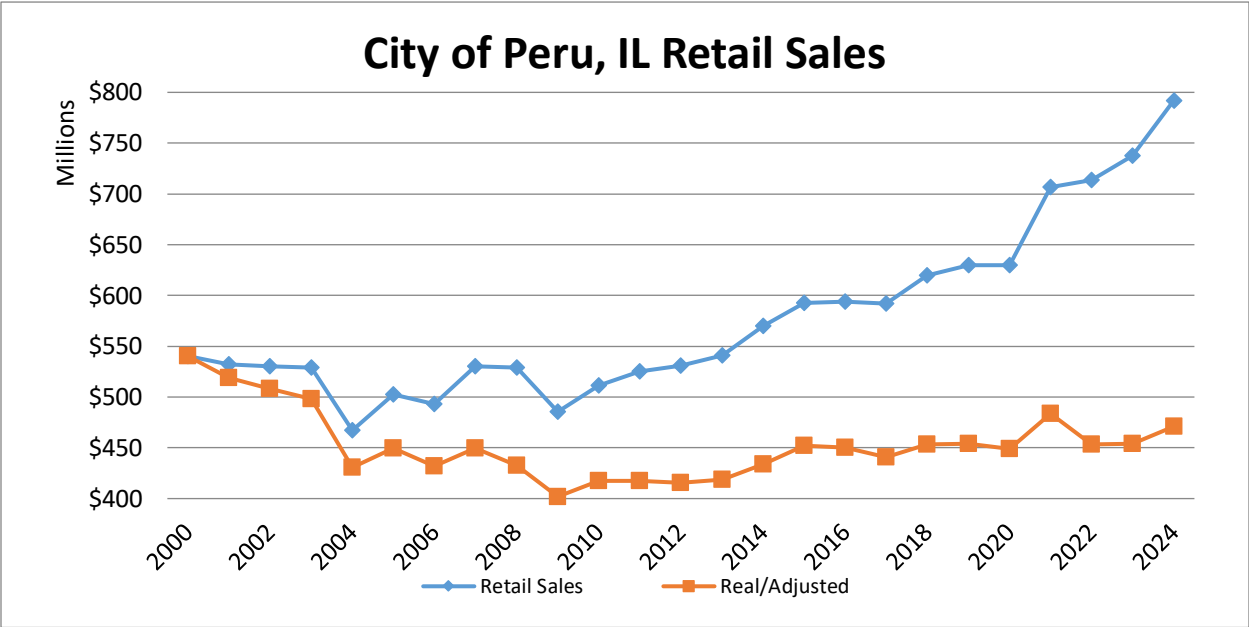


Figure 4. City of Peru, IL Annual Retail Sales, 2000-2024.

In order to encourage new and greater economic vitality throughout the community, the City of Peru proposes to use tax increment financing to establish itself as a stronger retail center and further stimulate commercial development within the proposed Peru Midwest Industrial Nexus TIF District Redevelopment Project Area. By attracting new private investment and improving infrastructure within the Redevelopment Project Area, the City intends to:

- create new employment opportunities;
- further increase local population at a manageable rate;
- increase the real estate tax assessment base within the Redevelopment Project Area;
- generate new retail sales tax revenues for the City, other taxing districts and the State of Illinois;
- and
- expand and update public infrastructure and related services.

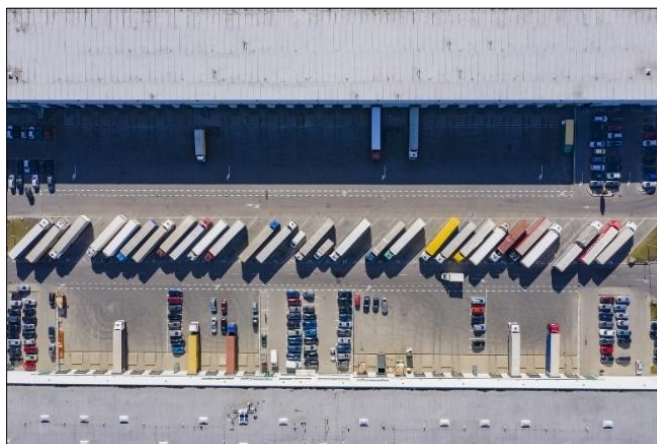
## **Proposed Industrial Development**

Certain terms are used in this Redevelopment Plan which are defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et. seq.* (the “Act”). The following are important terms which relate to industrial development and are defined in the Act (see ***Appendix A***):

**"Industrial Park Conservation Area"**, pursuant to the TIF Act, means an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

**"Labor Surplus Municipality"**, as defined by the Act, means a municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. If unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal County in which the municipality is located.

As of January 2025, the City of Peru qualifies as a **Labor Surplus Municipality** and twenty (20) vacant industrial zoned parcels included in the proposed Redevelopment Project Area qualify as an **Industrial Park Conservation Area** as provided in the Act (see ***Appendix A***).



*The City intends to use tax increment financing to encourage the development of new industrial warehousing and manufacturing facilities and the redevelopment of existing industrial sites within the TIF District Area.*

## SECTION II. REDEVELOPMENT GOALS AND OBJECTIVES

### *Redevelopment Goals and Objectives*

As previously stated, the City intends to use the Peru Midwest Industrial Nexus TIF District to redevelop property that is currently underutilized for industrial manufacturing and warehousing space and related commercial businesses to help to increase population, improve employment opportunities, expand and diversify the local real estate tax base, manage growth and increase the overall quality of life for its residents. The Redevelopment Plan will allow the City to alleviate and/or remove blighting conditions such as the lack of adequate public infrastructure, increase Peru's overall competitiveness in the region and institute public policies that are more conducive to business development.

All of the property within the proposed Redevelopment Project Area will substantially benefit by a series of public and private redevelopment projects made possible with tax increment financing. The Redevelopment Project Area is not otherwise reasonably expected to be substantially improved or be further developed without the use of tax increment financing (see **Exhibit 6 & Exhibit 7 -- to be added upon approval by the City**).

The Peru Midwest Industrial Nexus TIF District Redevelopment Plan includes, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the overall Redevelopment Project Area as a Blighted Area and, in part, an Industrial Park Conservation Area; and
2. Facilitate the construction, improvement and maintenance of public infrastructure and other capital projects which the City finds is in furtherance of the Redevelopment Plan or necessary to encourage new industrial and related commercial development; and
3. Construct, improve, upgrade and maintain storm water drainage and sanitary sewer lines and related infrastructure throughout the Redevelopment Project Area; and
4. Construct, improve, upgrade and maintain antiquated and/or inadequate water lines and mains, as well as water storage facilities and related distribution systems; and
5. Provide for safe and efficient vehicular and pedestrian traffic circulation, including but not limited to, constructing, improving, upgrading and maintaining streets, infrastructure relating to information technology, signage, street lighting, landscaping, curbs, alleys, and open space throughout the Redevelopment Project Area; and
6. Encourage private investment for new industrial and related commercial development projects within the Redevelopment Project Area by using financial incentives offered by tax increment financing; and
7. Enhance the tax base for the City and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors which focus on efforts to improve infrastructure and property reuse; and

8. Foster entrepreneurship and attract new industrial and related commercial development which complies with City zoning and land use ordinances, increases assessed valuations and enhances the real estate tax base for the City, thereby also creating additional employment opportunities within the Peru community; and
9. Attract new industrial and commercial businesses while also vigorously reinvesting in existing properties within the Redevelopment Project Area and contiguous Areas to encourage business retention and increase retail business activity that will generate new local retail sales tax revenue for the City, other taxing bodies and the State of Illinois; and
10. Undertake redevelopment projects which will further improve the overall quality of life, health and well-being of the Peru community.

### ***Planning Process and Calendar***

A variety of policies, programs, and strategies are often used to promote economic development in a community. This Redevelopment Plan provides a preliminary review of the uses and application of tax increment financing (TIF) as well as the extent to which certain properties within the City of Peru qualify for designation as a TIF Redevelopment Project Area (the “Area”).

The Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4 *et. seq.* (the “Act”) requires a municipality to follow certain procedures in establishing a TIF District. The proposed TIF District must contain several specific statutory characteristics which qualify the property as a TIF District. These characteristics and definitions as set forth below determine whether the area is Blighted, Conservation, a combination of both Blighted and Conservation Areas, or an Industrial Park Conservation Area (see ***Appendix A***).

The process to create a TIF District is initiated by the municipality and is described in more detail in ***Appendix B***. This process includes:

- determining the qualifications of the redevelopment project area;
- drafting a Redevelopment Plan;
- creating an Interested Parties Registry;
- establishing a date, place and time for a Public Hearing;
- sending notification of the Public Hearing to all taxing districts, registrants of the interested parties registry and the Illinois Department of Commerce and Economic Opportunity (DCEO) with an invitation to attend and provide comments;
- convening a Joint Review Board consisting of a representative selected by each community college district, local elementary school district, high school district or each local community unit school district, park district, library district, township, fire protection district, county, a representative of the municipality and a public member;
- publishing a notice twice before the Public Hearing in a newspaper of general circulation in the community;
- mailing of the notice of the Public Hearing to all taxpayers and residents in the proposed Area;



- mailing of the notice of the Public Hearing to residential addresses within 750 feet of the proposed Area; and
- approving final ordinances: (1) approving the Redevelopment Plan and Projects; (2) designating the Redevelopment Project Area; and (3) adopting Tax Increment Allocation Financing.

The City of Peru formally engaged Jacob & Klein, Ltd. and The Economic Development Group, Ltd. on March 24, 2025 to assist the City with establishing the Midwest Industrial Nexus TIF District.

A review of the qualifications of the Area was completed which evaluated the proposed TIF District based upon statutory definitions and determined that there is sufficient evidence for the proposed Area to be classified as a “Blighted Area” and, in part, an “Industrial Park Conservation Area”. Upon reviewing the proposed Redevelopment Plan and accepting the findings herein, the City Council may move forward with the process for establishing the Peru Midwest Industrial Nexus Tax Increment Financing District.

A proposed timeline for certain activities relating to the establishment of the Peru Midwest Industrial Nexus TIF District is as follows:

- Submit Draft Redevelopment Plan to City.....May 9, 2025
- Ordinance to Establish Interested Parties Registry .....May 19, 2025
- Ordinance to Set Date for a Public Hearing .....May 19, 2025
- Certified Mailing to Taxing Districts .....May 22, 2025
- Certified Mailing to Taxpayers.....May 30, 2025
- 750' Residential & IPR Mailings .....June 13, 2025
- Initial Joint Review Board (JRB) Meeting.....June 16, 2025
- First Publication of Notice of Public Hearing .....June 26, 2025
- Continued JRB Meeting .....June 30, 2025
- Second Publication of Notice of Public Hearing..... July 3, 2025
- Public Hearing..... July 14, 2025
- Approve Final Ordinances to Establish TIF District ..... July 28, 2025



**SECTION III.**  
**PROPOSED REDEVELOPMENT PROJECT AREA**

***Proposed Redevelopment Project Area***

Pursuant to the Act, the Peru Midwest Industrial Nexus TIF District Area includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project. Also, pursuant to the Act, the Area in the aggregate is not less than 1½ acres.

The proposed Area is configured to encourage a combination of industrial and related commercial development projects and is illustrated on the attached Proposed Boundary Map (**Exhibit 1**) and described in the attached Proposed Legal Description (**Exhibit 2**).

The Peru Midwest Industrial Nexus TIF District Area includes properties within the City which have been neglected and have not benefitted from coordinated planning efforts by either the public or private sectors. As evidenced by the qualifying characteristics presented in this Section, both vacant and improved properties within the Area would substantially benefit by a series of proposed public and/or private redevelopment projects. Therefore, the City finds that the Redevelopment Project Area *as-a-whole* has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the proposed Redevelopment Plan.

***Qualifying Characteristics of Proposed Redevelopment Project Area***

The Area to be studied for the Peru Midwest Industrial Nexus TIF District Area *as-a-whole* includes characteristics which qualify the Area as a “Blighted Area”, as defined in the Tax Increment Allocation Redevelopment Act [TIF Act] (65 ILCS 5/11-74.4 et. seq.). **The terms “Blighted” and “Conservation” when applied to improved or vacant properties are statutory definitions, not common ideas of those terms.** Statutory definitions which have been applied and used in this section are presented in ***Appendix A***.

A summary of the City’s findings is as follows:

Total Number of Parcels (improved and vacant).....	42
Total Number of Qualifying Parcels (improved and vacant) .....	34
<b>Total Percentage of Parcels (improved and vacant)</b>	
<b>which Qualify under the Act .....</b>	<b>81%</b>

- ✓ **CONCLUSION: Within the proposed Peru Midwest Industrial Nexus TIF District there are 42 vacant and improved parcels, 81% of which qualify under the TIF Act as a Blighted Area.**

## Qualifying Characteristics of Improved Parcels

Total Number of Improved Parcels.....11

Total Number of Improved Parcels  
which Qualify under the Act.....3



### Of All Improved Parcels:

Total “Blighted” (5 or more qualifying characteristics) .....	3
Total Number of Structures and Site Improvements .....	18
Number of Structures over 35 Years of Age .....	6
Total “Conservation”.....	0
Total Number Conservation, but Not Blighted .....	0

The following qualifying characteristics are present in the **structures** and **site improvements** within the improved portion of the TIF District (Note: If a parcel of property exhibits an individual characteristic more than once it is counted only once in the summary below):

Number showing signs of Dilapidation .....	0
Number showing signs of Obsolescence.....	0
Number showing signs of Deterioration .....	11
Number showing signs of Code Violations .....	0
Number showing signs of Illegal Uses.....	0
Number showing signs Excessive Vacancy.....	1
Number which Lack Sanitary Facilities.....	0
Number with Inadequate Utilities.....	11
Number subject to Overcrowding.....	2
Number used for Deleterious Uses .....	0
Number with EPA Issues .....	0
Number showing Lack of Planning.....	11
Number subject to Declining/Static EAV .....	11

## Qualifying Characteristics of Vacant Parcels

Number of Vacant Parcels .....	31
Number of Vacant Parcels which Qualify under the Act .....	31

**Of All Vacant Parcels:**

*Two (2) of the following characteristics are required for qualification as a blighted area:*

Number subject to Obsolete Platting.....	4
Number subject to Diversity of Ownership.....	0
Number subject to Tax Delinquencies .....	0
Number subject to Deterioration of Adjacent Properties .....	31
Number subject to EPA Issues.....	0
Number subject to Declining/Static EAV.....	31

*One (1) of the following characteristics are required by the Act for qualification as a blighted area:*

Number containing an Unused Quarry, Mine or Strip Mine Pond.....	0
Number containing an Unused Railroad or Railroad Right-of-way .....	1
Number subject to Chronic/Contribute to Flooding within same watershed ( <b>Exhibit 3</b> )....	28
Number with Disposal Site.....	0
Number which were Blighted before becoming Vacant .....	0

Pursuant to the Act, **twenty-eight (28)** of the vacant parcels included in the TIF District are subject to chronic flooding that adversely impacts real property in the Area and surface water that discharges from the TIF Area contributes to flooding within the same watershed on adjacent properties (**Exhibit 3**). The redevelopment projects proposed in this Plan will provide for facilities or improvements to contribute to the alleviation of all or part of this flooding. The City has developed comprehensive ordinances and design criteria requiring redevelopment projects to provide facilities and improvements to alleviate its part of the flooding. However, the creation of a TIF District is critical to providing reimbursement to the City and Developers for not only the normal infrastructure issues, but also the extraordinary storm water problems that exist within the Redevelopment Project Area.

- ✓ **CONCLUSION: 81% of the improved and vacant parcels within the proposed Area qualify as a Blighted Area as defined in the TIF Act. All of the vacant parcels will contribute to the effectiveness of the TIF District as a whole and are necessary either as potential development locations or to ensure contiguity within the TIF District.**



## Qualifying Characteristics of “Industrial Park Conservation Area”

The proposed Peru Midwest Industrial Nexus TIF District Redevelopment Project Area includes **twenty (20)** vacant industrial zoned parcels which also qualify as an “Industrial Park Conservation Area”, as defined in the Act (65 ILCS 5/11-74.4 *et. seq.*). To promote and protect the health, safety, morals and welfare of the community, the blighted/conservation conditions that exist in the Redevelopment Project Area need to be eradicated and conservation measures instituted by encouraging private investment through the use of tax increment financing.

LaSalle County’s unemployment rate for January 2025 was 6.4% as shown in **Exhibit 4**, which was 100% or more of the U.S. national unemployment rate of 4.4%. Therefore, pursuant to the Act, the City of Peru qualifies as a “Labor Surplus Municipality” and a portion of the Peru Midwest Industrial Nexus TIF District Redevelopment Project Area qualifies as an “Industrial Park Conservation Area”.

Pursuant to the Act, the proposed Redevelopment Project Area includes 20 parcels of vacant industrial land that are suitable for use as an industrial park and the Area also contains blighted/conservation areas which are contiguous to such vacant land. If developed as an industrial park, this property will promote industrial and transportation activities, thereby reducing involuntary unemployment and enhancing the community.



