



City of Peru

JAMEY MERTEL
CITY CLERK

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AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, AUGUST 11, 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 MINTUES OF JULY 28, 2025

COMMITTEE REPORTS

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

DISBURSEMENTS for August 13, 2025

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

Motion to approve purchase of John Deere X734 Series w/o deck from, Heritage Tractor, in the amount of \$11,000

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

Discuss and approve the purchase of a primary metering rack from Fletcher Reinhardt Company for \$24,365.

Discuss and approve the purchase of metering bypass switches and a group operated 600A switch from Siemens Industry for a total of \$11,300.

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

MINUTES OF THE AUGUST 6, 2025, PLANNING AND ZONING COMMISSION HEARING ON THE PETITION OF JAMES J. BRADY III SEEKING APPROVAL OF THE CONSOLIDATION PLAT FOR LOT 8 & 9 OF THE POINTE SUBDIVISION

AN ORDINANCE APPROVING THE CONSOLIDATION PLAT FOR LOT 8 & 9 OF THE POINTE SUBDIVISION TO THE CITY OF PERU AS SOUGHT BY THE PETITION OF JAMES J. BRADY III (PINs: 17-08-421-008 & 17-08-421-009)

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PUBLIC UTILITY EASEMENT FROM ELAINE BUCKMAN, AS TRUSTEE OF THE GEORGE BUCKMAN ILLINOIS EXEMPT FAMILY TRUST (Meridian/Dalzell Road, Peru – PINs: 17-06-303-000 & 17-07-103-000)

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A TRUSTEE'S DEED FROM ELAINE BUCKMAN, AS TRUSTEE OF THE GEORGE BUCKMAN ILLINOIS EXEMPT FAMILY TRUST (Meridian/Dalzell Road, Peru – Part of PIN: 17-06-303-000 – 2± Acres)

AN ORDINANCE AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PERU, AN ILLINOIS HOME-RULE MUNICIPAL CORPORATION, AND EAKAS CORPORATION, AN ILLINOIS CORPORATION

AN ORDINANCE AUTHORIZING AND APPROVING A REAL ESTATE EXCHANGE AGREEMENT BETWEEN THE CITY OF PERU AND LARRY J. CRISS

PROCLAMATIONS

UNFINISHED BUSINESS

NEW BUSINESS

Discuss and approve the placement of one carry out only restricted parking sign on Water Street in front of 1519 Water Street

PETITIONS AND COMMUNICATIONS

ITEM NO. 1 *Communication from Gina Cain seeking variances from the zoning code for 1914 3rd Street.*

MAYOR'S NOTES

PUBLIC COMMENT

CLOSED SESSION

ADJOURNMENT

CITY OF PERU REGULAR COUNCIL MEETING JULY 28, 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 28, 2025, at 8:06 P.M.

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

PUBLIC COMMENT

PRESENTATION

MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS

Mayor Kolowski presented the Regular Minutes of July 14, 2025, Treasurer's Report for June 2025, City Clerk's Report of Cash Received for June 2025, and the Building Permit Report-2nd Quarter. Alderman Payton made a motion the minutes be received and placed on file. Alderman Edgcomb seconded the motion; motion carried.

FINANCE AND SAFETY COMMITTEE

Alderman Sapienza presented the following disbursements for payment on July 30, 2025:

<u>FUND NAME</u>	<u>TOTAL EXPENSES</u>
General Fund	\$761,744.69
Garbage Fund	81,393.84
MVP TIF	33,960.75
Utility Fund	555,445.89
Landfill	17,826.90
Airport Fund	<u>2,857.86</u>
Total	\$1,453,229.93

Alderman Sapienza made a motion the disbursements be received, placed on file and bills paid in the usual manner. 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.

Alderman Ballard made a motion to approve \$200.00 donation to LP Band Parent Association. Alderman Payton seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Alderman Tieman made motion to approve \$250.00 donation to LPHS Football Moms Club. Alderman Sapienza seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

CITY OF PERU REGULAR COUNCIL MEETING JULY 28, 2025

PUBLIC SERVICES COMMITTEE

Alderman O'Sadnick made a motion to authorize the Board of Fire and Police Commissioners to hire patrolman. 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.

Alderman Edgcomb made motion to hire part-time social worker for the Police Department (position based on annual grant). Alderman Payton seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

PUBLIC WORKS COMMITTEE

Alderman Moreno made a motion to approve invoice, in the amount of \$27,900.00, from Advanced Asphalt Co. for patching on Water Street due to water main break. Alderman Lukosus seconded the motion. PSM/Fire Chief Jeff King reported the water main break caused the road to buckle up about 2ft. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Alderman Lukosus made a motion to approve James Hardie substation transformer repair and testing services from RESA for \$85,000. Alderman Ballard seconded the motion. Kevin Minnick, Electric Operations Manager reported that James Hardie will be having a outage in October and it gives us a chance to repair and make modifications. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

Special Counsel Herb Klein presented a proposed ordinance entitled:

ORDINANCE NO. 6966

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

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

Special Counsel Herb Klein presented a proposed ordinance entitled:

ORDINANCE NO. 6967

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

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

Special Counsel Herb Klein presented a proposed ordinance entitled:

CITY OF PERU REGULAR COUNCIL MEETING JULY 28, 2025

ORDINANCE NO. 6968

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

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, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Special Counsel Herb Klein presented a proposed ordinance entitled:

ORDINANCE NO. 6969

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

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, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Special Counsel Herb Klein presented a proposed ordinance entitled:

ORDINANCE NO. 6970

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

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

Corporate Counsel Scott Schweickert presented the minutes of the July 23, 2025, continued Planning/Zoning Commission hearing held on petition of Illinois Valley Food Pantry located at 4133 Progress Boulevard in the City of Peru. Alderman Payton made a motion the minutes be received, placed on file and concur with the recommendation. Alderman Edgcomb seconded the motion. Motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6971

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

CITY OF PERU REGULAR COUNCIL MEETING JULY 28, 2025

Alderman Payton made a motion the ordinance be adopted as written and read. Alderman Edgcomb 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

NEW BUSINESS

Clerk Mertel reported that the clerk's office will restart the use of the CodeRED community notification system. Clerk Mertel stated he will use the alert system going forward for things like weather alerts, power outages, or water main breaks. Clerk Mertel stated the last time the system was used was in January 2024 and urged interested parties to go onto the website and sign up or update their information.