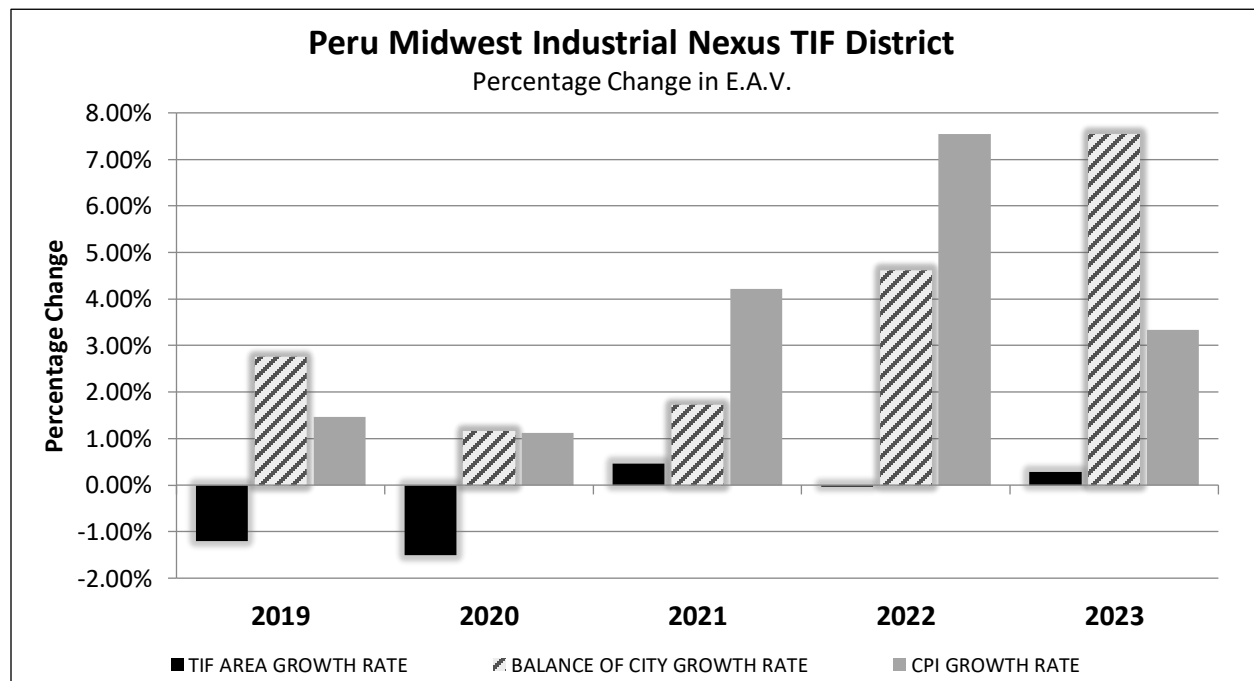
**CONCLUSION:** Twenty (20) of the vacant parcels included in the proposed Redevelopment Project Area also qualify as an Industrial Park Conservation Area pursuant to the TIF Act.

## Equalized Assessed Valuation (EAV) of Proposed Redevelopment Project Area

The total equalized assessed valuation (before exemptions) of the City of Peru in tax year 2023 payable 2024 is **\$340,870,972**. The total equalized assessed valuation (before exemptions) of parcels studied for the proposed TIF District Redevelopment Project Area in tax year 2023 payable 2024 is **\$16,436,709**. Therefore, the total estimated EAV of the balance of the City (outside of the proposed Area) is **\$324,434,263**.

The Illinois TIF Act stipulates that improved or vacant properties may satisfy one of the characteristics of a “Blighted” or “Conservation” Area if: (1) the total equalized assessed valuation of the proposed redevelopment project area decreased for three of the last five years; or (2) the total equalized assessed valuation of the proposed area is increasing at an annual rate which is less than the balance of the municipality for three of the last five calendar years; or (3) the total equalized assessed valuation of the proposed area increased at an annual rate which was less than the annual Consumer Price Index (CPI) for All Urban Consumers for three of the last five years.

The growth in equalized assessed valuation of the proposed Area satisfies all three qualifications above since it (1) decreased in 3 of the last 5 years; (2) increased at an annual rate which was less than the annual growth of the balance of the City EAV in 5 of the last 5 years; and (3) increased at an annual rate which was less than the annual growth in CPI in 5 of the last 5 years (**Fig. 5**).



**Figure 5. Peru Midwest Industrial Nexus TIF District EAV, 2019-2023.**

**CONCLUSION:** Pursuant to the Act, the lack of growth in equalized assessed valuation of the Area assists in qualifying the proposed Peru Midwest Industrial Nexus TIF District as a “Blighted Area”.

## Summary of TIF Qualification Characteristics

The following is a summary of relevant qualification findings as it relates to the potential designation of the proposed Redevelopment Project Area (Area) by the City as a Tax Increment Financing (TIF) District. The findings herein pertain to the Proposed Redevelopment Project Area:

1. Pursuant to the Act, the proposed Area includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project and the Area is greater than 1 ½ acres in size.
2. The Redevelopment Project Area qualifies as a “Blighted Area” and, in part, an “Industrial Park Conservation Area”. The qualifying characteristics as documented herein are present throughout the Redevelopment Project Area, are present to a meaningful extent and are evenly distributed throughout the Area as follows:
  - a. Within the Peru Midwest Industrial Nexus TIF District, there are **forty-two (42)** total vacant and improved parcels, **81%** of which qualify as a Blighted Area.
  - b. Three (3) of the improved parcels qualify as a Blighted Area.
  - c. The thirty-one (31) vacant parcels qualify as a Blighted Area.
  - d. Twenty-Eight (28) of the vacant parcels are subject to chronic flooding and contribute to flooding within the same watershed (**Exhibit 3**). The improvements provided for in this Plan will help to alleviate all or part of this flooding.
  - e. Twenty (20) of the vacant parcels also qualify as an Industrial Park Conservation Area as defined in the TIF Act.
  - f. The lack of growth in equalized assessed valuation of the proposed Area assists in qualifying the TIF District as a Blighted Area.
3. The proposed Redevelopment Project Area has not benefitted from coordinated planning efforts by either the public or private sectors. There is a need to focus on redevelopment efforts relating to infrastructure, property reuse, and the improvement of existing buildings.
4. The Proposed Redevelopment Project Area would not be subject to redevelopment without the investment of public funds, including tax increments.
5. All property in the proposed Redevelopment Project Area would substantially benefit by a series of proposed public and private redevelopment projects.
6. Portions of the Area may be suitable for redevelopment (public and private) for modern and more intensive mixed use if funding can be established to acquire and clear necessary properties, and to put in place appropriate incentives to overcome market impediments.
7. Indications of deterioration and blighting conditions were found to be present and distributed throughout the Redevelopment Project Area to a meaningful extent on both vacant and improved parcels, thereby qualifying the Area as a “Blighted Area” and, in part, an “Industrial Park Conservation Area”, as defined in the TIF Act (65 ILCS 5/11-74.4 *et. seq.*). Therefore, based on the documents and information provided herein, the City hereby concludes that the Peru Midwest Industrial Nexus TIF District qualifies pursuant to the requirements of the TIF Act.

**SECTION IV.**

**DESIGNATED AND ANTICIPATED PUBLIC AND PRIVATE PROJECTS  
FOR PROPOSED REDEVELOPMENT PROJECT AREA**

*Public Redevelopment Projects*

The City intends to address the conditions which qualify the Redevelopment Project Area as a of Blighted Area. The Redevelopment Project Area has infrastructure inadequacies and will require improvements throughout the life of the TIF District as projected below.

The City expects that the implementation of the public projects provided herein will help address current needs and attract new private investment within the Redevelopment Project Area. To the extent possible, the City will encourage the private sector to incur the costs of constructing public infrastructure that is necessary for completing private redevelopment projects. Such costs may then be reimbursed to private developers from real estate tax increment generated by the private redevelopment projects.

The City intends to pay for public improvements using a portion of any Real Estate Tax Increment generated within the TIF District, as well as Municipal Sales Taxes and any other sources of funds it may lawfully pledge.

*The Designated and Anticipated TIF Eligible Public Redevelopment Project Costs are as follows:*

1. Public works construction, improvements, upgrades and maintenance or resurfacing of streets, roads, alleys, parking lots and sidewalks, including labor, equipment, parts and materials.....\$25,000,000
2. Public works construction, improvements, upgrades and maintenance of sanitary sewer lines, pump and lift stations, treatment plant, lagoons, manholes and related facilities, including labor, equipment, parts and materials.....\$70,000,000
3. Public works construction, improvements, upgrades and maintenance of water mains and related lines and hydrants, storage and treatment facilities including labor, equipment, parts and materials .....\$50,000,000
4. Storm sewer drainage infrastructure, including the construction, improvements, upgrades and maintenance of retention ponds and detention basins, including labor, equipment, parts and materials .....\$12,000,000
5. Public works or improvements related to utilities, including, but not limited to, gas, electric, cable and telecommunication infrastructure, including labor, equipment, parts and materials.....\$40,000,000



6. Public property assembly costs relating to acquisition of land and buildings, demolition, site improvements and clearing and grading of land .....	\$5,000,000
7. Rehabilitation, construction/reconstruction, repairs and maintenance of public facilities, including labor, equipment, parts and materials .....	\$2,000,000
8. Removal and remediation of environmental contaminants and physical impediments to redevelopment.....	\$1,500,000
9. TIF District-related marketing of sites, as well as signage, lighting, advertising, and economic development website and web-related marketing .....	\$250,000
10. Construction, improvements, upgrades and maintenance of public parks, trails, walkways, green space and urban forestry improvements .....	\$5,000,000
11. Staff and professional service including, but not limited to engineering, architectural, planning, legal, financial, accounting, marketing, training, continued education, economic development services and TIF-related public administration necessary for the implementation of the TIF Plan .....	\$25,000,000
12. Public safety, fire and rescue and other emergency services training, facilities, equipment and personnel necessary to promote and protect the health, safety, morals and welfare of the public within the Redevelopment Project Area .....	\$14,000,000
13. Costs relating to job training and retraining, including “welfare to work” programs implemented by businesses located within the Area.....	\$500,000
14. Public Infrastructure within contiguous TIF Districts .....	\$2,000,000
15. Reimbursements to other taxing districts.....	<u>\$35,000,000</u>
<b>TOTAL DESIGNATED/ANTICIPATED PUBLIC PROJECT COSTS .....</b>	<b>\$287,250,000</b>



**Private Redevelopment Projects**

As previously stated, the City plans to address the conditions which qualify the Area as a Blighted Area. The City expects the implementation of the TIF District Redevelopment Plan will attract new private investment within the project area. The City believes the Redevelopment Project Area will not be developed without the use of tax increment financing (see **Exhibit 6 & Exhibit 7 – to be added upon approval by the City**). Therefore, the City plans to offer incentives to potential private Developers in order to encourage commitments for new private investment during the life of the TIF District.



*The Designated and Anticipated TIF Eligible Private Redevelopment Project Costs are as follows:*

1. **Industrial Manufacturing Project I** .....\$6,000,000  
A 500,000 square foot manufacturing facility creating 80 new jobs and requiring a total private investment of \$80 million, including \$6,000,000 of TIF eligible project costs.
2. **Industrial Manufacturing Project II** .....\$9,000,000  
A 200,000 square foot manufacturing facility creating 50 new jobs requiring a total private investment of \$100 million, including \$9,000,000 of TIF eligible project costs.
3. **Industrial Manufacturing Project III**.....\$12,500,000  
A 500,000 square foot manufacturing facility creating 100 new jobs requiring a total private investment of \$200 million, including \$12,500,000 of TIF eligible project costs.
4. **Industrial Manufacturing Project IV** .....\$6,500,000  
A 200,000 square foot manufacturing facility creating 50 new jobs requiring a total private investment of \$100 million, including \$6,500,000 of TIF eligible project costs.
5. **Industrial Manufacturing/Warehouse Project I** .....\$15,000,000  
A 1,000,000 square foot industrial manufacturing facility/warehouse creating 100 new jobs requiring a total private investment of \$150 million, including \$15,000,000 of TIF eligible project costs.
6. **Industrial Manufacturing/Warehouse Project II**.....\$8,000,000  
A 700,000 square foot industrial manufacturing facility/warehouse creating 50 new jobs requiring a total private investment of \$80 million, including \$8,000,000 of TIF eligible project costs.
7. **Industrial Manufacturing/Warehouse Project III**.....\$7,500,000  
An industrial manufacturing facility/warehouse creating 40 new jobs requiring a total private investment of \$40 million, including \$7,500,000 of TIF eligible project costs.

- 8. **Industrial Manufacturing/Warehouse Project IV** .....\$6,500,000  
An industrial manufacturing facility/warehouse creating 30 new jobs requiring a total private investment of \$25 million, including \$6,500,000 of TIF eligible project costs.
- 9. **Commercial Truck Stop/Travel Plaza**.....\$5,000,000  
This project consists of a large commercial development including a truck stop and travel plaza requiring a total investment of \$18 million, including \$5,000,000 of TIF eligible project costs.
- 10. **Gas Station/Convenience Store** .....\$1,000,000  
This project consists of gas station and convenience store requiring a total investment of \$4 million, including \$1,000,000 of TIF eligible project costs.
- 11. **Large Commercial Project I**.....\$2,500,000  
This project consists of a large commercial development for truck equipment/sales requiring a total investment of \$12 million, including \$2,500,000 of TIF eligible project costs.
- 12. **Large Commercial Project II**.....\$1,500,000  
This project consists of a second large commercial development requiring a total investment of \$8 million, including \$1,500,000 of TIF eligible project costs.
- 13. **Large Commercial Project III** .....\$1,250,000  
This project consists of a third large commercial development requiring a total investment of \$6 million, including \$1,250,000 of TIF eligible project costs.

**TOTAL DESIGNATED/ANTICIPATED PRIVATE PROJECT COSTS ..... \$82,250,000**



*The City intends to use tax increment financing to improve infrastructure and encourage the development of existing improved and vacant industrial and commercial properties within the Redevelopment Project Area.*

**SECTION V.**

**SOURCES OF FUNDS TO PAY TIF ELIGIBLE PROJECT COSTS**

The City may enter into written Redevelopment Agreements with Developers through which the City may utilize a portion of the Real Estate Tax Increments generated from these projects to reimburse Developers for a portion or all of their TIF eligible private project costs as provided in the Act per Section 65 ILCS 5/11-74.4-3(q). The City further intends to use a portion of any Real Estate Tax Increment generated by such private projects for payment of TIF eligible public project costs, if any. The City may also use Municipal Sales Taxes or any other sources of funds it may lawfully pledge.

<b>Anticipated and Projected Private Redevelopment Projects</b>	<b>Years Completed</b>	<b>Total Projected Investment</b>	<b>Projected Cumulative Real Estate Tax Increment</b>	<b>Anticipated TIF Eligible Project Costs</b>
Manufacturing/Warehouse Project I	2026	\$80,000,000	\$49,679,902	\$6,000,000
Manufacturing/Warehouse Project II	2027	\$100,000,000	\$58,486,173	\$9,000,000
Manufacturing/Warehouse Project III	2032	\$200,000,000	\$83,395,045	\$12,500,000
Manufacturing/Warehouse Project IV	2036	\$100,000,000	\$29,681,822	\$6,500,000
Industrial Warehouse Project I	2030	\$150,000,000	\$72,248,023	\$15,000,000
Industrial Warehouse Project II	2035	\$80,000,000	\$26,060,334	\$8,000,000
Industrial Warehouse Project III	2038	\$40,000,000	\$9,641,854	\$7,500,000
Industrial Warehouse Project IV	2040	\$25,000,000	\$4,699,048	\$6,500,000
Commercial Truck Stop/Travel Plaza	2032	\$18,000,000	\$7,505,554	\$5,000,000
Gas Station/Convenience Store	2028	\$4,000,000	\$2,198,424	\$1,000,000
Large Commercial Project I	2028	\$12,000,000	\$6,595,273	\$2,500,000
Large Commercial Project II	2030	\$8,000,000	\$3,853,228	\$1,500,000
Large Commercial Project III	2032	\$6,000,000	\$2,501,851	\$1,250,000
<b>TOTALS:</b>		<b>\$823,000,000</b>	<b>\$356,546,532</b>	<b>\$82,250,000</b>
NOTE: See <i>Exhibit 5</i> for Examples of TIF District Projections relating to these projects.				

***TIF Financing Summary***

Total Designated & Anticipated TIF Eligible Public Project Costs  
 within the Redevelopment Project Area .....\$287,250,000

Total Designated & Anticipated TIF Eligible Private Project Costs  
 within the Redevelopment Project Area .....\$82,250,000

Total Designated & Anticipated TIF Eligible Project Costs (Public & Private).....\$369,500,000

Designated and Anticipated Annual TIF Administration Fee (plus CPI & Costs).....\$7,500  
*(Fees and costs of annual administration of the redevelopment project may be paid in part by the Developers on a proportionate basis as increment is generated. Such fees and costs will initially be paid from the increment before the Developers receive their reimbursements.)*

***Policy Guidelines Relating to the Use of Tax Increment Financing Funds***

1. All project cost estimates are in calendar year 2025 dollars. In addition to the public and private project costs listed above, any notes or bonds issued to finance a Project may include an amount sufficient to pay interest, as well as customary and reasonable charges associated with the issuance of such obligations and provide for capitalized interest and reserves as may be reasonably required.
2. Adjustments to the designated and anticipated line-item (public and private) costs provided in this Redevelopment Plan are expected. Each individual project cost and the resulting tax revenues will be re-evaluated as each project is considered for public financing under the provisions of the Act.
3. The totals of line items set forth in this Redevelopment Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs related to the redevelopment of the Area, provided the total amount of payment for all eligible redevelopment project costs, public and private, shall not exceed the amount set forth herein or as adjusted in the future. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing line-item costs for redevelopment.
4. Upon adoption of this Redevelopment Plan, the City may, without further formal statutory approval, increase the total limit or any line item by the increase in the Consumer Price Index (currently All Urban Consumers, IL-IN-WI), plus five percent (5%), as permitted by the Act.
5. The proposed Public and Private Redevelopment Projects included herein are not assured to occur but include the types and scopes of projects that represent reasonable expectations. The actual reimbursements may be for other projects and costs not specifically anticipated herein. Types of projects, investments and eligible project costs may be re-allocated from time to time by the City Council upon adoption of written Redevelopment Agreements with developers.
6. TIF funds shall not be used to reimburse private Developers for TIF eligible project costs absent an Ordinance approving a written Redevelopment Agreement adopted by a majority of the Corporate Authorities of the municipality then holding office.
7. The City hereby acknowledges it does not intend for the tax increment financing district to generate sufficient funding to pay for all of the estimated public and private TIF eligible costs discussed in this Redevelopment Plan. Other sources of funds that may be used to pay the costs of implementing this TIF Redevelopment Plan may include, but are not limited to, the following:
  - a. Private equity capital which is available to private Developers through their own cash reserves or financing sources;
  - b. Assistance through Business Development District Financing and/or Enterprise Zone incentives, if any;



**POLICY**

- c. Revenue available because of development assessments, purchase and sale agreements, and leases entered between the City and other individuals or entities;
  - d. Improvements by third-party tenants;
  - e. Special Assessments
  - f. Special Service Areas, if any, that the City may create within the TIF Area and impose additional property taxes upon properties located within such special service areas to pay the costs of providing special services that may be performed from time to time within such special service areas within the Redevelopment Project Area and which are in support of the goals and objectives of this Redevelopment Plan;
  - g. Grants and loans from the United States or the State of Illinois, or any instrumentality of the federal or state government and units of government thereof
  - h. General revenues of the City, to the extent such revenue is not necessary to fund other operations of the City;
  - i. The City may issue obligations in one or more series in the future, maturing and bearing interest at rates and having such other terms and provisions determined by the City by Ordinance and in whole or in part secured and/or paid from funds or deposits credited to the “Peru Midwest Industrial Nexus TIF District Special Tax Allocation Fund”; and
  - j. Other legally permissible sources of public financing that may be identified at such time in the future that the City may deem appropriate to fund eligible project costs.
8. The exact portion of project costs the City may lawfully reimburse from each of the above referenced sources of funds will depend upon the availability of funds from these sources and the approval of written redevelopment agreements by and between a private developer(s) and the City of Peru.
9. Subject to written redevelopment agreements, the City intends to use TIF or other cooperative assistance it may legally offer to provide incentives to Private Developers for undertaking Private Redevelopment Projects. Such cooperation may include without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy, or additional funding which may be available from other governmental sources as the result of the Developer’s or City’s activities. This may also include assisting with or jointly applying for any grant, award, or subsidy which may be available as the result of the City’s or the Developer’s activities.

***Present and Projected Tax Increment***

The Peru Midwest Industrial Nexus TIF District Redevelopment Plan presents the City’s comprehensive program for development or redevelopment that is intended by the payment of redevelopment project costs to reduce or eliminate conditions, the existence of which, qualified the Redevelopment Project Area. The Redevelopment Plan also sets forth the program to be undertaken to accomplish the plan’s objectives and includes the anticipated sources and uses of TIF funds that may be generated within the Area.

The projected increases in equalized assessed valuation (EAV) and the resulting real estate tax increment for the Peru Midwest Industrial Nexus TIF District are estimated as follows:

- 1. Total Projected Private Investment.....\$823,000,000
- 2. Projected Cumulative Real Estate Tax Increment  
Generated over 23 Years.....\$356,546,532
- 3. Base Year (2024) EAV of Redevelopment Project Area (before exemptions).....\$17,349,925
- 4. Estimated Potential Increase in EAV .....\$274,333,333
- 5. Total Estimated EAV of the Redevelopment Project Area  
after Redevelopment Projects are Completed (*sum of lines 3 & 4*) .....\$291,683,258

*The City of Peru intends to use TIF to stimulate new private investment and restore and enhance the tax base of the local taxing districts, which is essential to the public interest.*



***Assessment of Financial Impact***

New economic development is not expected to occur within the City at this location without creation of the Peru Midwest Industrial Nexus TIF District Redevelopment Project Area. Without tax increment financing, the overlapping taxing districts are not expected to experience any significant increase in real estate tax revenue from the Redevelopment Project Area. Using real estate tax rates from tax year 2023 payable 2024 and assuming an increase in real estate development of \$300,000 or a \$100,000 increase in equalized assessed valuation, the projected annual financial impact on the taxing bodies which levy taxes in the TIF District are as follows:

<b>Taxing Districts Listed on Tax Bill</b>	<b>2023 Payable 2024 Real Estate Tax Rate</b>	<b>Projected Annual Impact (Dollars) for each \$100,000 Increase in EAV</b>
LaSalle County	0.98158%	\$981.58
Dimmick Grade School #175	1.43483%	\$1,434.83
LaSalle-Peru High School #120	2.59600%	\$2,596.00
Illinois Valley Community College #513	0.34710%	\$347.10
Dimmick Township	0.08491%	\$84.91
Dimmick Township Road & Bridge	0.41907%	\$419.07
Peru Township	0.08822%	\$88.22
Peru Township Road & Bridge	0.10510%	\$105.10
Dimmick-Wallace-Waltham Multi-Twp	0.01342%	\$13.42
City of Peru	0.31831%	\$318.31
Peru Library District	0.25943%	\$259.43

As the Peru Midwest Industrial Nexus TIF District relates to the School Districts, the actual impact to the School Districts is less than the perceived loss, as the TIF Act and the Illinois School Code contain provisions which require the Illinois State Board of Education to ignore increases in assessed valuation within a TIF District when calculating the new Evidence-Based Funding approved by the Illinois Legislature in 2017. As excerpted from the Act (65 ILCS 5/11-74.4-8), Tax Increment Allocation Financing, in reference to the impact on Schools, states as follows:

*“No part of the current equalized assessed valuation of each property in the redevelopment project area attributable to any increase above the total initial equalized assessed value, or the total initial equalized assessed value as adjusted, of such properties shall be used in calculating the general State school aid formula, provided for in Section 18-8 of the School Code, until such time as all redevelopment project costs have been paid as provided for in this Section.”*

### ***Anticipated Measures to Address Financial Impact***

All taxing districts that may be affected by the TIF District continue to receive a proportionate share of real estate tax revenue derived from the initial equalized assessed value of the parcels within the redevelopment project area as provided in Section 65 ILCS 5/11-74.4-8(a) of the Act, which states:

*“That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.”*

The City may enter into Intergovernmental Agreements with taxing districts during the life of the TIF District if there is any additional impact resulting from development within the redevelopment project area. If any portion of the City’s TIF funds are paid as a reimbursement for additional capital costs that a taxing district(s) incurs because of the Peru Midwest Industrial Nexus TIF District, the taxing district(s) shall be required to provide the City with an accounting of said capital costs as part of an ongoing impact analysis.

### **Surplus Funds**

Additionally, the City may annually declare **Surplus Funds** from the gross real estate tax increment generated from the Redevelopment Project Area. Such surplus funds shall be distributed annually from the City’s Special Tax Allocation Fund no later than 180 days after the close of the City’s fiscal year as provided in Section 5/11-74.4-7 of the Act. “Gross real estate tax increment” is defined as that portion of the annual increase in real estate taxes, if any, which is attributable to the increase in current equalized assessed valuation of each taxable lot, block or tract or parcel of real property within the Redevelopment Project Area over and above the initial equalized assessed valuation of each such property, per Section 74.4-8 of the Act.



This surplus provision shall be null and void and no declaration of such surplus funds shall be made by the City in any year during the life of the TIF District in which the establishment or annual administration of the TIF District is being challenged in any manner in a court of law.

### ***Ongoing Reporting and Accountability***

The City will notify each of the overlapping taxing districts of any proposed enlargement or future amendments of the Peru Midwest Industrial Nexus TIF District Redevelopment Project Area, Plan and Projects as required by the Act.

The City shall file TIF District Annual Reports with the Office of the Illinois Comptroller and in accordance with the requirement of the Act.

Pursuant to Section 5/11-74.4-5 (e) of the Act, the Joint Review Board will review the effectiveness and the status of the redevelopment project area following the end of each of the City’s fiscal years during the life of the Peru Midwest Industrial Nexus TIF District.

The Joint Review Board includes representatives of the taxing districts that have the authority to directly levy taxes on the property within the redevelopment project area at the time that the TIF District is approved or amended.



## **SECTION VI. OTHER STATUTORY REQUIREMENTS**

***General Land Uses.*** The general uses of the land within the Peru Midwest Industrial Nexus TIF District Redevelopment Project Area shall conform to the existing and future land uses as well as current and future zoning and subdivision codes of the City of Peru.

***Certification of No Displacement of Residential Units.*** The City of Peru hereby certifies that the Redevelopment Plan will not result in the displacement of residents from ten or more inhabited residential units and the Redevelopment Project Area does not contain more than 75 inhabited residential units.

***Eminent Domain.*** The City of Peru hereby declares that the qualifying characteristics of blighted and conservation areas as provided herein for the establishing the Peru Midwest Industrial Nexus TIF District Redevelopment Project Area as a “Blighted Area” pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) shall not be used by the City for the purpose of exercising its authority under the Eminent Domain Act (735 ILCS 30/1-1-1 *et. seq.*), if such authority is ever exercised.

***Commitment to Fair Employment.*** The City of Peru will comply with fair employment practices and an Affirmative Action Plan in the implementation of this Redevelopment Plan and Projects.

***Provisions for Amending the TIF District Redevelopment Plan.*** The Redevelopment Plan may be amended in accordance with the Tax Increment Allocation Redevelopment Act and other applicable City Ordinances.

***Additional Changes Relating to the TIF District.*** Pursuant to Section 5/11-74.4-5 of the Act, the City may make changes in the Redevelopment Plan, Projects, and Area any time prior to the adoption of an ordinance by the City approving the Redevelopment Plan. Prior to the adoption of such ordinance, and at any time during the life of the TIF District, the City will: **1.)** complete the annexation of any parcels within the redevelopment project area that are not already within the City of Peru; and **2.)** exclude from the redevelopment project area any parcel(s) for which any member of the corporate authority, or an employee or consultant of the City involved in the planning and preparation of the Redevelopment Plan, Area or Project directly or indirectly owns or controls an interest - unless said individual chooses to disclose such an interest and refrain from any further official involvement in regard to the redevelopment plan, projects and Area pursuant to Section 5/11-74.4-4(n) of the Act.

***Term of the TIF District Redevelopment Plan and Projects.*** The Peru Midwest Industrial Nexus TIF District Redevelopment Plan and District shall be completed no later than December 31 of the year in which payment is made to the City Treasurer with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year after the year in which the ordinances approving the TIF District Redevelopment Plan and Projects is adopted by the City Council. The City intends to utilize the incremental revenues generated in the 23<sup>rd</sup> year of the TIF District and received by the City in the following 24<sup>th</sup> year for those projects included in the Redevelopment Plan.

***Nature and Term of Bonds or Notes.*** The City may utilize a “pay-as-you-go” approach to financing private eligible project costs. The City may issue bonds or other obligations to fund public infrastructure or other eligible project costs. Such obligations would not exceed 20 years in length or the term of the District, whichever is less. The City may also issue revenue bonds, notes or other obligations to fund private eligible project costs as well which would also be limited to 20 years in length. The repayment of debt service of these obligations would be limited to the increments generated as permitted by the Act or other pledged funds authorized by the City.

***Contiguous Redevelopment Project Areas.*** The Peru Midwest Industrial Nexus TIF District is contiguous to the Peru Industrial Park TIF District and the Peru North Commercial TIF District. The City may also establish other TIF Districts which are contiguous to the Peru Midwest Industrial Nexus TIF District. It is hereby contemplated that in the Peru Midwest Industrial Nexus TIF District and other contiguous TIF Districts, eligible redevelopment project costs in any such contiguous TIF Districts may be paid or reimbursed from increment generated in any of the adjacent, contiguous redevelopment project areas, as provided by the Act.

## SECTION VII. CONCLUSION

The City of Peru, LaSalle and Bureau Counties, Illinois has determined that, in order to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated, conservation measures instituted, and that redevelopment within the Peru Midwest Industrial Nexus TIF District should be undertaken. Furthermore, to remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development or redevelopment of the Area (see *Appendix B*).



The City finds that the redevelopment project area as-a-whole has not been subject to growth and development through investment by private enterprise and that the area would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and Projects. Based on the information provided herein, the City of Peru hereby concludes that the Peru Midwest Industrial Nexus TIF District Redevelopment Project Area qualifies pursuant to the requirements of the TIF Act.

The Mayor and City Council hereby conclude that it is in the best interest of the City and that the citizens of Peru will benefit by the adoption of the Peru Midwest Industrial Nexus Tax Increment Financing (TIF) District Redevelopment Project Area, Plan and Projects.

### CITY OF PERU, ILLINOIS

By: \_\_\_\_\_ Date: 07 / 28 / 2025  
Mayor

Attest: \_\_\_\_\_ Date: 07 / 28 / 2025  
City Clerk

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## SECTION VIII. EXHIBITS

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**EXHIBIT 1.**

**PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT  
BOUNDARY MAP**

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## EXHIBIT 2.

### PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT LEGAL DESCRIPTION

Beginning at the Southwest Corner of the Northwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian;  
thence Easterly along the South Line of the Northwest Quarter of said Section 31 to the Southwest Corner of the Northeast Quarter of said Section 31;  
thence Northerly along the West Line of the Northeast Quarter of said Section 31 to the North Line of the South 60 Acres of the Northeast Quarter of said Section 31;  
thence Easterly along the North Line of the South 60 Acres of the Northeast Quarter of said Section 31 to the West Right-of-Way Line of East 1st Road;  
thence Northerly along the West Right-of-Way Line of said East 1st Road to the North Right of Way Line of North 31st Road,  
thence Easterly along the North Right of Way line of North 31st Road to its intersection with the East line of the West half of the Northwest Quarter of Section 32, Township 34 North, Range 1 East of the Third Principal Meridian,  
thence Southerly along the East line of the West half of the Northwest Quarter of said Section 32 to the South Line of the Northwest Quarter of said Section 32,  
thence Easterly along the South line of the Northwest Quarter of said Section 32 to the West line of the Northeast Quarter of said Section 32,  
thence Northerly along the West line of the Northeast Quarter of said Section 32 and its extension Northerly to the North Right of Way line of North 31st Road,  
thence Easterly along the North Right of Way line of North 31st Road to its intersection with the East line of the West Half of the Northeast Quarter of said Section 32 extended Northerly;  
thence Southerly along said Northerly extension and the East line of the West Half of the Northeast Quarter of said Section 32 to the South Line of the Northeast Quarter of said Section 32,  
thence Easterly along the South line of the Northeast Quarter of said Section 32 and its extension Easterly to the East Right of Way Line of Illinois Route 251,  
thence Southerly along the East Right of Way Line of Illinois Route 251 to its intersection with the South Right of Way Line of Unytite Drive extended Easterly,  
thence Westerly along said Easterly extension and the South Right of Way line of said Unytite Drive to the Northwest corner of Lot 6 in Trompeter Commercial Subdivision Fourth Addition,  
thence Southerly along the West Line of said Lot 6 to the Southwest corner of said Lot 6,  
thence Easterly along the South line of said Lot 6 to the East line of the Southwest Quarter of the Southeast Quarter of said Section 32,  
thence Southerly along the East line of the Southwest Quarter of the Southeast Quarter of said Section 32 to the North Right of Way Line of May Road (North 30th Road),  
thence Easterly along the North Right of Way line of said May Road to its intersection with the West Right of Way Line of Illinois Route 251,  
thence Southerly along the West Right of Way Line of Illinois Route 251 to the North Right of Way line of the Interstate Rt 80 Northwest Quadrant Ramp,  
thence Southwesterly and Westerly along the North Right of Way Line of said Ramp and the North Right of Way line of said Interstate Rt 80 to the Southeast Corner of Lot A in the Subdivision of Lot 1 in C & H Commercial Subdivision,  
thence Northerly along the East Line of said Lot A and its extension Northerly to the North Right of Way Line of May Road (North 30th Road),

thence Easterly along the North Right of Way line of said May Road to East Line of the Southwest Quarter of said Section 32,  
thence Northerly along the East line of the Southwest quarter of said Section 32 to the Southeast Corner of Outlot A of the James Hardie Subdivision,  
thence Westerly along the South Line of said Outlot A to the Southwest Corner of said Outlot A, said point being on the Southerly right of Way Line of Unytite Drive,  
thence Westerly along the Southerly Right of Way Line of Unytite drive to the Northeast Corner of Lot A of the Subdivision of Lots 1 and 2 in May Road Business Park-I,  
thence Southerly along the East line of said Lot A to the Southeast Corner of said Lot A,  
thence Westerly along the South Line of said Lot A and its extension Westerly to the Westerly Right of Way Line of Donlar Avenue,  
thence Northerly along the Westerly Right of Way Line of Donlar Avenue to the Northeast Corner of Lot 4 in The Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition,  
thence Westerly along the North Line of said Lot 4 to the Northwest corner of said Lot 4,  
thence Southerly along the West Line of said Lot 4 and its extension Southerly to the Southerly Right of Way Line of May Road,  
thence Westerly along the Southerly Right of Way Line of May Road to its intersection with the East line of Lot 1 in said Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition extended Southerly,  
thence Northerly along said Southerly extension and the East line of said Lot 1 to the Northeast corner of said Lot 1,  
thence Westerly along the North Line of said Lot 1 to the Northwest corner of said Lot 1,  
thence Southerly along the West line of said Lot 1 to the Northeast corner of Lot 2 in Green River Lines Subdivision,  
thence Westerly along the North line of Green River Subdivision to the Northwest Corner of Lot 1 in said Green Rivers Subdivision,  
thence Southerly along the West line of said Lot 1 and its extension Southerly to the Southerly Right of Way Line of May Road (North 30th Road),  
thence Westerly along the Southerly Right of Way Line of May Road to its intersection with the Westerly Right of Way Line of Commerce Drive extended Southerly,  
thence Northerly and Northwesterly along the Westerly Right of Way Line of said Commerce Drive to its intersection with the Easterly Right of Way Line of Plank Road,  
thence Southeasterly along the Easterly Right of Way line of Plank Road to its intersection with the North Line of Lot 1 of Kaszynski Industrial Park First Addition extended Northeasterly,  
thence Southwesterly and Westerly along said Northeasterly extension and the North line of said Lot 1 to the Northwest corner of said Lot 1,  
thence Southerly along the West line of said Lot 1 to the Southwest Corner of said Lot 1, said point being on the South Line of the Southwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian,  
thence Westerly along the South line of the Southwest Quarter of said Section 31 to the Southwest Corner of the Southwest Quarter of said Section 31,  
thence Northerly along the West line of the Southwest Quarter of said Section 31 to the Southwest corner of Lot 2 in Perona Industrial Park Second Addition,  
thence Easterly along the South Line of said Lot 2 to the Southeast Corner of said Lot 2,  
thence Northwesterly along the East Line of said Lot 2 to the Southwest Corner of Lot 4 in said Perona Industrial Park Second Addition,  
thence Northwesterly 447.81 feet along the West line of said lot 4 and Lot 3 in said Perona Industrial Park Second Addition to the Southeast corner of Parcel No. 3 of Document Number 2024-02318 as recorded at the Lasalle County Recorders Office,

thence Northwesterly along the South Line of said Document Number 2024-02318 to the Southeast Corner of Lot 1 of Perona Industrial Park First Addition,  
thence North 8 Degrees 36 Minutes 38 seconds East 130.0 feet along the East Line of said Lot 1,  
thence South 76 Degrees 30 Minutes 10 Seconds East 378.09 feet to a point on the West line of Lot 3 of said Perona Industrial Park Second Addition,  
thence Northerly along the West line of said Lot 3 and its extension Northerly to the Northerly Right of Way Line of Industrial Park Boulevard,  
thence Northeasterly along the Northerly Right of Way Line of said In Industrial Park Boulevard and its extension Easterly to the Easterly Right of Way Line of Plank Road,  
thence along the Easterly Right of Way Line of Plank Road to the South Line of the Leone's Grain & Supply property,  
thence Easterly and Northerly along said Leone's Grain & Supply property to the South Line of Peru Rail;  
thence Westerly along the South Line of said Peru Rail to the West Line of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian;  
thence Northerly along the West Line of said Section 31 to the Point of Beginning.