PETITIONS AND COMMUNICATIONS

Clerk Mertel presented a communication from Matt Becker of Stone Jug Barbeque requesting permission to close Schuyler Street between 3rd Street and Rte. 6 on August 24th for the annual Horizon House Steak Fry. Alderman Sapienza made a motion the communication be received, placed on file and permission granted. Alderman O'Sadnick seconded the motion. Motion carried.

MAYOR'S NOTES

Mayor Kolowski reported that the Jr. Police Academy was a great success. Police Chief Sarah Raymond stated it was well received.

Adam Thorson, Director of Parks, Recreation and Special Events, reported the Taste of the IL Valley starts on Thursday.

PUBLIC COMMENT

CLOSED SESSION

ADJOURNMENT

Alderman Potthoff made a motion that the meeting be adjourned. Alderman O'Sadnick seconded the motion and motion carried. The meeting was adjourned at 8:30 p.m.

City of Peru Disbursements to be Paid 8/13/2025

FUND	FUND NAME		
10	General Fund	\$	460,249.36
15	Insurance Fund	\$	149,646.49
17	MVP TIF	\$	2,739.00
60	Utility Fund	\$	1,254,475.20
85	Airport Fund	\$	13,594.92
		\$	<u>1,880,704.97</u>

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
VERIZON WIRELESS	10 -5-10-56100	815-780-0170 KOLOWSKI	42.34	GENERAL	ELECTED OFFICIALS	TELEPHONE/INTERNET/CABLE
PETTY CASH	10 -5-12-56000	POSTAGE	6.80	GENERAL	CLERK'S OFFICE	POSTAGE
VERIZON WIRELESS	10 -5-12-56100	815-200-2945 PUB SVCS	46.77	GENERAL	CLERK'S OFFICE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-12-56100	815-200-5094 STEVENS	42.34	GENERAL	CLERK'S OFFICE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-12-56100	815-220-5687 MERTEL	42.34	GENERAL	CLERK'S OFFICE	TELEPHONE/INTERNET/CABLE
MARCO TECHNOLOGIES LLC	10 -5-12-56400	CR CLERK SHARP-JUN25 TARIFF FE	(15.00)	GENERAL	CLERK'S OFFICE	MAINTENANCE AGREEMENTS
MARCO TECHNOLOGIES LLC	10 -5-12-56400	CLERK SHARP JUL25	170.54	GENERAL	CLERK'S OFFICE	MAINTENANCE AGREEMENTS
MARCO TECHNOLOGIES LLC	10 -5-12-56400	CLERK SHARP AUG25	140.54	GENERAL	CLERK'S OFFICE	MAINTENANCE AGREEMENTS
IL DEPT OF PUBLIC HEALT	10 -5-12-56500	DEATH CERT COPIES	988.00	GENERAL	CLERK'S OFFICE	VITAL RECORDS
CAPITAL ONE/WALMART	10 -5-12-65200	CLERK SUPPLIES	28.10	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
DRESBACH DIST CO	10 -5-12-65200	PAPER TOWELS/WATER	119.90	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
COMMUNICATION WORKS	10 -5-14-51300	GMC LIGHTS INSTLL	1,929.75	GENERAL	CITY ENGINEER	R&M/VEHICLES
CHAMLIN & ASSOCIATES IN	10 -5-14-53450	BLDG INSPCTN PLAN RVWS	3,432.00	GENERAL	CITY ENGINEER	INSPC CONSULT/PLAN RVWS
VERIZON WIRELESS	10 -5-14-56100	815-228-9981 ENGINEER	46.77	GENERAL	CITY ENGINEER	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-14-56100	815-830-1239 BLDG INSP	46.78	GENERAL	CITY ENGINEER	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-14-56100	815-993-1511 ZBOROWSKI	42.34	GENERAL	CITY ENGINEER	TELEPHONE/INTERNET/CABLE
MARCO TECHNOLOGIES LLC	10 -5-14-56400	ENG SHARP JUL25	213.43	GENERAL	CITY ENGINEER	MAINTENANCE AGREEMENTS
MARCO TECHNOLOGIES LLC	10 -5-14-56400	ENG SHARP AUG25	144.43	GENERAL	CITY ENGINEER	MAINTENANCE AGREEMENTS
AMAZON CAPITAL SERVICES	10 -5-14-65200	SUPPLIES	82.08	GENERAL	CITY ENGINEER	OPERATING SUPPLIES
DRESBACH DIST CO	10 -5-14-65200	PAPER TOWELS/WATER	37.50	GENERAL	CITY ENGINEER	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-14-65500	JUL25 FUEL-ENGINEER	386.77	GENERAL	CITY ENGINEER	FUEL & OIL VEHICLES
IL VALLEY REGIONAL DISP	10 -5-15-52803	SEP25 PER CAP	24,080.39	GENERAL	ADMINISTRATIVE	IVRD PER CAPITA CONTRIB
OSF MEDICAL GROUP-OCCUP	10 -5-15-53420	MED SVCS STREETS	354.00	GENERAL	ADMINISTRATIVE	MEDICAL SERVICES
IVAC	10 -5-15-55500	LEGISLATIVE LUNCH 2025	35.00	GENERAL	ADMINISTRATIVE	EDUCATION/MEETINGS
COMCAST BUSINESS CABLE/	10 -5-15-56100	CH INTERNET TO 9/9	144.72	GENERAL	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-15-56100	779-732-0825 LAURA	42.34	GENERAL	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
LASALLE PUBLISHING	10 -5-15-56200	JUL25 ADS	2,706.00	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