### **EXCEPTING THEREFROM**

#### **EXCEPTION NO. 1**

That part of the Southwest Quarter of the Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, described as follows:

Commencing at the Southeast Corner of said Section 31, thence due West along the South Line of said Section 31 for a distance of 2610.79 feet to the Centerline of the Peru and Grand Detour Plank Road; thence North 32° 38' 20" West along said Centerline for a distance of 1362 feet; thence South 57° 21' 40" West for a distance of 313 feet to the Point of Beginning; thence North 32° 38' 20" West for a distance of 138 feet; thence South 57° 21' 40" West for a distance of 93.10 feet; thence South 00° 07' 50" East for a distance of 207.25 feet; thence North 86° 21' 40" East for a distance of 62.33 feet; thence North 57° 21' 40" East for a distance of 150 feet; thence North 32° 38' 20" West for a distance of 67 feet to the Point of Beginning.

#### **EXCEPTION NO. 2**

That part of the Southwest Quarter of Section 31, Township 34 North, Range 1, East of the Third Principal Meridian lying East of the Center Line of the Peru and Grand Detour Plank Road described as follows:

Commencing at the Northeast Corner of the said Southwest Quarter of Section 31, said point being located on the North Right-of-Way Line of the LaSalle and Bureau County Railroad; thence South 89 degrees 54 minutes 30 seconds West along the said Right-of-Way Line for a distance of 1683.50 feet to a point on the Center Line of the said Peru and Grand Detour Plank Road; thence South 32 degrees 43 minutes 00 seconds East along the said Center Line for a distance of 1725.92 feet to the Point of Beginning; thence North 89 degrees 54 minutes 30 seconds East for a distance of 235.00 feet; thence South 00 degrees 05 minutes 30 seconds East for a distance of 100.00 feet; thence South 89 degrees 54 minutes 30 seconds West for a distance of 179.98 feet to a point on the aforesaid Center Line of the Peru and Grand Detour Plank Road; thence North 32 degrees 43 minutes 00 seconds West along the aforesaid Center Line for a distance of 118.73 feet to the Point of Beginning, except coal and minerals and the right to mine and remove the same, in LaSalle County, Illinois.

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**EXHIBIT 3.**

**ENGINEER'S OPINION OF FLOODING ON VACANT TRACTS**

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April 14, 2025

SENT VIA EMAIL

City of Peru 101 Fourth Street  
Peru, Illinois 61354

Attention: Eric Carls, City Engineer

SUBJECT: Midwest Industrial Nexus TIF District  
Flood Risk Opinion

Dear Mr. Carls,

This letter is to serve as the certified opinion of the general flooding characteristics of the drainage areas located within the proposed Tax Increment Financing (TIF) district known as the Midwest Industrial Nexus TIF District. The district is generally bounded by Interstate 80 to the south, Route 251 to the east, North 31<sup>st</sup> Road to the north and the LaSalle County line to the west.

The subject properties within the district can be divided into two watersheds. The few properties along Route 251 are tributary to the Little Vermilion River and the western properties are tributary to unnamed tributaries to Spring Creek

**Little Vermilion River Watershed:** The Little Vermilion River is a FEMA Zone A floodplain that drains due south to the Illinois River passing through the City of LaSalle and unincorporated LaSalle County. These areas of Zone A floodplain (which are outside of the proposed District) may experience localized flooding during storm events.

**Unnamed Tributaries to Spring Creek Watersheds:** The majority of the properties within the District are tributary to two unnamed tributaries to Spring Creek. These tributaries flow into Spring Creek, which ultimately flow into the Illinois River. The southern unnamed tributary flows into a FEMA Zone A floodplain west of Plank Road that was studied by the City of Peru in 2024. The limits of this Zone A floodplain end at the LaSalle County line and Interstate 80. Downstream of this map floodplain is not regulatory floodplain but appears to have the potential of flooding during larger storm events.

The subject properties within the proposed District are comprised of industrial developments and agricultural land. There is limited storm sewer along the roadways of the developed properties, some of which have stormwater detention basins to minimize flooding problems in the area. Where storm sewer systems have not been constructed, most of the surface run-off is conveyed to roadside ditches via sheet flow off the properties. It is suspected that the undeveloped agricultural land has field tiles to promote drainage from the low-lying areas.

The U.S. Fish and Wildlife Service National Wetland Inventory map shows several isolated freshwater emergent wetlands and some riverine wetlands which appear to be confined to swales. These wetlands are likely subject to periodic flooding during storm events even though they may not be regulatory floodplain.

**Peru Office**

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Phone 815.223.3344 • Fax 815.223.3348  
[peru@chamlin.com](mailto:peru@chamlin.com)

[www.chamlin.com](http://www.chamlin.com)

**Ottawa Office**

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Phone 815.434.7225 • Fax 815.434.2831  
[ottawa@chamlin.com](mailto:ottawa@chamlin.com)

April 14, 2025  
Midwest Industrial Nexus TIF District  
Page 2

Potential development within the subject properties will be subject (where applicable) to the City of Peru Code of Ordinances, Army Corps of Engineers, the Illinois Department of Natural Resources, Illinois Department of Transportation and the Illinois Environmental Protection Agency. The purpose of the codes and regulations is to promote and protect public health, safety and the general welfare and prevent development from increasing flood hazards and drainage hazards to the surrounding properties.

Summary: Our findings indicate that some of the properties in the proposed TIF District are subject to flooding during larger storm events that adversely impacts real property in the area. While there is limited mapped regulatory floodplain located in the proposed District, surface water that discharges from all or part of the area contributes to flooding within the same watershed, and on adjacent properties. It is our recommendation that any proposed development on the subject properties must provide stormwater detention that meets or exceeds the requirements of the City of Peru Code of Ordinances to reduce stormwater run-off quantity and improve stormwater quality.

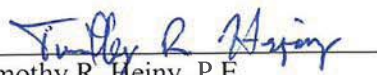
The following documents are included to support this opinion:

- Aerial Exhibit of District Limits
- United States Geological Survey Drainage Exhibit
- FEMA Flood Insurance Rate Map Exhibit
- U.S. Fish & Wildlife Service National Wetlands Inventory Map
- Ponding Frequency Map by the Natural Resources Conservation Services

Should you have any questions or need any additional information, please do not hesitate to contact our office.

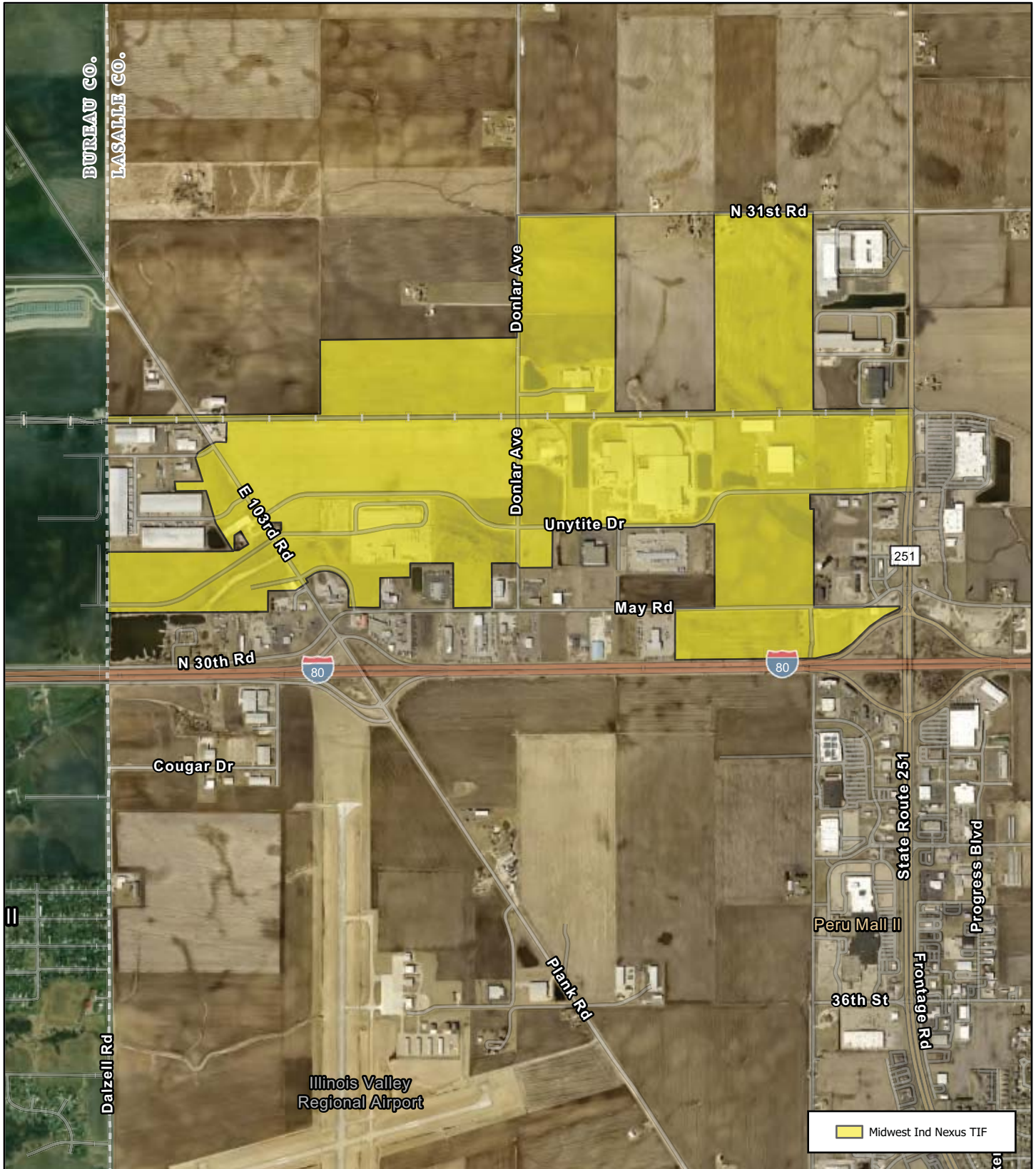
Sincerely,

CHAMLIN & ASSOCIATES, INC.

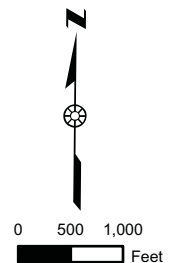
  
Timothy R. Hejny, P.E.  
Project Engineer



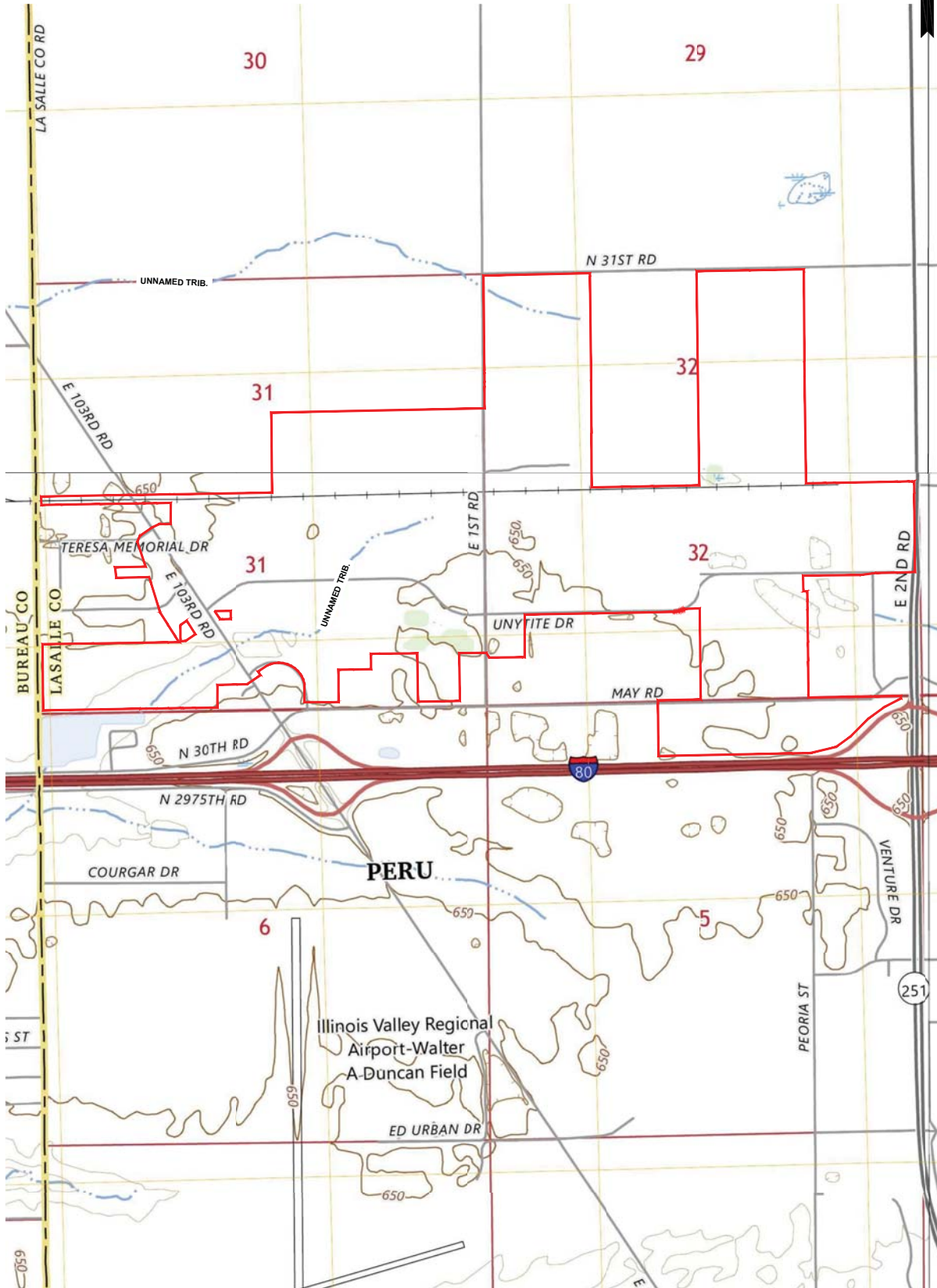
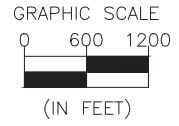
TRH/trh  
Project No. 16119.00



## City of Peru, Illinois Midwest Industrial Nexus Tax Increment Financing District



# MIDWEST INDUSTRIAL NEXUS TIF DISTRICT DRAINAGE MAP



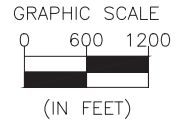
CHAMLIN & ASSOCIATES, INC. © 2025  
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 Nexus TIF\CAD\EX01 USGS DRAINAGE MAP.dwg Last Modified: Apr. 11, 2025 - 5:20pm Plotted on: Apr. 12, 2025 - 7:59am by timh@jny

IMAGES FROM:  
 USGS LADD QUADRANGLE, 2024  
 USGS SPRING VALLEY QUADRANGLE, 2024  
 USGS LASALLE QUADRANGLE, 2024  
 USGS TROY GROVE QUADRANGLE, 2024



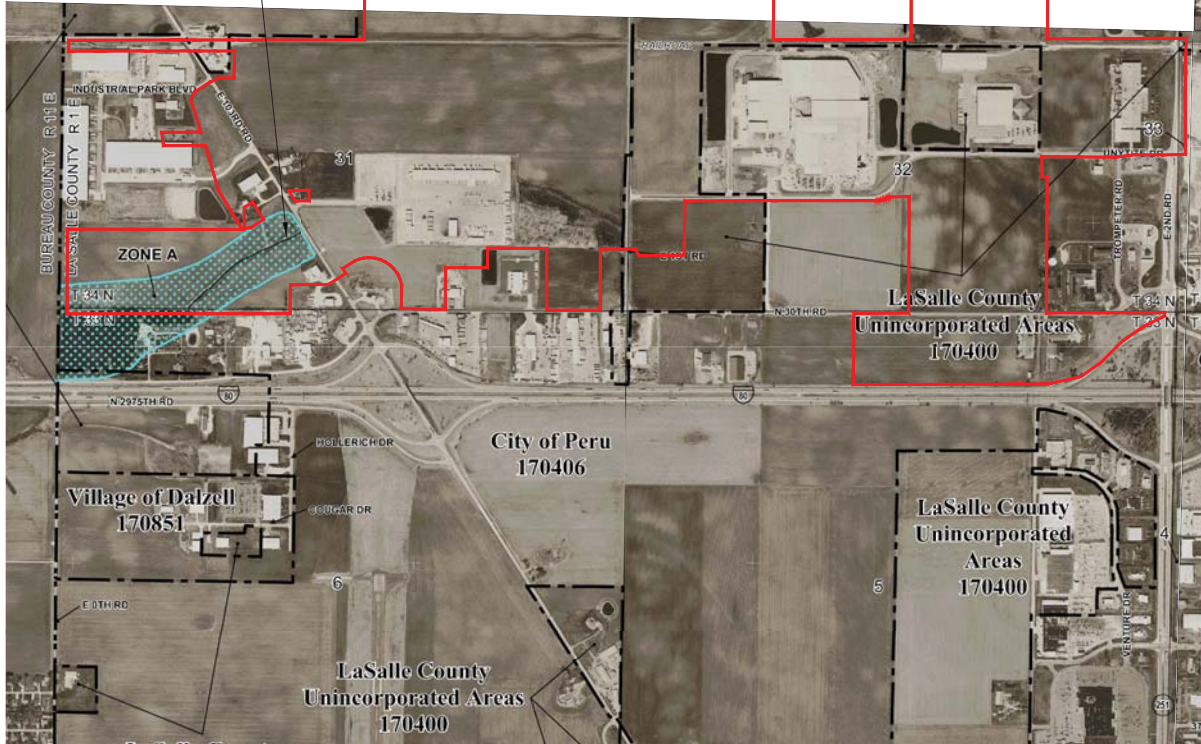
SCALE: AS NOTED	MIDWEST INDUSTRIAL NEXUS TIF DISTRICT PERU, ILLINOIS	
DATE: 04/11/25	DRAWN BY: TRH	FILE NO.:

**MIDWEST INDUSTRIAL NEXUS TIF DISTRICT  
FEMA FLOOD INSURANCE RATE MAP EXHIBIT**



Panel Not Printed

See LOMR 23-05-1547P,  
Effective Date:  
3/12/2024 for Current  
Zone A Flood Limits