LASALLE PUBLISHING/LEGA	10 -5-15-56200	PZ BRADY	230.78	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
MARCO TECHNOLOGIES LLC	10 -5-15-56400	CR HR SHARP-JUN25 TARIFF FEE	(40.00)	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
MARCO TECHNOLOGIES LLC	10 -5-15-56400	CR HR SHARP-JUL25 TARIFF FEE	(40.00)	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
MARCO TECHNOLOGIES LLC	10 -5-15-56400	CR HR SHARP-AUG25 TARIFF FEE	(40.00)	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
MARCO TECHNOLOGIES LLC	10 -5-15-56400	HR SHARP-JUN25	143.13	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
MARCO TECHNOLOGIES LLC	10 -5-15-56400	HR SHARP-JUL25	143.13	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
MARCO TECHNOLOGIES LLC	10 -5-15-56400	HR SHARP-AUG25	143.13	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
MIDWEST MAILING & SHIPP	10 -5-15-56400	ANN MNTNCE-PSTG MACH 2026	1,425.00	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
QUADIENT INC	10 -5-15-56400	QTRLY LEASE	386.51	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
CIVICPLUS LLC	10 -5-15-59900	MUNICODE ANN SUBSCRIPTION	4,802.23	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE
SERVICEMASTER BEST CLEA	10 -5-15-59900	ELEC JUL25 CLEAN	975.00	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
MAUTINO DIST CO INC	10 -5-15-65200	WATER	41.25	GENERAL	ADMINISTRATIVE	OPERATING SUPPLIES
MAUTINO DIST CO INC	10 -5-15-65200	WATER	41.25	GENERAL	ADMINISTRATIVE	OPERATING SUPPLIES
MCS ADVERTISING	10 -5-15-91000	ECON DEV WEBSITE AUG25	1,000.00	GENERAL	ADMINISTRATIVE	ECONOMIC DEVELOPMENT
LP HOOP GROUP	10 -5-15-94000	BEVERAGE CART SPONSOR	100.00	GENERAL	ADMINISTRATIVE	DONATIONS
PERU PUBLIC LIBRARY	10 -5-15-97020	PPRT RCVD 8/5/25	1,293.56	GENERAL	ADMINISTRATIVE	CONTRIB TO LIBR-PPRT
CHAPMAN'S MECHANICAL	10 -5-16-51100	POLC-COOLING MNTNCE	2,454.00	GENERAL	POLICE	R&M/BUILDINGS
CONNOR CO	10 -5-16-51100	TOILET REPAIR KIT	229.74	GENERAL	POLICE	R&M/BUILDINGS
KLEIN THORPE&JENKINS LT	10 -5-16-53200	JUN25 LEGAL-POLC	53.00	GENERAL	POLICE	LEGAL FEES
VERIZON WIRELESS	10 -5-16-56100	POLC WIRELESS TO 7/20	1,365.32	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE
AMAZON CAPITAL SERVICES	10 -5-16-65200	MICROPHONE	9.89	GENERAL	POLICE	OPERATING SUPPLIES
CAPITAL ONE/WALMART	10 -5-16-65200	POLICE SUPPLIES	248.13	GENERAL	POLICE	OPERATING SUPPLIES
DEBO ACE HARDWARE	10 -5-16-65200	SUPPLIES	13.36	GENERAL	POLICE	OPERATING SUPPLIES
PEARL TECHNOLOGY LLC	10 -5-16-65200	POLC-MS 365 LICENSE	72.00	GENERAL	POLICE	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-16-65500	JUL25 FUEL-POLICE	4,601.76	GENERAL	POLICE	FUEL & OIL VEHICLES
DINGES FIRE COMPANY	10 -5-17-51200	CARBIDE CHAIN LOOP	601.90	GENERAL	FIRE	R&M/EQUIPMENT
FIRE SERVICE INC.	10 -5-17-51300	311 MNTNCE	1,392.12	GENERAL	FIRE	R&M/VEHICLES
HALM'S MOTOR SERVICE	10 -5-17-51300	VEHCL CLEAN SUPPLIES	7.99	GENERAL	FIRE	R&M/VEHICLES
HALM'S MOTOR SERVICE	10 -5-17-51300	VEHCL CLEAN SUPPLIES	43.98	GENERAL	FIRE	R&M/VEHICLES
COMCAST CABLE	10 -5-17-56100	AUG25 CABLE	97.90	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-17-56100	815-712-2165 FIRE DEPT1	46.77	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-17-56100	815-712-2166 FIRE DEPT2	46.77	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-17-56100	779-732-7265 FIRE TABLET	29.24	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-17-56100	779-732-7266 FIRE TABLET	29.24	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-17-56100	779-732-7269 FIRE TABLET	29.24	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-17-56100	FIRE WIRELESS TO 7/20	216.06	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
MARCO TECHNOLOGIES LLC	10 -5-17-56400	FIRE-HPI TARIFF FEE	(10.00)	GENERAL	FIRE	MAINTENANCE AGREEMENTS
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
CINTAS CORPORATION	10 -5-17-59900	FIRE-CABNT SERV	8.38	GENERAL	FIRE	CONTRACTUAL SERVICE
AMAZON CAPITAL SERVICES	10 -5-17-65200	OCC HEALTH NAVGTRN GUIDE	84.02	GENERAL	FIRE	OPERATING SUPPLIES
DEBO ACE HARDWARE	10 -5-17-65200	SUPPLIES	281.66	GENERAL	FIRE	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-17-65500	JUL25 FUEL-FIRE	1,354.80	GENERAL	FIRE	FUEL & OIL VEHICLES
AMAZON CAPITAL SERVICES	10 -5-19-51100	HVAC AIR FILTERS	177.69	GENERAL	STREET	R&M/BUILDINGS
CYCLOPS WELDING & MFG	10 -5-19-51200	CARBON STEEL PLATE	43.00	GENERAL	STREET	R&M/EQUIPMENT
MARTIN EQUIPMENT OF IL	10 -5-19-51200	U501 LOADER REPAIR PARTS	779.96	GENERAL	STREET	R&M/EQUIPMENT
SMITH'S SALES & SERVICE	10 -5-19-51200	BAR/CHAIN	145.00	GENERAL	STREET	R&M/EQUIPMENT
JACK'S GAS & SERV INC	10 -5-19-51300	TRUCK INSPECTIONS	348.00	GENERAL	STREET	R&M/VEHICLES
JACK'S GAS & SERV INC	10 -5-19-51300	TRUCK INSPECTIONS	202.00	GENERAL	STREET	R&M/VEHICLES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
MIDWEST WHEEL COMPANIES	10 -5-19-51300	PARTS	144.00	GENERAL	STREET	R&M/VEHICLES
MIDWEST WHEEL COMPANIES	10 -5-19-51300	RECOVERY STRAP	81.23	GENERAL	STREET	R&M/VEHICLES
NAPA AUTO PARTS	10 -5-19-51300	OIL FILTERS	47.88	GENERAL	STREET	R&M/VEHICLES
ADVANCED ASPHALT CO	10 -5-19-51400	SURFACE MIX	1,138.50	GENERAL	STREET	R&M/STREETS
ADVANCED ASPHALT CO	10 -5-19-51400	SURFACE MIX	452.25	GENERAL	STREET	R&M/STREETS
CHAMLIN & ASSOCIATES IN	10 -5-19-51450	PLANK RD WIDENING PH 1	23,901.50	GENERAL	STREET	PLANK RD PROJ GRNT CNSTR
CHAMLIN & ASSOCIATES IN	10 -5-19-51450	PLANK RD WIDENING PH 2	1,545.00	GENERAL	STREET	PLANK RD PROJ GRNT CNSTR
KLEIN THORPE&JENKINS LT	10 -5-19-53200	JUN25 LEGAL-STREETS	88.50	GENERAL	STREET	LEGAL FEES
COMCAST BUSINESS	10 -5-19-56100	PW AUG25 PHONE	616.84	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
COMCAST BUSINESS CABLE/	10 -5-19-56100	PW CABLE/PHONE TO 8/15	139.78	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-19-56100	815-200-2897 PUB SVCS	51.56	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-19-56100	815-228-1827 GARAGE	41.71	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-19-56100	779-732-0840 PW LAPTOP	45.23	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-19-56100	779-717-8804 STREETS ONCALL	42.34	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-19-56100	815-202-6093 STRS FOREMAN	47.34	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
MARCO TECHNOLOGIES LLC	10 -5-19-56400	CR PW ANNUAL MNTNCE TARIFF FE	(6.00)	GENERAL	STREET	MAINTENANCE AGREEMENTS
MARCO TECHNOLOGIES LLC	10 -5-19-56400	PW ANNUAL MNTNCE	581.30	GENERAL	STREET	MAINTENANCE AGREEMENTS
CINTAS CORPORATION	10 -5-19-59900	PW CABNT SERV	122.13	GENERAL	STREET	CONTRACTUAL SERVICE
CINTAS CORPORATION	10 -5-19-59900	PW-EYEWASH STN	150.00	GENERAL	STREET	CONTRACTUAL SERVICE
MICHAEL TODD INDUSTRIAL	10 -5-19-61200	SIGNS	292.08	GENERAL	STREET	SIGNS
DEBO ACE HARDWARE	10 -5-19-65200	SUPPLIES	1,054.32	GENERAL	STREET	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	10 -5-19-65200	SAW/CHAIN/PROPANE TORCH	593.13	GENERAL	STREET	OPERATING SUPPLIES
PETTY CASH	10 -5-19-65200	POSTAGE	107.37	GENERAL	STREET	OPERATING SUPPLIES
S J SMITH CO., INC	10 -5-19-65200	ARGON MIX	6.51	GENERAL	STREET	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-19-65200	GLOVES	29.00	GENERAL	STREET	OPERATING SUPPLIES
ARNESON OIL COMPANY	10 -5-19-65500	DIESEL FUEL	1,161.21	GENERAL	STREET	FUEL & OIL VEHICLES
ARNESON OIL COMPANY	10 -5-19-65500	DIESEL FUEL	1,086.16	GENERAL	STREET	FUEL & OIL VEHICLES
US BANK VOYAGER FLEET S	10 -5-19-65500	JUL25 FUEL-STREETS	2,170.38	GENERAL	STREET	FUEL & OIL VEHICLES
DEERE CREDIT INC	10 -5-19-72370	030-0075865-000/PAY 35	105.33	GENERAL	STREET	INT-JOHN DEERE CREDIT
DEERE CREDIT INC	10 -5-19-72370	030-0075957-000/PAY 37	33.91	GENERAL	STREET	INT-JOHN DEERE CREDIT
DEERE CREDIT INC	10 -5-19-72370	030-0076061-000/PAY 33	78.28	GENERAL	STREET	INT-JOHN DEERE CREDIT
DEERE CREDIT INC	10 -5-19-88400	030-0075865-000/PAY 35	1,445.70	GENERAL	STREET	NEW EQUIPMENT/VEHICLES
DEERE CREDIT INC	10 -5-19-88400	030-0075957-000/PAY 37	505.56	GENERAL	STREET	NEW EQUIPMENT/VEHICLES
DEERE CREDIT INC	10 -5-19-88400	030-0076061-000/PAY 33	994.91	GENERAL	STREET	NEW EQUIPMENT/VEHICLES