CHAMLIN & ASSOCIATES, INC. © 2025  
Drawing Name: G:\Users\161119-00-Peru-Midwest.ind  
Nexus TIF\CAD\EX02 FEMA FIRM EXHIBIT.dwg Last Modified: Apr 12, 2025 - 9:55am Plotted on: Apr 12, 2025 - 10:36am by tmhejry

**IMAGES FROM:**  
FIRM NUMBER 1709C0350F, REVISED 7/18/2011  
FIRM NUMBER 1709C0460F, REVISED 7/18/2011  
FIRM NUMBER 1709C0480F, REVISED 7/18/2011



SCALE: AS NOTED

**MIDWEST INDUSTRIAL NEXUS TIF DISTRICT  
PERU, ILLINOIS**

DATE: 04/12/25

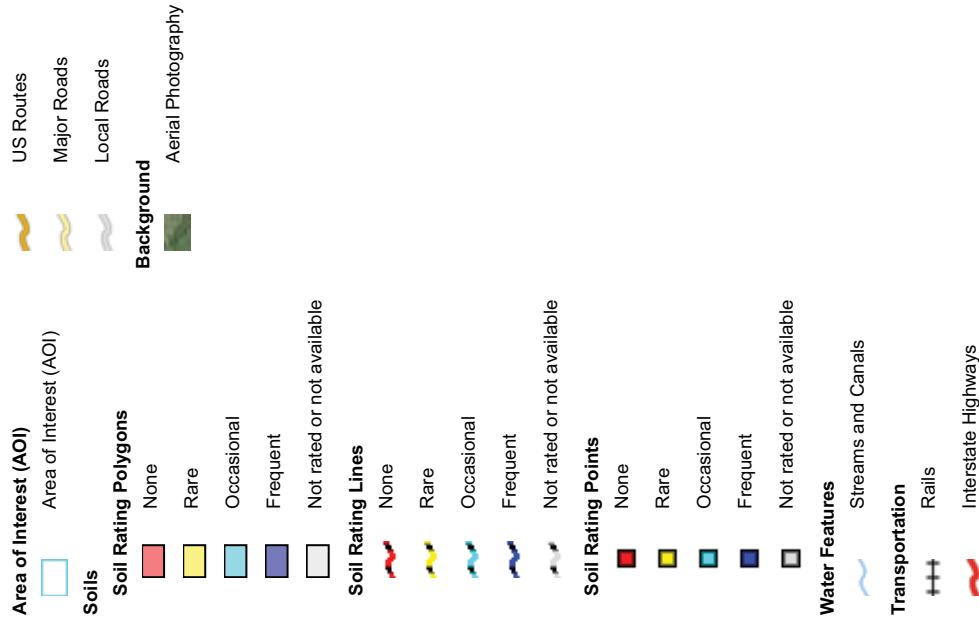
DRAWN BY:  
TRH

FILE NO.:





## MAP LEGEND



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bureau County, Illinois  
 Survey Area Data: Version 22, Aug 21, 2024

Soil Survey Area: La Salle County, Illinois  
 Survey Area Data: Version 20, Aug 21, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 30, 2023—Sep 2, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Ponding Frequency Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
51A	Muscataune silt loam, 0 to 2 percent slopes	None	0.0	0.0%
68A	Sable silty clay loam, 0 to 2 percent slopes	Frequent	0.0	0.0%
154A	Flanagan silt loam, 0 to 2 percent slopes	None	0.2	0.0%
<b>Subtotals for Soil Survey Area</b>			<b>0.2</b>	<b>0.0%</b>
<b>Totals for Area of Interest</b>			<b>725.2</b>	<b>100.0%</b>

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
51A	Muscataune silt loam, 0 to 2 percent slopes	None	100.1	13.8%
61A	Atterberry silt loam, 0 to 2 percent slopes	None	1.1	0.1%
67A	Harpster silty clay loam, 0 to 2 percent slopes	Frequent	27.1	3.7%
68A	Sable silty clay loam, 0 to 2 percent slopes	Frequent	26.6	3.7%
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	None	5.7	0.8%
152A	Drummer silty clay loam, 0 to 2 percent slopes	Frequent	222.1	30.6%
154A	Flanagan silt loam, 0 to 2 percent slopes	None	5.2	0.7%
171B	Catlin silt loam, 2 to 5 percent slopes	None	0.0	0.0%
198A	Elburn silt loam, 0 to 2 percent slopes	None	54.0	7.4%
199B	Plano silt loam, 2 to 5 percent slopes	None	2.9	0.4%
318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	None	0.0	0.0%
512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	None	2.9	0.4%
679B	Blackberry silt loam, 2 to 5 percent slopes	None	156.5	21.6%
712A	Spaulding silty clay loam, 0 to 2 percent slopes	Frequent	2.8	0.4%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
802B	Orthents, loamy, 1 to 6 percent slopes	None	2.9	0.4%
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	None	101.4	14.0%
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	None	11.3	1.6%
W	Water	None	2.4	0.3%
<b>Subtotals for Soil Survey Area</b>			<b>725.0</b>	<b>100.0%</b>
<b>Totals for Area of Interest</b>			<b>725.2</b>	<b>100.0%</b>

## Description

Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

"None" means that ponding is not probable. The chance of ponding is nearly 0 percent in any year.

"Rare" means that ponding is unlikely but possible under unusual weather conditions. The chance of ponding is nearly 0 percent to 5 percent in any year.

"Occasional" means that ponding occurs, on the average, once or less in 2 years. The chance of ponding is 5 to 50 percent in any year.

"Frequent" means that ponding occurs, on the average, more than once in 2 years. The chance of ponding is more than 50 percent in any year.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* More Frequent

*Beginning Month:* January

*Ending Month:* December

**EXHIBIT 4.**

**ILLINOIS DEPARTMENT OF UNEMPLOYMENT SECURITY  
JANUARY, 2025**

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## EXHIBIT 5.

### EXAMPLE TIF DISTRICT PROJECTIONS

**NOTE:** The following TIF Projections are examples based on estimates and do not represent an offer, financial advice or acceptance of any terms relating to redevelopment projects or agreements.

The information and assumptions contained in this material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

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# EXHIBIT 5 (A)

## CITY OF PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT

### PROPOSED INDUSTRIAL PROJECTS

5/8/2025	TIF FORMED												
Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Industrial Manufacturing Project I		Built	Assessed	\$1,721,240	\$1,764,271	\$1,808,378	\$1,853,587	\$1,899,927	\$1,947,425	\$1,996,111	\$2,046,013	\$2,097,164	\$2,149,593
Industrial Manufacturing Project II			Built	Assessed	\$2,151,550	\$2,205,339	\$2,260,472	\$2,316,984	\$2,374,909	\$2,434,281	\$2,495,138	\$2,557,517	\$2,621,455
Industrial Manufacturing Project III								Built	Assessed	\$4,303,100	\$4,410,678	\$4,520,944	\$4,633,968
Industrial Manufacturing Project IV												Built	Assessed
Ind Manufacturing Warehouse Project I						Built	Assessed	\$3,227,325	\$3,308,008	\$3,390,708	\$3,475,476	\$3,562,363	\$3,651,422
Ind Manufacturing Warehouse Project II											Built	Assessed	\$1,721,240
Ind Manufacturing Warehouse Project III													
Ind Manufacturing Warehouse Project IV													
<b>Total Real Estate Tax Increment</b>				\$1,721,240	\$3,915,821	\$4,013,717	\$4,114,059	\$7,444,236	\$7,630,342	\$12,124,200	\$12,427,305	\$12,737,988	\$14,777,678
<b>Cumulative R.E. Tax Increment</b>				\$1,721,240	\$5,637,061	\$9,650,778	\$13,764,837	\$21,209,073	\$28,839,415	\$40,963,615	\$53,390,920	\$66,128,908	\$80,906,586

Calendar Year of Receipts	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	TOTALS
Industrial Manufacturing Project I	\$2,203,333	\$2,258,416	\$2,314,876	\$2,372,748	\$2,432,067	\$2,492,869	\$2,555,190	\$2,619,070	\$2,684,547	\$2,751,661	\$2,820,452	\$2,890,963	\$49,679,902
Industrial Manufacturing Project II	\$2,686,991	\$2,754,166	\$2,823,020	\$2,893,596	\$2,965,935	\$3,040,084	\$3,116,086	\$3,193,988	\$3,273,838	\$3,355,684	\$3,439,576	\$3,525,565	\$58,486,173
Industrial Manufacturing Project III	\$4,749,817	\$4,868,563	\$4,990,277	\$5,115,034	\$5,242,910	\$5,373,982	\$5,508,332	\$5,646,040	\$5,787,191	\$5,931,871	\$6,080,168	\$6,232,172	\$83,395,045
Industrial Manufacturing Project IV	\$2,151,550	\$2,205,339	\$2,260,472	\$2,316,984	\$2,374,909	\$2,434,281	\$2,495,138	\$2,557,517	\$2,621,455	\$2,686,991	\$2,754,166	\$2,823,020	\$29,681,822
Ind Manufacturing Warehouse Project I	\$3,742,708	\$3,836,275	\$3,932,182	\$4,030,487	\$4,131,249	\$4,234,530	\$4,340,393	\$4,448,903	\$4,560,126	\$4,674,129	\$4,790,982	\$4,910,757	\$72,248,023
Ind Manufacturing Warehouse Project II	\$1,764,271	\$1,808,378	\$1,853,587	\$1,899,927	\$1,947,425	\$1,996,111	\$2,046,013	\$2,097,164	\$2,149,593	\$2,203,333	\$2,258,416	\$2,314,876	\$26,060,334
Ind Manufacturing Warehouse Project III	Built	Assessed	\$860,620	\$882,136	\$904,189	\$926,794	\$949,963	\$973,713	\$998,055	\$1,023,007	\$1,048,582	\$1,074,796	\$9,641,854
Ind Manufacturing Warehouse Project IV			Built	Assessed	\$537,888	\$551,335	\$565,118	\$579,246	\$593,727	\$608,570	\$623,785	\$639,379	\$4,699,048
<b>Total Real Estate Tax Increment</b>	\$17,298,670	\$17,731,136	\$19,035,035	\$19,510,911	\$20,536,571	\$21,049,985	\$21,576,235	\$22,115,641	\$22,668,532	\$23,235,245	\$23,816,126	\$24,411,529	\$333,892,202
<b>Cumulative R.E. Tax Increment</b>	\$98,205,256	\$115,936,392	\$134,971,427	\$154,482,338	\$175,018,909	\$196,068,894	\$217,645,129	\$239,760,769	\$262,429,301	\$285,664,546	\$309,480,672	\$333,892,202	

Assumptions	Industrial Manuf Project I	Industrial Manuf Project II	Industrial Manuf Project III	Industrial Manuf Project IV	Ind Manuf / Warehouse Project I	Ind Manuf / Warehouse Project II	Ind Manuf / Warehouse Project III	Ind Manuf / Warehouse Project IV	TOTALS
Total Projected Market Value	\$80,000,000	\$100,000,000	\$200,000,000	\$100,000,000	\$150,000,000	\$80,000,000	\$40,000,000	\$25,000,000	\$775,000,000
Projected Increase in EAV	\$26,666,667	\$33,333,333	\$66,666,667	\$33,333,333	\$50,000,000	\$26,666,667	\$13,333,333	\$8,333,333	\$258,333,333
Projected Real Estate Tax	\$1,721,240	\$2,151,550	\$4,303,100	\$2,151,550	\$3,227,325	\$1,721,240	\$860,620	\$537,888	\$16,674,513
Estimated Eligible Project Costs	\$6,000,000	\$9,000,000	\$12,500,000	\$6,500,000	\$15,000,000	\$8,000,000	\$7,500,000	\$6,500,000	\$71,000,000

Variables	
Inflation Rate	2.50%
Total Tax Rate	6.45465%

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# EXHIBIT 5 (B)

## CITY OF PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT

### PROPOSED COMMERCIAL PROJECTS

5/8/2025	TIF FORMED												
Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Commercial Truck Stop/Travel Plaza								Built	Assessed	\$387,279	\$396,961	\$406,885	\$417,057
Gas Station/Convenience Store				Built	Assessed	\$86,062	\$88,214	\$90,419	\$92,679	\$94,996	\$97,371	\$99,806	\$102,301
Large Commercial Project I				Built	Assessed	\$258,186	\$264,641	\$271,257	\$278,038	\$284,989	\$292,114	\$299,417	\$306,902
Large Commercial Project II						Built	Assessed	\$172,124	\$176,427	\$180,838	\$185,359	\$189,993	\$194,743
Large Commercial Project III								Built	Assessed	\$129,093	\$132,320	\$135,628	\$139,019
<b>Total Real Estate Tax Increment</b>						<b>\$344,248</b>	<b>\$352,854</b>	<b>\$533,800</b>	<b>\$547,145</b>	<b>\$1,077,195</b>	<b>\$1,104,125</b>	<b>\$1,131,728</b>	<b>\$1,160,021</b>
<b>Cumulative R. E. Tax Increment</b>						<b>\$344,248</b>	<b>\$697,102</b>	<b>\$1,230,902</b>	<b>\$1,778,046</b>	<b>\$2,855,241</b>	<b>\$3,959,366</b>	<b>\$5,091,095</b>	<b>\$6,251,116</b>

Calendar Year of Receipts	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	TOTALS
Commercial Truck Stop/Travel Plaza	\$427,484	\$438,171	\$449,125	\$460,353	\$471,862	\$483,658	\$495,750	\$508,144	\$520,847	\$533,868	\$547,215	\$560,895	<b>\$7,505,554</b>
Gas Station/Convenience Store	\$104,858	\$107,480	\$110,167	\$112,921	\$115,744	\$118,637	\$121,603	\$124,643	\$127,760	\$130,954	\$134,227	\$137,583	<b>\$2,198,424</b>
Large Commercial Project I	\$314,575	\$322,439	\$330,500	\$338,762	\$347,231	\$355,912	\$364,810	\$373,930	\$383,279	\$392,861	\$402,682	\$412,749	<b>\$6,595,273</b>
Large Commercial Project II	\$199,611	\$204,601	\$209,716	\$214,959	\$220,333	\$225,842	\$231,488	\$237,275	\$243,207	\$249,287	\$255,519	\$261,907	<b>\$3,853,228</b>
Large Commercial Project III	\$142,495	\$146,057	\$149,708	\$153,451	\$157,287	\$161,219	\$165,250	\$169,381	\$173,616	\$177,956	\$182,405	\$186,965	<b>\$2,501,851</b>
<b>Total Real Estate Tax Increment</b>	<b>\$1,189,022</b>	<b>\$1,218,747</b>	<b>\$1,249,216</b>	<b>\$1,280,447</b>	<b>\$1,312,458</b>	<b>\$1,345,269</b>	<b>\$1,378,901</b>	<b>\$1,413,373</b>	<b>\$1,448,708</b>	<b>\$1,484,925</b>	<b>\$1,522,049</b>	<b>\$1,560,100</b>	<b>\$22,654,331</b>
<b>Cumulative R. E. Tax Increment</b>	<b>\$7,440,138</b>	<b>\$8,658,885</b>	<b>\$9,908,102</b>	<b>\$11,188,548</b>	<b>\$12,501,006</b>	<b>\$13,846,275</b>	<b>\$15,225,176</b>	<b>\$16,638,549</b>	<b>\$18,087,257</b>	<b>\$19,572,182</b>	<b>\$21,094,231</b>	<b>\$22,654,331</b>	

Real Estate Assumptions	Truck Stop/ Travel Plaza	Gas Station/ Conv Store	Large Comm Project I	Large Comm Project II	Large Comm Project III	TOTALS
Total Projected Market Value	\$18,000,000	\$4,000,000	\$12,000,000	\$8,000,000	\$6,000,000	<b>\$48,000,000</b>
Projected Increase in EAV	\$6,000,000	\$1,333,333	\$4,000,000	\$2,666,667	\$2,000,000	<b>\$16,000,000</b>
Real Estate Tax Increment	\$387,279	\$86,062	\$258,186	\$172,124	\$129,093	<b>\$1,032,744</b>
Estimated Eligible Project Costs	\$5,000,000	\$1,000,000	\$2,500,000	\$1,500,000	\$1,250,000	<b>\$11,250,000</b>

Variables	
Inflation Rate	2.5%
Total Tax Rate	6.45465%

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**EXHIBIT 6.**  
**INDUCEMENT RESOLUTIONS**

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**CITY OF PERU, ILLINOIS  
PROPOSED PERU MIDWEST INDUSTRIAL NEXUS TAX INCREMENT  
FINANCING (TIF) DISTRICT**

**RESOLUTION NO. 2025-04**

**INDUCEMENT RESOLUTION**

**WHEREAS**, the City of Peru, LaSalle & Bureau Counties, Illinois, a Home-Rule Municipality, (the "City") has the authority to promote the health, safety and welfare of the City and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property, thereby increasing the real estate tax base of the City and providing employment for its citizens; and

**WHEREAS**, Illinois statute (65 ILCS 5/8-1-2.5) allows a municipality to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues ("Tax Increment") or from other City revenues; and

**WHEREAS**, the City is considering a request for tax increment financing assistance from a Private Industrial company (the "Company") who proposes to develop a facility located on a parcel of land with current parcel index number of 11-32-200-000 within the City of Peru (the "Project"), as further detailed in the attached Exhibit A; and

**WHEREAS**, said proposed Project is to be located on land which the City intends to include within the proposed Peru Midwest Industrial Nexus Tax Increment Financing District ("Peru Midwest Industrial Nexus TIF District") Redevelopment Project Area (the "Area"); and

**WHEREAS**, based upon the Company's proposed project, evaluation of infrastructure needs, and information provided to date, the Mayor and City Council of the City of Peru find that the above-mentioned development cannot be developed without the assistance of a new Tax Increment Financing District and

**WHEREAS**, the City is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

**WHEREAS**, Company, or its assignee or subsidiaries is proposing a private redevelopment project within the proposed Peru Midwest Industrial Nexus TIF District for purposes including, but not limited to, the following:

- Undertaking a project that will complement the City of Peru's design and implementation of both short-term and long-term municipal plans to achieve desired land use and community and economic development objectives; and
- Addressing blighted conditions to stimulate redevelopment to effectively eradicate and institute conservation measures that will remove and alleviate adverse conditions and encourage private investment as well as enhance the tax base of taxing districts within the Area; and
- Creating new jobs for the community; and
- Encouraging economic development within the City; and

**WHEREAS**, redevelopment of property within the Area will entail expenditures of substantial time, effort, and money and that but for the assistance of tax increment financing, the proposed Project is not financially feasible; and

**WHEREAS**, the Project is to be undertaken within the Area to be established by the City to assist in financing of eligible public and private redevelopment project costs per the Act and as incurred after the date of this Resolution; and

**WHEREAS**, this Resolution is intended to induce the Company or its successor or assignee to proceed with the Project and to seek reimbursement from incremental increases in real estate tax revenue or the proceeds of debt incurred by the City or from other sources as may be agreed to between the City and the Company which are necessary to accomplish the goals of the proposed Peru Midwest Industrial Nexus TIF District Redevelopment Plan, Area and Projects (collectively the "TIF Plan") as may be established by the City; and

**WHEREAS**, the City Council has examined the proposed area and believes that expenditures of development costs in furtherance of the potential TIF Plan should be allowable project costs under the TIF Plan, provided that this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the City at this time.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Peru, LaSalle & Bureau Counties, Illinois, as follows:


1. That the intentions of the City of Peru regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the City nor may the same be relied upon to any entity's or person's detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Mayor and City Council of the City of Peru are in favor of the proposed Project.
3. The City shall proceed and use its best efforts to establish the Peru Midwest Industrial Nexus Tax Increment Financing District Redevelopment Plan, Project, and Area (subject to City designation of final name of District) to include Company's identified Property and Project. The City and the Company shall also use their best efforts to enter into a Development Agreement, and provided that such agreement is approved, those future TIF eligible project costs incurred by the Company from the date of this Resolution, and those TIF eligible project costs incurred by City regarding this matter, may be reimbursed to the Company and City from an appropriate Special Tax Increment

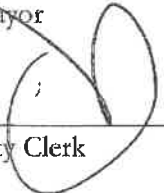
Allocation Fund and shall thereby constitute an incurred obligation of the City of Peru pursuant to Sections 5/11-74.4-4(b) and (j) of the Act as the parties may agree.