PETTY CASH	10 -5-19-92900	TREATS	73.12	GENERAL	STREET	MISCELLANEOUS EXP
CHAPMAN'S MECHANICAL	10 -5-22-51100	CITY HALL AC MNTNCE	478.50	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
CINTAS CORP #396	10 -5-22-59900	CITY HALL/FIRE MATS	75.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
ILLINOIS MILITARY MAINT	10 -5-22-59900	CLEAN 7/5-7/26	800.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
JOHNSON CONTROLS SECURI	10 -5-22-59900	CITY HALL CREDIT	(445.12)	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
JOHNSON CONTROLS SECURI	10 -5-22-59900	CITY HALL QTRLY 3-5/24	380.26	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
JOHNSON CONTROLS SECURI	10 -5-22-59900	CITY HALL QTRLY 6-8/24	408.78	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
JOHNSON CONTROLS SECURI	10 -5-22-59900	CITY HALL QTRLY 9-11/24	408.78	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
JOHNSON CONTROLS SECURI	10 -5-22-59900	CITY HALL QTRLY 12/24-2/25	408.78	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
REPUBLIC SERVICES #792	10 -5-22-59900	BOAT RAMP WASTE CONTAINER	151.25	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
SERVICEMASTER BEST CLEA	10 -5-22-59900	PW JUL25 CLEAN	650.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
MENARDS	10 -5-22-65200	CITY HALL LIGHT BULBS	84.99	GENERAL	BUILDINGS & GROUNDS	OPERATING SUPPLIES
MIDWEST ENVIRONMENTAL C	10 -5-22-89990	1410 8TH ST ASBESTOS ABATEMENT	7,341.50	GENERAL	BUILDINGS & GROUNDS	DEMOLITION
HEATHER LINNIG	10 -5-23-42100	PRETTY PRINCESS ASSISTANT	68.54	GENERAL	PARKS	CAMP STIPENDS
HEATHER LINNIG	10 -5-23-42100	MESSY ART ASSISTANT	68.54	GENERAL	PARKS	CAMP STIPENDS
KAYLA SPENCER	10 -5-23-42100	PRETTY PRINCESS ASSIST	102.81	GENERAL	PARKS	CAMP STIPENDS
KAYLA SPENCER	10 -5-23-42100	MESSY ART ASSIST	102.81	GENERAL	PARKS	CAMP STIPENDS
KAYLA SPENCER	10 -5-23-42100	GIRLS BASKETBALL ASSIST	171.35	GENERAL	PARKS	CAMP STIPENDS
KAYLA SPENCER	10 -5-23-42100	BOYS BASKETBALL ASSIST	102.81	GENERAL	PARKS	CAMP STIPENDS
KAYLA SPENCER	10 -5-23-42100	ZOO CREATIONS ASSIST	57.12	GENERAL	PARKS	CAMP STIPENDS
MATT GUENTHER	10 -5-23-42100	BOYS BASKETBALL DIR	285.59	GENERAL	PARKS	CAMP STIPENDS
MATT GUENTHER	10 -5-23-42100	GIRLS BASKETBALL DIR	285.59	GENERAL	PARKS	CAMP STIPENDS
TANYA HANCK	10 -5-23-42100	PRETTY PRETTY PRINCESS DIR	285.59	GENERAL	PARKS	CAMP STIPENDS
TANYA HANCK	10 -5-23-42100	MESSY ART DIR	285.59	GENERAL	PARKS	CAMP STIPENDS
TANYA HANCK	10 -5-23-42100	ZOO CREATIONS DIR	95.20	GENERAL	PARKS	CAMP STIPENDS
TARA WASHKOWIAK	10 -5-23-42100	ARROUND WORLD IN 5 DAYS DIR	285.59	GENERAL	PARKS	CAMP STIPENDS
TARA WASHKOWIAK	10 -5-23-42100	GLOBAL STREET ART DIR	285.59	GENERAL	PARKS	CAMP STIPENDS
GATZA ELECTRICAL CONTRA	10 -5-23-51100	VETS PARK-FOOD TRUCK AREA	472.00	GENERAL	PARKS	R&M/BUILDINGS/STRUCTURES
SMITH'S SALES & SERVICE	10 -5-23-51200	CHAIN	37.00	GENERAL	PARKS	R&M/EQUIPMENT
SMITH'S SALES & SERVICE	10 -5-23-51200	REPAIR PARTS	241.00	GENERAL	PARKS	R&M/EQUIPMENT
SMITH'S SALES & SERVICE	10 -5-23-51212	BLADES	150.00	GENERAL	PARKS	R&M/PARK EQUIPMENT
CASSIDY TIRE PERU, LLC	10 -5-23-51300	R406 TIRES	907.80	GENERAL	PARKS	R&M/VEHICLES
PERU AUTO ELECTRIC	10 -5-23-51300	R406 BATTERY	189.00	GENERAL	PARKS	R&M/VEHICLES
ADVANCED TURF SOLUTIONS	10 -5-23-51700	BASES/FIELD SUPPLIES	1,353.00	GENERAL	PARKS	R&M/GROUNDS
UTILITY EQUIPMENT CO	10 -5-23-51700	WASH PARK FIELD IRRIGATION PIPE	2,216.00	GENERAL	PARKS	R&M/GROUNDS
UTILITY EQUIPMENT CO	10 -5-23-51700	WASH PARK IRRIGATION	3,324.00	GENERAL	PARKS	R&M/GROUNDS
CHAMLIN & ASSOCIATES IN	10 -5-23-53100	OSLAD GRANT SVCS	4,000.00	GENERAL	PARKS	ENGINEERING EXPENSE
VERIZON WIRELESS	10 -5-23-56100	815-663-9231 GHIGHI	51.56	GENERAL	PARKS	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-23-56100	815-681-8600 RECR DIR	51.56	GENERAL	PARKS	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-23-56100	815-200-5058 THORSON	42.34	GENERAL	PARKS	TELEPHONE/INTERNET/CABLE
STARVED ROCK MEDIA	10 -5-23-56200	PISTOL SHRIMP GAMES ADS	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