- The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Peru, LaSalle & Bureau Counties, Illinois, by its Home-Rule Authority, on the 24<sup>th</sup> day of March, A.D., 2025, and deposited and filed in the Office of the City Clerk of said City of Peru on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
Jeff Ballard	X			
Jason Edgcomb	X			
Rick O'Sadnick				X
Tom Payton	X			
Bob Tieman	X			
Andy Moreno	X			
Jim Lukosus	X			
Mike Sapienza	X			
Ken Kolowski, Mayor				
<b>TOTAL VOTES:</b>	<b>7</b>			<b>1</b>

APPROVED:  Date 03 / 24 / 2025  
 Mayor

ATTEST:  Date: 03 / 24 / 2025  
 City Clerk





# EAKAS CORPORATION

6251 State Route 251  
Peru, Illinois 61354  
Phone 815 223-8811 • Fax 815-223-8898

March 18, 2025

Hon. Ken Kolowski, Mayor  
City Council  
City of Peru  
1901 Fourth Street  
P.O. Box 299  
Peru, IL 61354

Dear Mayor and Council Members:

As you are aware, Eakas Corporation is considering undertaking a large development in Peru that would involve investing approximately \$50,000,000.00 of which approximately \$32,000,000.00 would be to construct an approximate 500,000 plus/minus square foot facility and create approximately 80 new full-time jobs in addition to numerous construction jobs. The construction would occur on a parcel directly west of our current facility (PIN 11-32-200-000). The improvements contemplated are not financially feasible, but for financial assistance to the project and to the required infrastructure improvements to public utilities and roadway improvements necessary to serve the project that the City may make available through a new Tax Increment Financing District that encompasses the parcel.

We believe that the proposed improvements will generate a significant increase in the property's assessed valuation and create significant new employment opportunities and ultimately be of benefit to all taxing bodies overlapping the proposed TIF District Area. Therefore, please be advised that we are prepared to undertake this project as currently proposed if the City of Peru will proceed with negotiating a Development Agreement with our company and continue with its best good faith efforts to include the above-described property in the proposed TIF District.

Sincerely,

Jeff Wagner, Vice-President  
Eakas Corporation

**EXHIBIT 7.**  
**PREDEVELOPMENT AGREEMENT**

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**SECTION IX.  
APPENDICIES**

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## APPENDIX A.

### TAX INCREMENT FINANCING TERMS AND DEFINITIONS

The City of Peru is establishing the Midwest Industrial Nexus TIF District pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*). Certain terms are used in this Redevelopment Plan which are defined in the Tax Increment Allocation Redevelopment Act. The following terms shall mean:

**Municipality:** An incorporated City, Village or Town in the State of Illinois.

**Redevelopment Project Area:** An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.

**Redevelopment Plan:** The comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

**Redevelopment Project:** Any public and private development project in furtherance of the objectives of a redevelopment plan.

**Redevelopment Project Costs:** Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following:

- A. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after the effective date of this amendatory Act of the 91st General Assembly, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- B. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- C. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- D. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- E. Costs of the construction of public works or improvements;
- F. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- G. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- H. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan/project;
- I. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n);
- J. Payment in lieu of taxes are those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of the tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area;
- K. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the

Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

- L. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: 1) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; 2) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; 3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; 4) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

**Taxing Districts:** Counties, townships, cities and incorporated towns and villages, school, road, park, sanitary, mosquito abatement, forest preserve, public health, fire protection, river conservancy, tuberculosis sanitarium and any other municipal corporations or districts with the power to levy taxes.

**Taxing Districts' Capital Costs:** Those costs of taxing districts for capital improvements that are found by the municipal corporate authorities to be necessary and directly result from the redevelopment project.

**Obligations:** Bonds, loans, debentures, notes, special certificates or other evidence of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

**Labor Surplus Municipality:** A municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. If unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal County in which the municipality is located.

**Industrial park:** An area in a blighted or conservation area suitable for use by any manufacturing, industrial, research or transportation enterprise, of facilities to include but not be limited to factories, mills, processing plants, assembly plants, packing plants, fabricating plants, industrial distribution centers, warehouses, repair overhaul or service facilities, freight terminals, research facilities, test facilities or railroad facilities.

**Industrial Park Conservation Area:** An area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

**Vacant Land:** Any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act.

For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

**Blighted Area:** Any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

- F. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- I. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- J. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- K. Environmental clean-up. The redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

- L. Lack of community planning. The redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- M. The total equalized assessed value of the redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

If vacant, the sound growth of the redevelopment project area is impaired by a combination of two or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- a. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
- b. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- c. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- d. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- e. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

- f. The total equalized assessed value of the redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- a. The area consists of one or more unused quarries, mines, or strip mine ponds.
- b. The area consists of unused railyards, rail tracks, or railroad rights-of-way.
- c. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- d. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- e. Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- f. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

**Conservation Area:** Any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the factors listed above for “Blighted Improved Areas” is detrimental to the public safety, health, morals or welfare and such an area may become a Blighted Area.

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## APPENDIX B.

### INTRODUCTION TO TAX INCREMENT FINANCING

The search for innovative local financing for economic development is a constant challenge for most cities, towns, and villages throughout the country. For many communities, particularly those in rural areas, Tax Increment Financing (TIF) is often the only locally controlled mechanism available for stimulating new investment, economic growth, and a better quality of life.

TIF in Illinois establishes a geographic boundary (i.e., a district or redevelopment project area) for which new private investment is encouraged. To facilitate new investment, a City, Town or Village may issue debt instruments to finance specific public sector improvements that will enable the redevelopment of deteriorated, blighted, or other conservation areas within its corporate limits. By making public improvements, the municipality may invite new private investment so that the expected increase in property tax revenues (i.e., the increment) can be captured to amortize the public facility debt. Sometimes a municipality chooses to use TIF on a pay-as-you-go basis whereby revenue is spent as it is collected. In either case, it is expected that new investment in a designated redevelopment area will stimulate a resurgence of population, employment, and assessed valuation throughout the entire community.

It should be noted that **TIF does not raise property taxes and it does not create a new tax or a new taxing district.** Only an increased assessment or an overall increase in tax rates can raise taxes. TIF is merely used to reallocate increased property tax revenues created by increased assessed valuation that is realized after a TIF District is established. A TIF District may last for up to 23 years unless the municipality chooses a shorter period. The advantage of TIF for the municipality is that it is able to preserve a property tax base during the life of the TIF District that will pay for the basic public services the TIF redevelopment area already receives. New incremental property tax revenue helps pay for the infrastructure necessary for stimulating additional private-sector investment.

In 1977, the Illinois Legislature passed the "Tax Increment Allocation Redevelopment Act," now recorded as 65 ILCS 5/11-74.4 et seq. The TIF Act recognizes that in many municipalities of the State blighted and conservation areas exist which need to be developed or redeveloped to eliminate those conditions or prevent them from occurring. The Act further declares that prevention or eradication of these conditions by private and public redevelopment projects is essential to the public interest.

In City of Canton v. Crouch, 79 Ill. 2d 356 (1980) the Illinois Supreme Court, approving the use of TIF, stated: "*Stimulation of economic growth and removal of economic stagnation are also objectives which enhance the public [good].*"

#### *How Does TIF Work?*

Tax Increment Financing is a powerful tool that enables municipalities to self-finance its redevelopment programs. TIF funds can pay for public improvements and other economic development incentives using the increased property tax revenue the improvements help generate. Everyone pays their taxes within a TIF District. However, a TIF District does not generate tax revenues by increasing tax rates. Rather, TIF generates revenues by allowing the municipality to

capture, temporarily, the new tax revenues generated by the enhanced valuation of properties resulting from the various redevelopment projects. The overall process for creating a TIF District includes:

1. The City identifies an economically stagnant or physically declining area and determines that private investment in the area is not likely to occur at a reasonable rate if no public investment is forthcoming.
2. Having completed studies and plans and conducted public hearings as called for by state law, the City creates a new TIF District.
3. The County Clerk certifies the total equalized assessed valuation of property in the redevelopment project area as of the date the TIF District is created. All property taxes arising from this certified initial valuation, or "base value," continue to be paid to existing taxing bodies within the TIF District. Any incremental taxes arising from increases in property values after this point are re-allocated and set aside for "public and private redevelopment project costs" within the designated redevelopment project area.

Within a TIF District, all overlapping taxing districts continue to receive property taxes levied on the base equalized assessed valuation (EAV) of properties within the project area. The City also has the authority to enter into Intergovernmental Agreements to address any additional financial impact the TIF District may pose.

4. The City makes public improvements and provides other assistance intended to spur private development within the TIF District. To defray the cost, the City can sell bonds secured by the incremental taxes the improvements will generate or reimburse certain public and private development costs using a *pay-as-you-go* approach.
5. After 23 years, all obligations must be paid off and the TIF District is dissolved. All taxes then generated on the new assessed valuation are distributed to the taxing bodies. The TIF District may be ended earlier than 23 years if there are no remaining obligations for which real estate tax increment has been previously committed.

A TIF District's revenues ("tax increment") come from the increased assessed value of property and improvements within the District. Once a TIF District is established, the "base" assessed value is determined. As vacant land and dilapidated properties develop with TIF assistance, the equalized assessed valuation (EAV) of those properties increases. New property taxes resulting from the increased assessed valuation above the base value create an incremental increase in tax revenues generated within the TIF District.

The "tax increment" created between the "baseline" and the new EAV is captured, deposited into a special City TIF account and used solely for economic development. The real estate tax increment can be used as a source of revenue to reimburse certain costs for public and private projects either by issuing TIF bonds or by reimbursing developers on a "pay-as-you-go" basis. All of the other taxing bodies continue to receive real estate tax revenue from the base assessed valuation, so there is no loss of revenue to those local taxing bodies. For additional information, visit [www.tifillinois.com](http://www.tifillinois.com).

The maximum life of a TIF District is 23 years. When the TIF expires and the town's investments in both public and private redevelopment projects within the TIF redevelopment area are fully repaid, property tax revenues are again shared by all the taxing bodies. All taxing bodies then share the expanded tax base – the growth which would not have been possible without the utilization of Tax Increment Financing.

#### *How Long Does it Take to Create a TIF District?*

Typically the process for establishing a TIF District requires 6-8 months to complete. The length of time required to create a TIF District depends on several factors such as the municipality's ability to complete necessary annexations and the availability of local property tax data, historical records, maps, and other planning documents. Once the calendar is set for the Public Hearing, statutory guidelines determine the earliest date when the TIF District may be created.

There are many opportunities for public participation during the process of creating and operating a TIF District. A written Redevelopment Plan must be available for public review at least 45 days prior to a Public Hearing. The Public Hearing offers the community a chance to raise questions, voice concerns, and learn about the goals and objectives driving the redevelopment effort before the District is created.

#### *What Conditions Qualify an Area to be a TIF District?*

In addition to being located within the municipal boundaries or annexed to the municipality, the TIF Act includes three sets of conditions for qualifying an area as a TIF District:

- Blighted Conditions – examples include dilapidation, obsolescence, deterioration, inadequate utilities, declining assessed valuations.
- Conservation Conditions – at least 50% of the structures in the proposed redevelopment area are 35 years of age or older.
- Industrial Park Conservation Conditions – based on a relatively high unemployment rate.

#### *How Can TIF District Funds Be Used?*

When the Illinois General Assembly adopted the Illinois Tax Increment Allocation Redevelopment Act (ILCS 65 5/11-74.4 *et. seq.*) in 1977, it granted municipalities the power and authority to address the adverse conditions of blighted and conservation areas within their jurisdictions by undertaking redevelopment projects that were essential to the public interest. TIF can be used to fund a variety of public improvements and other investments that are indeed essential to a successful redevelopment program, including:

- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water and sewer projects.
- Acquisition, clearance and other land assembly and site preparation activities.
- Rehabilitation of older, deteriorating or obsolescent buildings.
- Correction or mitigation of environmental problems and concerns.
- Job training, workforce readiness and other related educational programs.
- Incentives to retain or attract private development.

*For more information about Tax Increment Financing, please contact:*

Jacob & Klein, Ltd. and  
The Economic Development Group, Ltd.  
1701 Clearwater Avenue, Bloomington, IL 61704  
Ph: (309) 664-7777 / Fax: (309) 664-7878  
Website: [www.tifillinois.com](http://www.tifillinois.com)

**ORDINANCE NO. 6969**

**CITY OF PERU  
LA SALLE & BUREAU COUNTIES, ILLINOIS**

**DESIGNATING  
THE  
REDEVELOPMENT PROJECT AREA**

**FOR THE**

**PERU MIDWEST INDUSTRIAL  
NEXUS TAX INCREMENT FINANCING DISTRICT**

**APPROVED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS  
ON THE 28<sup>TH</sup> DAY OF JULY, 2025.**

**ORDINANCE NO. 6969  
CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS  
DESIGNATING THE REDEVELOPMENT PROJECT AREA FOR THE  
PERU MIDWEST INDUSTRIAL NEXUS TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, the City Council of the City of Peru, LaSalle & Bureau Counties, Illinois, a Home-Rule Municipality, has heretofore in Ordinance No. 6968 adopted and approved the Redevelopment Plan and Redevelopment Projects with respect to which a Public Hearing was held on July 14, 2025, and it is now necessary and desirable to designate the Area referred to in said Plan as a “Redevelopment Project Area”.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS**, that the area described in *Exhibit A* (Legal Description) and *Exhibit B* (Boundary Map) attached to and made a part hereof is hereby designated as the City of Peru Midwest Industrial Nexus Tax Increment Financing District Redevelopment Project Area (the “Peru Midwest Industrial Nexus TIF District”) pursuant to Section 11-74.4-4 (65 ILCS 5/11-74.4-4) of the Tax Increment Allocation Redevelopment Act.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Peru, Illinois, pursuant to its Home-Rule Authority, on the 28<sup>th</sup> day of July, A.D., 2025, and deposited and filed in the Office of the City Clerk of said City on that date.