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
STARVED ROCK MEDIA	10 -5-23-56200	4TH OF JULY PROMO	800.00	GENERAL	PARKS	EVENT PUBLISHING/ADVERTISING
STARVED ROCK MEDIA	10 -5-23-56200	TASTE FB POSTS/WEB BANNERS	350.00	GENERAL	PARKS	EVENT PUBLISHING/ADVERTISING
STARVED ROCK MEDIA	10 -5-23-56200	TASTE ADS	1,440.00	GENERAL	PARKS	EVENT PUBLISHING/ADVERTISING
STARVED ROCK MEDIA	10 -5-23-56200	TASTE ADS	150.00	GENERAL	PARKS	EVENT PUBLISHING/ADVERTISING
CINTAS CORPORATION	10 -5-23-59900	REC GRG-CAB SERV	312.83	GENERAL	PARKS	CONTRACTUAL SERVICE
DEBO ACE HARDWARE	10 -5-23-65200	SUPPLIES	2,371.80	GENERAL	PARKS	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	10 -5-23-65200	IMPACT WRENCH	199.00	GENERAL	PARKS	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	10 -5-23-65200	BLADE/FILTER	95.97	GENERAL	PARKS	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-23-65210	TASTE WRISTBANDS	29.76	GENERAL	PARKS	EVENTS/PROGRAMS
EVENT SPECIALISTS	10 -5-23-65210	MOVIE IN THE PARK 8/15	1,200.00	GENERAL	PARKS	EVENTS/PROGRAMS
HARRY HICKSTEIN	10 -5-23-65210	COMEDY NIGHT BALANCE	500.00	GENERAL	PARKS	EVENTS/PROGRAMS
JENNIFER ZNANIECKI	10 -5-23-65210	CAMP SUPPLIES	95.52	GENERAL	PARKS	EVENTS/PROGRAMS
LADD SOUND PRODUCTIONS	10 -5-23-65210	MUSIC UNDER THE OAKS 8/23	400.00	GENERAL	PARKS	EVENTS/PROGRAMS
LOCKER ROOM	10 -5-23-65210	TASTE TSHIRTS	3,280.00	GENERAL	PARKS	EVENTS/PROGRAMS
MAZE LUMBER COMPANY	10 -5-23-65210	LUMBER	83.97	GENERAL	PARKS	EVENTS/PROGRAMS
PETTY CASH	10 -5-23-65210	TASTE CC/DR CARD PROCESSING	100.00	GENERAL	PARKS	EVENTS/PROGRAMS
THE HOME CITY ICE COMPA	10 -5-23-65210	TASTE ICE	784.00	GENERAL	PARKS	EVENTS/PROGRAMS
AMAZON CAPITAL SERVICES	10 -5-24-51200	TRAILER HITCH RECEIVER	34.99	GENERAL	CEMETERY	R&M/EQUIPMENT
HALM'S MOTOR SERVICE	10 -5-24-51200	TRAILER JACK	399.99	GENERAL	CEMETERY	R&M/EQUIPMENT
HERITAGE TRACTOR	10 -5-24-51200	ABSORBER	431.51	GENERAL	CEMETERY	R&M/EQUIPMENT
PERU AUTO ELECTRIC	10 -5-24-51200	CMTRY LABOR REPAIR	25.00	GENERAL	CEMETERY	R&M/EQUIPMENT
VERIZON WIRELESS	10 -5-24-56100	779-732-0839 CMTRY LAPTOP	45.23	GENERAL	CEMETERY	TELEPHONE/INTERNET/CABLE
CINTAS CORPORATION	10 -5-24-59900	CMTRY CAB SVC	45.77	GENERAL	CEMETERY	CONTRACTUAL SERVICE
CINTAS CORPORATION	10 -5-24-59900	CMTRY EYEWASH STN	130.00	GENERAL	CEMETERY	CONTRACTUAL SERVICE
DEBO ACE HARDWARE	10 -5-24-65200	SUPPLIES	566.05	GENERAL	CEMETERY	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	10 -5-24-65200	SUPPLIES	156.41	GENERAL	CEMETERY	OPERATING SUPPLIES
MENARDS	10 -5-24-65200	LUMBER/SUPPLIES	198.98	GENERAL	CEMETERY	OPERATING SUPPLIES
MENARDS	10 -5-24-65200	SUPPLIES	35.74	GENERAL	CEMETERY	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-24-65200	OIL	89.00	GENERAL	CEMETERY	OPERATING SUPPLIES
VERIZON WIRELESS	10 -5-26-56100	815-326-9307 FINANCE OFFICER	46.77	GENERAL	FINANCE	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-27-56100	779-601-8091 IT DIR	42.34	GENERAL	IT	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-27-56100	815-664-8793 ROUNDS	36.01	GENERAL	IT	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-27-56100	779-717-8504 TODD	47.34	GENERAL	IT	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-27-56100	779-717-8805 IT ASST	47.34	GENERAL	IT	TELEPHONE/INTERNET/CABLE
US BANK VOYAGER FLEET S	10 -5-27-65500	JUL25 FUEL-IT	106.43	GENERAL	IT	FUEL & OIL VEHICLES
VERIZON WIRELESS	10 -5-28-56100	815-780-0365 SCHWEICKERT	42.34	GENERAL	LEGAL	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	10 -5-29-56100	815-200-5047 REESE	42.34	GENERAL	HR/HEALTH & WELFARE	TELEPHONE/INTERNET/CABLE
LASALLE PUBLISHING/LEGA	34 -5-90-53400	MINT TIF DISTRICT	2,739.00	NEXUS TIF	OPERATING EXPENSES	LEGAL/PROF FEES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
DEERE CREDIT INC	60 -20340	030-0075866-000/PAY 35	1,420.48	UTILITY	NA	LEASE PURCHASE PAYABLE
DEERE CREDIT INC	60 -20340	030-0076055-000/PAY 33	994.91	UTILITY	NA	LEASE PURCHASE PAYABLE
MICHAEL LYNCH	60 -5-15-47100	LYNCH CA	175.50	UTILITY	ADMINISTRATIVE	CLOTHING ALLOWANCE
JOHN DEERE FINANCIAL	60 -5-15-47200	BIRKENBEUEL UNIF	79.97	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
CHAMLIN & ASSOCIATES IN	60 -5-15-53100	MISC ELEC ENG	3,272.50	UTILITY	ADMINISTRATIVE	ENGINEERING EXPENSE
GUYS WITH CAPES LLC	60 -5-15-53450	HOURLY CONSULTING	3,200.00	UTILITY	ADMINISTRATIVE	CONSULTING SERVICES
MPOWER TECHNOLOGIES, IN	60 -5-15-55500	CONFERENCE-ROGERS	1,795.00	UTILITY	ADMINISTRATIVE	EDUCATION/MEETINGS
TENNESSEE VALLEY PUBLIC	60 -5-15-55500	FELDOTT-TRNG	645.75	UTILITY	ADMINISTRATIVE	EDUCATION/MEETINGS
PETTY CASH	60 -5-15-56000	POSTAGE	37.87	UTILITY	ADMINISTRATIVE	POSTAGE
VERIZON WIRELESS	60 -5-15-56100	ELEC WIRELESS TO 7/15	763.71	UTILITY	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
CINTAS CORP #396	60 -5-15-59900	ELEC MATS/SUPPL	147.23	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	PW MATS/SUPPL	290.28	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	ELEC MATS/SUPPL	48.95	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	ELEC MATS/SUPPL	167.91	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	PW MATS/SUPPL	78.98	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORPORATION	60 -5-15-59900	ELEC-EYEWSH STN	198.36	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
AMAZON CAPITAL SERVICES	60 -5-15-65200	KITCHEN SUPPLIES	73.16	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
PETTY CASH	60 -5-15-65200	SUPPLIES/ICE	89.31	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
THE HOME CITY ICE COMPA	60 -5-15-65200	ICE	285.00	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
MICHAEL LYNCH	60 -5-15-92900	MEALS REIMB - CRANE CREW	109.62	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
PETTY CASH	60 -5-15-92900	DONUTS/SODA	47.62	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
LEONE GRAIN & SUPPLY IN	60 -5-61-51100	HERBICIDE	440.00	UTILITY	POWER & GENERATION	R&M/BUILDINGS
HIGH VOLTAGE EQUIP DIAG	60 -5-61-51200	DIAGNOSTIC TESTING	5,359.86	UTILITY	POWER & GENERATION	R&M/EQUIPMENT
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #13 MNTNCE	129.50	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
BAKER TILLY ADVISORY GR	60 -5-61-53100	KVA GRANT ASSIST	10,182.38	UTILITY	POWER & GENERATION	ENGINEERING EXPENSE
SMITH'S SALES & SERVICE	60 -5-62-51200	BLADES/LABOR	373.00	UTILITY	DISTRIBUTION SYSTEM	R&M/EQUIPMENT
SMITH'S SALES & SERVICE	60 -5-62-51200	TS500 MNTNCE	248.00	UTILITY	DISTRIBUTION SYSTEM	R&M/EQUIPMENT
ECHO ELECTRIC	60 -5-62-51290	CONDUIT	315.03	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	CORD	23.57	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ON SITE REPAIR SERVICES	60 -5-62-51290	MOVE XFRMR EAKAS	1,429.50	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
T & R ELECTRIC SUPPLY C	60 -5-62-51290	100 KVA POLE MOUNT	8,189.50	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
TALLMAN EQUIPMENT CO	60 -5-62-51290	2 38KV LOADRANGER	4,526.46	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
UNITED UTILITY SUPPLY (60 -5-62-51290	15KV POLY INSULATOR	438.40	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ANIXTER INC	60 -5-62-52960	METER TEST/REPAIR	294.18	UTILITY	DISTRIBUTION SYSTEM	R&M METERS/NEW METERS
DEBO ACE HARDWARE	60 -5-62-65200	SUPPLIES	58.53	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MARTIN EQUIPMENT OF IL	60 -5-62-65200	LOCK	58.92	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MAZE LUMBER COMPANY	60 -5-62-65200	LUMBER	19.59	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	50' CAGE	149.98	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
SMITH'S SALES & SERVICE	60 -5-62-65200	MOTOMIX	20.00	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
ULINE	60 -5-62-65200	TRASH CAN LINERS	113.90	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
ECHO ELECTRIC	60 -5-63-51200	LED LAMPS	593.80	UTILITY	STREET LIGHTING	R&M/EQUIPMENT
CENTRAL IL PAINTING	60 -5-64-51100	HYDRO GATE	1,360.00	UTILITY	HYDROELECTRIC PLANT	R&M/BUILDINGS
MCMMASTER-CARR	60 -5-64-51200	PRESSURE GAUGE	339.03	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
DEBO ACE HARDWARE	60 -5-64-65200	SUPPLIES	536.33	UTILITY	HYDROELECTRIC PLANT	OPERATING SUPPLIES
SHERWIN WILLIAMS CO	60 -5-64-65200	HYDRO PAINT	55.45	UTILITY	HYDROELECTRIC PLANT	OPERATING SUPPLIES
SHERWIN WILLIAMS CO	60 -5-64-65200	HYDRO TRASH RAKE	133.30	UTILITY	HYDROELECTRIC PLANT	OPERATING SUPPLIES
MOTION INDUSTRIES INC	60 -5-72-51200	EAST WWTP TAX REFUND	(88.47)	UTILITY	WTP/WWTP	R&M EQUIPMENT
MOTION INDUSTRIES INC	60 -5-72-51200	BALL BEARINGS	895.84	UTILITY	WTP/WWTP	R&M EQUIPMENT
SMITH ECOLOGICAL SYSTEM	60 -5-72-51200	REPAIR PARTS	136.60	UTILITY	WTP/WWTP	R&M EQUIPMENT
SMITH'S SALES & SERVICE	60 -5-72-51200	TRIMMER	183.99	UTILITY	WTP/WWTP	R&M EQUIPMENT
TEST INC.	60 -5-72-51200	WWTP WATER VALVE	48.36	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
AIRGAS USA, LLC-NORTH D	60 -5-72-59310	CYLINDER LEASES	689.56	UTILITY	WTP/WWTP	EQUIPMENT RENTAL
MIDWEST SALT	60 -5-72-61300	SALT	3,586.50	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,747.00	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,459.00	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,711.00	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,424.50	UTILITY	WTP/WWTP	SALT
HAWKINS, INC	60 -5-72-62000	AZONE	867.50	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE/PH DOWN LO	1,125.61	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	977.00	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	919.00	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	3,738.50	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	2,143.50	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE/SODIUM THIOSULFATE	3,249.60	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
REPUBLIC SERVICES #792	60 -5-72-65010	WWTP WASTE CONTAINER	4,949.93	UTILITY	WTP/WWTP	SLUDGE REMOVAL
DEBO ACE HARDWARE	60 -5-72-65200	SUPPLIES	352.43	UTILITY	WTP/WWTP	OPERATING SUPPLIES
CONNOR CO	60 -5-73-51100	RESTROOM PARTS	341.93	UTILITY	WATER DISTRIBUTION	R&M BUILDINGS
CORE&MAIN	60 -5-73-51520	PARTS	597.78	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
RANDY TOMASESKI	60 -5-73-51520	WATER BREAK SPOILS JUNE25	1,200.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
RANDY TOMASESKI	60 -5-73-51520	WATER BREAK SPOILS JULY25	2,025.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
RANDY TOMASESKI	60 -5-73-51520	DUMP FEE-LAYDOWN YARD	6,600.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
UTILITY EQUIPMENT CO	60 -5-73-51520	WASHINGTON PARK	130.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
ADVANCED ASPHALT CO	60 -5-73-52000	HANDICAP RAMP RMVL	8,505.00	UTILITY	WATER DISTRIBUTION	R&M SEWERS
IL VALLEY EXCAVATING IN	60 -5-73-52000	WATER ST EXCAVATION WORK	6,832.50	UTILITY	WATER DISTRIBUTION	R&M SEWERS
IL VALLEY EXCAVATING IN	60 -5-73-52000	WATER ST EXCAVATION WORK	4,688.00	UTILITY	WATER DISTRIBUTION	R&M SEWERS