<b>MAYOR &amp; ALDERMEN</b>	<b>AYE VOTE</b>	<b>NAY VOTE</b>	<b>ABSTAIN/ABSENT</b>
Jeff Ballard			
Bob Tieman			
Jason Edgcomb			
Tom Payton			
Mike Sapienza			
Rick O’Sadnick			
Jim Lukosus			
Andy Moreno			
Ken Kolowski, Mayor			
<b>TOTAL VOTES:</b>			

APPROVED: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

Date: \_\_\_\_\_

Exhibit ( A ) Attached, Peru Midwest Industrial Nexus TIF District Legal Description  
Exhibit ( B ) Attached, Peru Midwest Industrial Nexus TIF District Boundary Map

**EXHIBIT A**

**PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT  
LEGAL DESCRIPTION**

Beginning at the Southwest Corner of the Northwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian; thence Easterly along the South Line of the Northwest Quarter of said Section 31 to the Southwest Corner of the Northeast Quarter of said Section 31; thence Northerly along the West Line of the Northeast Quarter of said Section 31 to the North Line of the South 60 Acres of the Northeast Quarter of said Section 31; thence Easterly along the North Line of the South 60 Acres of the Northeast Quarter of said Section 31 to the West Right-of-Way Line of East 1st Road; thence Northerly along the West Right-of-Way Line of said East 1st Road to the North Right of Way Line of North 31st Road; thence Easterly along the North Right of Way line of North 31st Road to its intersection with the East line of the West half of the Northwest Quarter of Section 32, Township 34 North, Range 1 East of the Third Principal Meridian; thence Southerly along the East line of the West half of the Northwest Quarter of said Section 32 to the South Line of the Northwest Quarter of said Section 32; thence Easterly along the South line of the Northwest Quarter of said Section 32 to the West line of the Northeast Quarter of said Section 32; thence Northerly along the West line of the Northeast Quarter of said Section 32 and its extension Northerly to the North Right of Way line of North 31st Road; thence Easterly along the North Right of Way line of North 31st Road to its intersection with the East line of the West Half of the Northeast Quarter of said Section 32 extended Northerly; thence Southerly along said Northerly extension and the East line of the West Half of the Northeast Quarter of said Section 32 to the South Line of the Northeast Quarter of said Section 32; thence Easterly along the South line of the Northeast Quarter of said Section 32 and its extension Easterly to the East Right of Way Line of Illinois Route 251; thence Southerly along the East Right of Way Line of Illinois Route 251 to its intersection with the South Right of Way Line of Unytite Drive extended Easterly; thence Westerly along said Easterly extension and the South Right of Way line of said Unytite Drive to the Northwest corner of Lot 6 in Trompeter Commercial Subdivision Fourth Addition; thence Southerly along the West Line of said Lot 6 to the Southwest corner of said Lot 6; thence Easterly along the South line of said Lot 6 to the East line of the Southwest Quarter of the Southeast Quarter of said Section 32; thence Southerly along the East line of the Southwest Quarter of the Southeast Quarter of said Section 32 to the North Right of Way Line of May Road (North 30th Road); thence Easterly along the North Right of Way line of said May Road to its intersection with the West Right of Way Line of Illinois Route 251; thence Southerly along the West Right of Way Line of Illinois Route 251 to the North Right of Way line of the Interstate Rt 80 Northwest Quadrant Ramp; thence Southwesterly and Westerly along the North Right of Way Line of said Ramp and the North Right of Way line of said Interstate Rt 80 to the Southeast Corner of Lot A in the Subdivision of Lot 1 in C & H Commercial Subdivision; thence Northerly along the East Line of said Lot A and its extension Northerly to the North Right of Way Line of May Road (North 30th Road); thence Easterly along the North Right of Way line of said May Road to East Line of the Southwest Quarter of said Section 32; thence Northerly along the East line of the Southwest quarter of said Section 32 to the Southeast Corner of Outlot A of the James Hardie Subdivision; thence Westerly along the South Line of said Outlot A to the Southwest Corner of said Outlot A, said point being on the Southerly right of Way Line of Unytite Drive; thence Westerly along the Southerly Right of Way Line of Unytite drive to the Northeast Corner of Lot A of the Subdivision of Lots 1 and 2 in May Road Business Park-I; thence Southerly along the East line of said Lot A to the Southeast Corner of said Lot A; thence Westerly along the South Line of said Lot A and its extension Westerly to the Westerly Right of Way Line of Donlar Avenue;

thence Northerly along the Westerly Right of Way Line of Donlar Avenue to the Northeast Corner of Lot 4 in The Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition; thence Westerly along the North Line of said Lot 4 to the Northwest corner of said Lot 4; thence Southerly along the West Line of said Lot 4 and its extension Southerly to the Southerly Right of Way Line of May Road; thence Westerly along the Southerly Right of Way Line of May Road to its intersection with the East line of Lot 1 in said Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition extended Southerly; thence Northerly along said Southerly extension and the East line of said Lot 1 to the Northeast corner of said Lot 1; thence Westerly along the North Line of said Lot 1 to the Northwest corner of said Lot 1; thence Southerly along the West line of said Lot 1 to the Northeast corner of Lot 2 in Green River Lines Subdivision; thence Westerly along the North line of Green River Subdivision to the Northwest Corner of Lot 1 in said Green Rivers Subdivision; thence Southerly along the West line of said Lot 1 and its extension Southerly to the Southerly Right of Way Line of May Road (North 30th Road); thence Westerly along the Southerly Right of Way Line of May Road to its intersection with the Westerly Right of Way Line of Commerce Drive extended Southerly; thence Northerly and Northwesterly along the Westerly Right of Way Line of said Commerce Drive to its intersection with the Easterly Right of Way Line of Plank Road; thence Southeasterly along the Easterly Right of Way line of Plank Road to its intersection with the North Line of Lot 1 of Kaszynski Industrial Park First Addition extended Northeasterly; thence Southwesterly and Westerly along said Northeasterly extension and the North line of said Lot 1 to the Northwest corner of said Lot 1; thence Southerly along the West line of said Lot 1 to the Southwest Corner of said Lot 1, said point being on the South Line of the Southwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian; thence Westerly along the South line of the Southwest Quarter of said Section 31 to the Southwest Corner of the Southwest Quarter of said Section 31; thence Northerly along the West line of the Southwest Quarter of said Section 31 to the Southwest corner of Lot 2 in Perona Industrial Park Second Addition; thence Easterly along the South Line of said Lot 2 to the Southeast Corner of said Lot 2; thence Northwesterly along the East Line of said Lot 2 to the Southwest Corner of Lot 4 in said Perona Industrial Park Second Addition; thence Northwesterly 447.81 feet along the West line of said lot 4 and Lot 3 in said Perona Industrial Park Second Addition to the Southeast corner of Parcel No. 3 of Document Number 2024-02318 as recorded at the Lasalle County Recorder's Office; thence Northwesterly along the South Line of said Document Number 2024-02318 to the Southeast Corner of Lot 1 of Perona Industrial Park First Addition; thence North 8 Degrees 36 Minutes 38 seconds East 130.0 feet along the East Line of said Lot 1; thence South 76 Degrees 30 Minutes 10 Seconds East 378.09 feet to a point on the West line of Lot 3 of said Perona Industrial Park Second Addition; thence Northerly along the West line of said Lot 3 and its extension Northerly to the Northerly Right of Way Line of Industrial Park Boulevard; thence Northeasterly along the Northerly Right of Way Line of said In Industrial Park Boulevard and its extension Easterly to the Easterly Right of Way Line of Plank Road; thence along the Easterly Right of Way Line of Plank Road to the South Line of the Leone's Grain & Supply property; thence Easterly and Northerly along said Leone's Grain & Supply property to the South Line of Peru Rail; thence Westerly along the South Line of said Peru Rail to the West Line of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian; thence Northerly along the West Line of said Section 31 to the Point of Beginning.

EXCEPTING THEREFROM the following described tracts: EXCEPTION NO. 1: That part of the Southwest Quarter of the Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Section 31, thence due West along the South Line of said Section 31 for a distance of 2610.79 feet to the Centerline of the Peru and Grand Detour Plank Road; thence North 32° 38' 20" West along said Centerline for a distance

of 1362 feet; thence South 57° 21' 40" West for a distance of 313 feet to the Point of Beginning; thence North 32° 38' 20" West for a distance of 138 feet; thence South 57° 21' 40" West for a distance of 93.10 feet; thence South 00° 07' 50" East for a distance of 207.25 feet; thence North 86° 21' 40" East for a distance of 62.33 feet; thence North 57° 21' 40" East for a distance of 150 feet; thence North 32° 38' 20" West for a distance of 67 feet to the Point of Beginning; and EXCEPTION NO. 2: That part of the Southwest Quarter of Section 31, Township 34 North, Range 1, East of the Third Principal Meridian lying East of the Center Line of the Peru and Grand Detour Plank Road described as follows: Commencing at the Northeast Corner of the said Southwest Quarter of Section 31, said point being located on the North Right-of-Way Line of the LaSalle and Bureau County Railroad; thence South 89 degrees 54 minutes 30 seconds West along the said Right-of-Way Line for a distance of 1683.50 feet to a point on the Center Line of the said Peru and Grand Detour Plank Road; thence South 32 degrees 43 minutes 00 seconds East along the said Center Line for a distance of 1725.92 feet to the Point of Beginning; thence North 89 degrees 54 minutes 30 seconds East for a distance of 235.00 feet; thence South 00 degrees 05 minutes 30 seconds East for a distance of 100.00 feet; thence South 89 degrees 54 minutes 30 seconds West for a distance of 179.98 feet to a point on the aforesaid Center Line of the Peru and Grand Detour Plank Road; thence North 32 degrees 43 minutes 00 seconds West along the aforesaid Center Line for a distance of 118.73 feet to the Point of Beginning, except coal and minerals and the right to mine and remove the same, in LaSalle County, Illinois.

**EXHIBIT B**

**PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT  
BOUNDARY MAP**



**ORDINANCE NO. 6970**

**CITY OF PERU  
LA SALLE & BUREAU COUNTIES, ILLINOIS**

**ADOPTING  
TAX INCREMENT ALLOCATION FINANCING**

for the

**PERU MIDWEST INDUSTRIAL  
NEXUS TAX INCREMENT FINANCING DISTRICT**

**APPROVED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS  
ON THE 28<sup>TH</sup> DAY OF JULY, 2025.**

**ORDINANCE NO. 6970**  
**CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS**

**ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE  
PERU MIDWEST INDUSTRIAL NEXUS TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, the City of Peru, LaSalle & Bureau Counties, Illinois, a Home-Rule Municipality, (the “City”) desires to adopt Tax Increment Allocation Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* as amended, hereinafter referred to as the “Act”; and

**WHEREAS**, the City has adopted and approved a Redevelopment Plan and Projects, and designated a Redevelopment Project Area known as the “Peru Midwest Industrial Nexus TIF District” pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF PERU, LA SALLE & BUREAU COUNTIES, ILLINOIS, THAT:**

1. The City of Peru, LaSalle & Bureau Counties, Illinois, hereby adopts Tax Increment Financing for: (i) the Peru Midwest Industrial Nexus TIF District Redevelopment Plan and Projects as approved by Ordinance No. 6968; and (ii) the Redevelopment Project Area as designated by Ordinance No. 6969 and further described in *Exhibit A* (Legal Description) and *Exhibit B* (Boundary Map), both of which are attached hereto and made part of this Ordinance.
2. After the equalized assessed valuation of each tract of taxable real property in the Redevelopment Project Area exceeds the initial equalized assessed value of each tract of taxable real property in the Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the Redevelopment Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Redevelopment Project costs and obligations issued in respect thereto have been paid shall be divided as follows:
  - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
  - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the lower of the current equalized assessed value or the initial equalized assessed value of each parcel of property in the Redevelopment Project Area shall be allocated to and

when collected shall be paid to the municipal treasurer who shall deposit said funds in a special fund called the “Special Tax Allocation Fund” for the Redevelopment Project Area of the municipality for the purpose of paying the Redevelopment Project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Peru, Illinois, pursuant to its Home-Rule Authority, on the 28<sup>th</sup> day of July, A.D., 2025, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & ALDERMEN	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Jeff Ballard			
Bob Tieman			
Jason Edgcomb			
Tom Payton			
Mike Sapienza			
Rick O’Sadnick			
Jim Lukosus			
Andy Moreno			
Ken Kolowski, Mayor			
<b>TOTAL VOTES:</b>			

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
 Mayor

**ATTEST:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
 City Clerk

Exhibit (A) Attached, Peru Midwest Industrial Nexus TIF District Legal Description  
 Exhibit (B) Attached, Peru Midwest Industrial Nexus TIF District Boundary Map

**EXHIBIT A**

**PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT  
LEGAL DESCRIPTION**

Beginning at the Southwest Corner of the Northwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian; thence Easterly along the South Line of the Northwest Quarter of said Section 31 to the Southwest Corner of the Northeast Quarter of said Section 31; thence Northerly along the West Line of the Northeast Quarter of said Section 31 to the North Line of the South 60 Acres of the Northeast Quarter of said Section 31; thence Easterly along the North Line of the South 60 Acres of the Northeast Quarter of said Section 31 to the West Right-of-Way Line of East 1st Road; thence Northerly along the West Right-of-Way Line of said East 1st Road to the North Right of Way Line of North 31st Road; thence Easterly along the North Right of Way line of North 31st Road to its intersection with the East line of the West half of the Northwest Quarter of Section 32, Township 34 North, Range 1 East of the Third Principal Meridian; thence Southerly along the East line of the West half of the Northwest Quarter of said Section 32 to the South Line of the Northwest Quarter of said Section 32; thence Easterly along the South line of the Northwest Quarter of said Section 32 to the West line of the Northeast Quarter of said Section 32; thence Northerly along the West line of the Northeast Quarter of said Section 32 and its extension Northerly to the North Right of Way line of North 31st Road; thence Easterly along the North Right of Way line of North 31st Road to its intersection with the East line of the West Half of the Northeast Quarter of said Section 32 extended Northerly; thence Southerly along said Northerly extension and the East line of the West Half of the Northeast Quarter of said Section 32 to the South Line of the Northeast Quarter of said Section 32; thence Easterly along the South line of the Northeast Quarter of said Section 32 and its extension Easterly to the East Right of Way Line of Illinois Route 251; thence Southerly along the East Right of Way Line of Illinois Route 251 to its intersection with the South Right of Way Line of Unytite Drive extended Easterly; thence Westerly along said Easterly extension and the South Right of Way line of said Unytite Drive to the Northwest corner of Lot 6 in Trompeter Commercial Subdivision Fourth Addition; thence Southerly along the West Line of said Lot 6 to the Southwest corner of said Lot 6; thence Easterly along the South line of said Lot 6 to the East line of the Southwest Quarter of the Southeast Quarter of said Section 32; thence Southerly along the East line of the Southwest Quarter of the Southeast Quarter of said Section 32 to the North Right of Way Line of May Road (North 30th Road); thence Easterly along the North Right of Way line of said May Road to its intersection with the West Right of Way Line of Illinois Route 251; thence Southerly along the West Right of Way Line of Illinois Route 251 to the North Right of Way line of the Interstate Rt 80 Northwest Quadrant Ramp; thence Southwesterly and Westerly along the North Right of Way Line of said Ramp and the North Right of Way line of said Interstate Rt 80 to the Southeast Corner of Lot A in the Subdivision of Lot 1 in C & H Commercial Subdivision; thence Northerly along the East Line of said Lot A and its extension Northerly to the North Right of Way Line of May Road (North 30th Road); thence Easterly along the North Right of Way line of said May Road to East Line of the Southwest Quarter of said Section 32; thence Northerly along the East line of the Southwest quarter of said Section 32 to the Southeast Corner of Outlot A of the James Hardie Subdivision; thence Westerly along the South Line of said Outlot A to the Southwest Corner of said Outlot A, said point being on the Southerly right of Way Line of Unytite Drive; thence Westerly along the Southerly Right of Way Line of Unytite drive to the Northeast Corner of Lot A of the Subdivision of Lots 1 and 2 in May Road Business Park-I; thence Southerly along the East line of said Lot A to the Southeast Corner of said Lot A; thence Westerly along the South Line of said Lot A and its extension Westerly to the Westerly Right of Way Line of Donlar Avenue;

thence Northerly along the Westerly Right of Way Line of Donlar Avenue to the Northeast Corner of Lot 4 in The Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition; thence Westerly along the North Line of said Lot 4 to the Northwest corner of said Lot 4; thence Southerly along the West Line of said Lot 4 and its extension Southerly to the Southerly Right of Way Line of May Road; thence Westerly along the Southerly Right of Way Line of May Road to its intersection with the East line of Lot 1 in said Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition extended Southerly; thence Northerly along said Southerly extension and the East line of said Lot 1 to the Northeast corner of said Lot 1; thence Westerly along the North Line of said Lot 1 to the Northwest corner of said Lot 1; thence Southerly along the West line of said Lot 1 to the Northeast corner of Lot 2 in Green River Lines Subdivision; thence Westerly along the North line of Green River Subdivision to the Northwest Corner of Lot 1 in said Green Rivers Subdivision; thence Southerly along the West line of said Lot 1 and its extension Southerly to the Southerly Right of Way Line of May Road (North 30th Road); thence Westerly along the Southerly Right of Way Line of May Road to its intersection with the Westerly Right of Way Line of Commerce Drive extended Southerly; thence Northerly and Northwesterly along the Westerly Right of Way Line of said Commerce Drive to its intersection with the Easterly Right of Way Line of Plank Road; thence Southeasterly along the Easterly Right of Way line of Plank Road to its intersection with the North Line of Lot 1 of Kaszynski Industrial Park First Addition extended Northeasterly; thence Southwesterly and Westerly along said Northeasterly extension and the North line of said Lot 1 to the Northwest corner of said Lot 1; thence Southerly along the West line of said Lot 1 to the Southwest Corner of said Lot 1, said point being on the South Line of the Southwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian; thence Westerly along the South line of the Southwest Quarter of said Section 31 to the Southwest Corner of the Southwest Quarter of said Section 31; thence Northerly along the West line of the Southwest Quarter of said Section 31 to the Southwest corner of Lot 2 in Perona Industrial Park Second Addition; thence Easterly along the South Line of said Lot 2 to the Southeast Corner of said Lot 2; thence Northwesterly along the East Line of said Lot 2 to the Southwest Corner of Lot 4 in said Perona Industrial Park Second Addition; thence Northwesterly 447.81 feet along the West line of said lot 4 and Lot 3 in said Perona Industrial Park Second Addition to the Southeast corner of Parcel No. 3 of Document Number 2024-02318 as recorded at the Lasalle County Recorder's Office; thence Northwesterly along the South Line of said Document Number 2024-02318 to the Southeast Corner of Lot 1 of Perona Industrial Park First Addition; thence North 8 Degrees 36 Minutes 38 seconds East 130.0 feet along the East Line of said Lot 1; thence South 76 Degrees 30 Minutes 10 Seconds East 378.09 feet to a point on the West line of Lot 3 of said Perona Industrial Park Second Addition; thence Northerly along the West line of said Lot 3 and its extension Northerly to the Northerly Right of Way Line of Industrial Park Boulevard; thence Northeasterly along the Northerly Right of Way Line of said In Industrial Park Boulevard and its extension Easterly to the Easterly Right of Way Line of Plank Road; thence along the Easterly Right of Way Line of Plank Road to the South Line of the Leone's Grain & Supply property; thence Easterly and Northerly along said Leone's Grain & Supply property to the South Line of Peru Rail; thence Westerly along the South Line of said Peru Rail to the West Line of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian; thence Northerly along the West Line of said Section 31 to the Point of Beginning.

EXCEPTING THEREFROM the following described tracts: EXCEPTION NO. 1: That part of the Southwest Quarter of the Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Section 31, thence due West along the South Line of said Section 31 for a distance of 2610.79 feet to the Centerline of the Peru and Grand Detour Plank Road; thence North 32° 38' 20" West along said Centerline for a distance

of 1362 feet; thence South 57° 21' 40" West for a distance of 313 feet to the Point of Beginning; thence North 32° 38' 20" West for a distance of 138 feet; thence South 57° 21' 40" West for a distance of 93.10 feet; thence South 00° 07' 50" East for a distance of 207.25 feet; thence North 86° 21' 40" East for a distance of 62.33 feet; thence North 57° 21' 40" East for a distance of 150 feet; thence North 32° 38' 20" West for a distance of 67 feet to the Point of Beginning; and EXCEPTION NO. 2: That part of the Southwest Quarter of Section 31, Township 34 North, Range 1, East of the Third Principal Meridian lying East of the Center Line of the Peru and Grand Detour Plank Road described as follows: Commencing at the Northeast Corner of the said Southwest Quarter of Section 31, said point being located on the North Right-of-Way Line of the LaSalle and Bureau County Railroad; thence South 89 degrees 54 minutes 30 seconds West along the said Right-of-Way Line for a distance of 1683.50 feet to a point on the Center Line of the said Peru and Grand Detour Plank Road; thence South 32 degrees 43 minutes 00 seconds East along the said Center Line for a distance of 1725.92 feet to the Point of Beginning; thence North 89 degrees 54 minutes 30 seconds East for a distance of 235.00 feet; thence South 00 degrees 05 minutes 30 seconds East for a distance of 100.00 feet; thence South 89 degrees 54 minutes 30 seconds West for a distance of 179.98 feet to a point on the aforesaid Center Line of the Peru and Grand Detour Plank Road; thence North 32 degrees 43 minutes 00 seconds West along the aforesaid Center Line for a distance of 118.73 feet to the Point of Beginning, except coal and minerals and the right to mine and remove the same, in LaSalle County, Illinois.

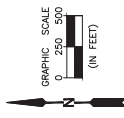
**EXHIBIT B**

**PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT  
BOUNDARY MAP**

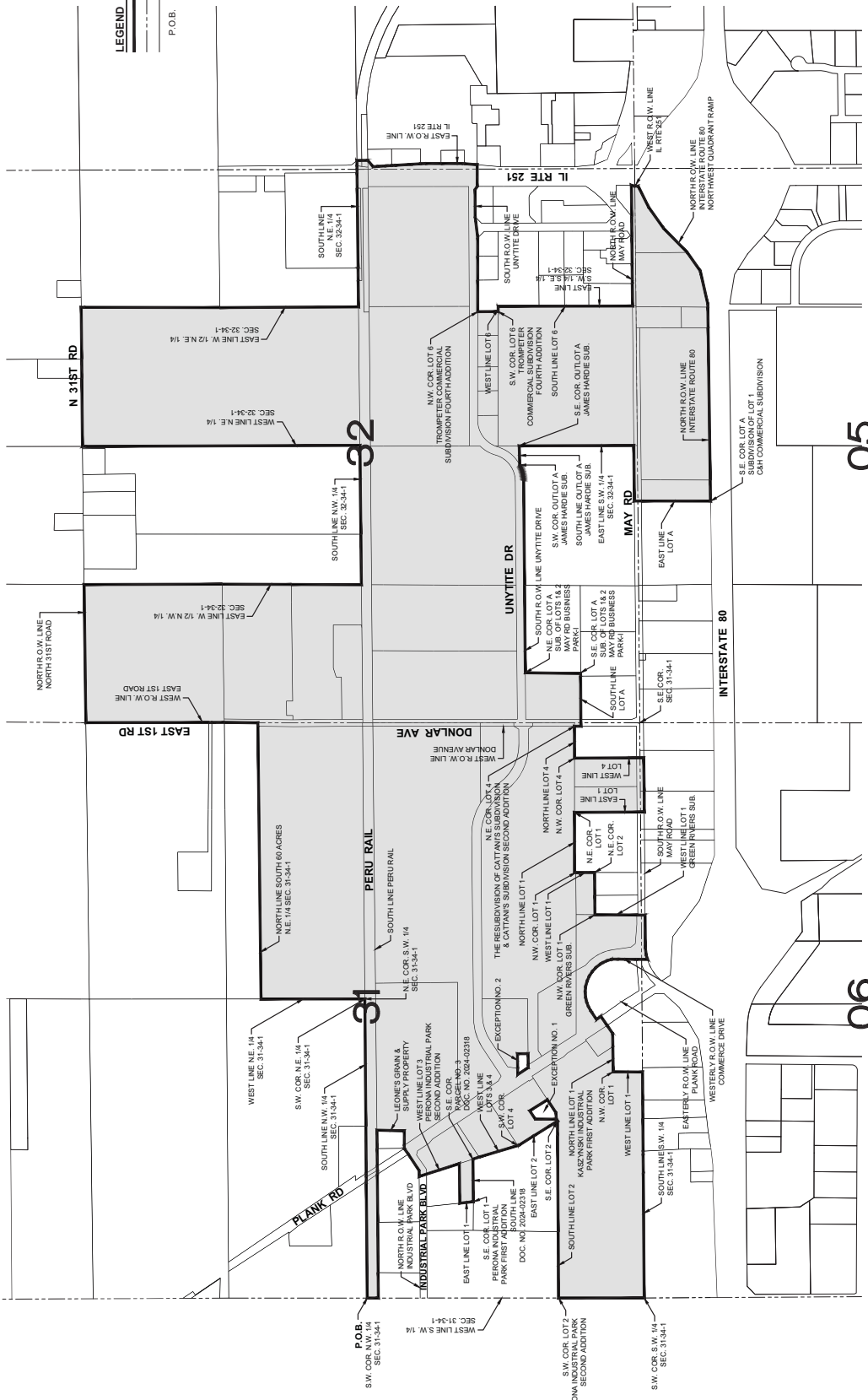
**MIDWEST INDUSTRIAL NEXUS TAX INCREMENT FINANCING DISTRICT  
CITY OF PERU, ILLINOIS  
MAY, 2025**

R. 11 E. 4TH P.M.

R. 1 E. 3RD P.M.



**LEGEND**  
 --- TIF BOUNDARY  
 --- U.S. GOVERNMENT SUBDIVISION LINE  
 --- LOT LINE  
 --- P.O.B. POINT OF BEGINNING



T. 33 N.  
T. 34 N.

REVISIONS	DATE	DESCRIPTION

DRAWN BY: KED  
 CHECKED BY: MMS  
 DATE: 05/2025



PERU MORRIS  
 OTTAWA MORTON  
 ILLINOIS

**EXHIBIT**

CURRENT AS OF: 05/09/2025  
 SCALE: AS NOTED  
 SHEET 1  
 FILE NO.: 16119.00-- OF 1



Post Office Box 299  
Peru, Illinois 61354

July 24, 2025

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

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

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, July 23, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, as a continuance of the public hearing held on July 9<sup>th</sup>, to consider the Petition of Illinois Valley Food Pantry, an Illinois not-for-profit corporation (“Petitioner”), concerning property commonly known as 4133 Progress Boulevard in the City of Peru, Illinois, legally described as follows:

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

PIN: 17-04-314-022 (“Property”)

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

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

The Property is zoned B-4 Highway Business District.

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

Mary Jo Credi and Peter Lawniczak, Executive Director and President of the Illinois Valley Food Pantry, respectively, along with Petitioner's attorneys, Walt Zukowski and Michael Zywicca from Zukowski Law Offices, appeared on behalf of the Petitioner and were duly sworn.

Attorney Zukowski thanked the Planning/Zoning Commission for the opportunity to return and provide an update addressing the concerns raised at the July 9<sup>th</sup> meeting, which he noted was the potential for traffic backups on Progress Boulevard. Petitioner discussed the issue with its architect and the architect estimated there would be space for 19 cars to queue if the site was laid out in a drive-through configuration. The letter prepared by Kmetz Architects, Inc., a copy of which is attached hereto, was reviewed and received into the record. The 19 cars would be in addition to the 20+ parking stalls available on site. Attorney Zukowski said that Petitioner would be seeking grant funding for the purpose of constructing the drive-through. Zukowski spoke with the City's engineer and attorney, both of whom indicated they would be happy to assist with seeking a grant. If they are unable to obtain a grant, Petitioner would engage in additional fundraising efforts for that purpose. Petitioner is currently fundraising to recoup costs associated with the purchase and ongoing renovations of the Property.

Attorney Zukowski testified further that in his conversations with the City engineer and City attorney, they explored creative ways of dealing with traffic, including potentially including multiple drive lanes, staggering pickup times, lengthening business hours, or adding additional days of operation. Zukowski noted that Attorney Schweickert had prepared a draft ordinance addressing some of these solutions.

City Corporation Counsel, Scott Schweickert, stated he had drafted a proposed ordinance after reviewing the minutes of the July 9<sup>th</sup> hearing and having conversations with Chairman Miller and Engineer Carls, and had reviewed it with Attorney Zukowski the day prior. Attorney Schweickert said that the Planning/Zoning Commission is facing unique circumstances. He noted that Petitioner is seeking a Special Use, which fall into two categories under the Zoning Ordinance: "(1) uses either municipally operated or operated by publicly regulated utilities or uses traditionally affected by public interest" and "(2) Uses entirely private in character which, on account of their peculiar location need, the nature of the service they offer to the public, and their possible damaging influence on the neighborhood, may have to be established in a district or districts in which they cannot reasonably be allowed as an unrestricted allowed use under the regulations of this Ordinance." Unlike variances, there are no explicit standards outlined in the Zoning Ordinance for Special Uses. It does not address concerns like traffic flow and backups; those are just potential issues that the City has identified. However, given the fact that Petitioner is a non-profit that has already purchased the Property, the nature of the service they offer, and the considerable benefit of that service to the public, Schweickert said attention should be directed to preventing and managing these potential issues to avoid negative impacts to traffic on Progress Boulevard and surrounding businesses.

Attorney Schweickert said it was his recommendation to conditionally approve the Special Use subject to certain conditions to obviate and eliminate any traffic issues resulting from Petitioner's operations that may disturb traffic flow or negatively impact surrounding businesses. Schweickert

proposed that Petitioner be required to pursue grant funding for the construction of the drive-through; post suitable signage and required by the City; modify Petitioner's operations to increase delivery services or require scheduled pick-up times. Given traffic issues are most likely to arise during the holidays, Schweickert said Petitioner should consider working with the Peru Mall or some other suitable location to host special off-site pickup events.

Attorney Zukowski said Petitioner wants very much to cooperate with the City and be a good member of the community. The closing on Petitioner's purchase of the Property was the result of some unusual logistics that all came together at once and had to be acted upon very quickly, or Petitioner would lose some potential funding. The transaction had to happen when it did, and Attorney Zukowski apologized. Zukowski said he had reviewed the draft ordinance with Petitioner's board, and they are all in agreement.

In response to Chairman Miller, Engineer Carls stated he concurred with Attorney Schweickert's statements and when Petitioner does the drive-through, plans would be submitted for review and approval through his office.

In response to questioning from Member Grabowski, Mr. Lawniczak said Petitioner is busiest around the holidays, which is only 3 times per year. Attorney Zukowski said, other than the holidays, the on-site parking is more than enough to accommodate normal demand.

In response to further questions from Member Grabowski, Ms. Credi said they would be more than willing to have employees act as traffic control if it becomes a problem and to direct people to come back in 15 minutes.

In response to questioning from Member Kalsto, Mr. Lawniczak said Petitioner's busiest day is Wednesday. The most cars Petitioner has had queued in the alley at the former location was 12. The Property has 25 parking spaces, so Petitioner does not perceive any issues during normal operations without the drive through. Customers would just park, come inside, and pick up food.

In response to questioning from Member Grabowski, Mr. Lawniczak said the food baskets are prepared in advance based on a family size, and the pickup process only takes about 5 minutes. Ms. Credi said they want to operate like they did before COVID, where people would come inside to pick up groceries. Since COVID, they have not had the space for people to come inside. They will still assist with carrying groceries out to the individual's vehicle if needed. The boxes are pre-packaged, but additional items like bread and produce will be available in the common area.

Attorney Zukowski referenced the internal building diagram presented at the July 9<sup>th</sup> meeting, noting that there will be a new client sign-up station inside separate from the food pick-up line so operations will not be slowed by people completing paperwork.

Member Grabowski asked if they could have a designated day for new clients to sign up. Ms. Credi noted that when a client signs up, they receive food that day. If they are coming for Petitioner's services, she'd hate for them to waste gas to come back again. However, they have been exploring other options for signing up on certain days or certain times. At the former location, people signing up held up the pick-up drive through. This will no longer be a problem at the new location. Attorney Zukowski added that if there is something the City thinks Petitioner should do at some

point, Petitioner is open to trying it to accommodate the City. Ms. Credi said they want to work smarter, not harder, and are open to any suggestions.

Member Grabowski said it's sad that the community has as many people in need as it does and commended Petitioner for the work they do.

Attorney Zukowski testified that Petitioner's new location is twice the square footage of the former location and has the space to accommodate more storage and walk-in coolers. Petitioner is excited to purchase at lower bulk pricing and offer fresher and healthier foods of greater variety.

Alderman Ballard was in attendance and did not have any questions. There were no public comments or objections.

The Planning/Zoning Commission found the requested relief will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger the public safety, or diminish or impair property values and will not increase street congestion and, therefore, favorably recommended that the City Council approve the requested text amendment and conditionally approve the Special Use subject to the conditions outline by the City's Corporation Counsel.

Chairman Miller said he appreciates the service Petitioner provides and Petitioner's willingness to cooperate with the City.

Member Grabowski moved, and Member Kalsto seconded, to recommend that the City Council approve the text amendment and conditionally approve the requested Special Use. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

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CARY MILLER, Chairman  
Planning/Zoning Commission

July 16, 2025

Illinois Valley Food Pantry  
122 Wright St.  
LaSalle, IL 61301

Attn: Mary Jo Credi

Re: 4133 Progress Blvd. Parking Study  
Architect's Project No. 2025.28

Dear Mary Jo,

Pursuant to your request I have reviewed the site of the proposed new Illinois Valley Food Pantry at 4133 Progress Boulevard, Peru, IL and specifically the plan for a new pick-up lane, and calculated the amount of vehicles that could stack while waiting for pick-up.

From our conversation I understand your plan is for Clients to enter the site at the south parking lot entrance off of Progress Boulevard and proceed to a new drive between the south end of the building and the south property line, the drive would wrap around the southeast corner of the building and extend north to the north end of the building where vehicles would then turn west and enter the building through a new overhead door, food pick-up would occur inside the building. When the pick-up is complete vehicles will exit the building through the overhead door at the northwest corner of the building and proceed to the existing parking lot north entry/exit and then turn either left or right onto Progress Boulevard. In order to provide ample turning space into the building and maximize stacking space I suggest the new drive be located as close to the east property line as possible.

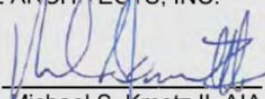
Based on the proposed traffic flow and suggested drive arrangement I have calculated there is space for approximately 19 vehicles, which includes 2 vehicles being loaded inside the building, before waiting vehicles would overflow into the parking lot.

Feel free to contact me if you have any questions.

Sincerely,

KMETZ ARCHITECTS, INC.

BY

  
Michael S. Kmetz II, AIA  
President

**ORDINANCE NO \_\_\_\_\_**

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO SECTION 11.05(d) OF THE ZONING ORDINANCE AND CONDITIONALLY GRANTING A SPECIAL USE AS SOUGHT BY THE PETITION OF ILLINOIS VALLEY FOOD PANTRY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, CONCERNING PROPERTY LOCATED AT 4133 PROGRESS BOULEVARD IN THE CITY OF PERU**

**WHEREAS**, after legal ad notice duly published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru conducted a public hearing on July 9, 2025, and on July 23, 2025, to consider the Petition of Illinois Valley Food Pantry, an Illinois not-for-profit corporation (“Petitioner”), concerning certain real estate located at 4133 Progress Boulevard in the City of Peru, Illinois, legally described as follows:

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

PIN: 17-04-314-022 (hereinafter, the “Subject Property”); and

**WHEREAS**, Petitioner, a not-for-profit, desires to relocate the Illinois Valley Food Pantry to the Subject Property and requests the following relief under the City’s Zoning Ordinance, to wit:

- (1) A text amendment to Section 11.05(d) to add “not-for-profit food distribution center and food pantry” as a Special Use in B-4 Highway Business Districts; and
- (2) Granting Petitioner a Special Use to operate a not-for-profit food distribution center and food pantry at the Subject Property; and

**WHEREAS**, Petitioner purchased the Subject Property on June 20, 2025; and

**WHEREAS**, the new food pantry proposed at the Subject Property will more than double the size of Petitioner’s former location and provide space for walk-in coolers, which were not previously utilized by Petitioner, allowing Petitioner to serve the growing needs of residents in the City of Peru and surrounding areas; and

**WHEREAS**, during the aforementioned public hearings, the Planning/Zoning Commission expressed concerns relating to traffic flow, congestion, and pedestrian access at the Subject Property; and

**WHEREAS**, the Planning/Zoning Commission has made its report of hearing and has unanimously recommended that the City Council approve the requested text amendment to add “not-for-profit food distribution center and food pantry” as a Special Use in B-4 Highway Business Districts; and further recommended that Petitioner be conditionally approved for such Special Use at the Subject Property provided that it take proactive steps to obviate the aforementioned traffic concerns and eliminate them should they arise.

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

**SECTION 1: Recitals.** The City Council finds as facts the recitals hereinbefore set forth and hereby incorporates them by reference as if fully restated herein.

**SECTION 2: Text Amendment.** Section 11.05(d) of the City of Peru Zoning Ordinance shall be and is hereby amended to “not-for-profit food distribution center and food pantry” as a Special Use within B-4 Highway Business Districts.

**SECTION 3: Conditional Special Use.** Based on the nature of the service they offer to the public, the Petitioner is hereby conditionally granted a Special Use pursuant Section 11.05(d) of the City of Peru Zoning Ordinance to operate a “not-for-profit food distribution center and food pantry” at the Subject Property.

This Special Use shall be exclusive to only the Petitioner, as the not-for-profit operator of the food distribution center and food pantry, at the Subject Property and shall be subject to the condition that Petitioner take proactive steps to obviate and eliminate any traffic issues resulting from its operations that may disturb traffic flow upon Progress Boulevard or negatively impact surrounding businesses. These steps shall include, but are not limited to: pursuing grant or other funding for the construction of a drive-through at the Subject Property for pick-ups, posting suitable signage as required by the City, and modifying Petitioner’s operations to increase its delivery services, require scheduled pick-up times, and/or host off-site pick-up events during periods of peak demand, such as Thanksgiving, at an appropriate location. Petitioner shall work in good faith with the City to expeditiously address any issues as they arise.

Nothing in this Ordinance shall be construed to preempt any private covenants and restrictions that may be applicable to the Subject Property.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage and approval according to law.

**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 Kolowski \_\_\_\_\_ voting \_\_\_\_\_, which meeting was held on the 28<sup>th</sup> day of July, 2025.

**APPROVED:** July 28, 2025

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Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

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Jamey Mertel  
City Clerk

<u><b>Aldermen</b></u>	<u><b>Aye</b></u>	<u><b>Nay</b></u>	<u><b>Absent</b></u>
<b>Ballard</b>			
<b>Tieman</b>			
<b>Payton</b>			
<b>Edgcomb</b>			
<b>O'Sadnick</b>			
<b>Sapienza</b>			
<b>Lukosus</b>			
<b>Moreno</b>			