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
UTILITY EQUIPMENT CO	60 -5-73-52000	SCHOOL SEWER REPAIR	133.70	UTILITY	WATER DISTRIBUTION	R&M SEWERS
WRIGHT EXCAVATING INC	60 -5-73-52000	VALVE	6,500.00	UTILITY	WATER DISTRIBUTION	R&M SEWERS
JOHNSON CONTROLS SECURI	60 -5-73-52940	PITSTOP REFUND	(776.89)	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
JOHNSON CONTROLS SECURI	60 -5-73-52940	4438 HOLLERICH 3/24-6/24 CR	(412.46)	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
JOHNSON CONTROLS SECURI	60 -5-73-52940	30TH STREET REFUND	(181.52)	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
JOHNSON CONTROLS SECURI	60 -5-73-52940	LIFT STN 3/24-5/24 CR METAKOTE	(243.36)	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
JOHNSON CONTROLS SECURI	60 -5-73-52940	LIFT STN 3/24-5/24 CREDIT	(243.36)	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
JOHNSON CONTROLS SECURI	60 -5-73-52940	4150 PLANK RD	672.00	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
JOHNSON CONTROLS SECURI	60 -5-73-52940	4438 HOLLERICH SVC CALL	672.00	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
JOHNSON CONTROLS SECURI	60 -5-73-52940	METAKOTE LIFT STN SVC	771.66	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
JOHNSON CONTROLS SECURI	60 -5-73-52940	4438 HOLLERICH 4-6/24	343.72	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
MENARDS	60 -5-73-52940	SUPPLIES	33.99	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
CHAMLIN & ASSOCIATES IN	60 -5-73-53100	INTERCEPTOR SWR CLNG	2,076.00	UTILITY	WATER DISTRIBUTION	ENGINEERING
CHAMLIN & ASSOCIATES IN	60 -5-73-53100	GIS SANITARY SEWER MAP	1,766.50	UTILITY	WATER DISTRIBUTION	ENGINEERING
VERIZON WIRELESS	60 -5-73-56100	815-202-6197 WATER FOREMAN	47.34	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	60 -5-73-56100	779-717-8806 WATER ON CALL	42.34	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	60 -5-73-56100	815-664-8225 WATER DEPT	36.01	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	60 -5-73-56100	815-664-8428 WATER DEPT	36.01	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	60 -5-73-56100	815-664-8439 WATER DEPT IPAD	37.21	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	60 -5-73-56100	815-664-8487 WATER DEPT IPAD	36.01	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	60 -5-73-56100	815-664-8674 WATER DEPT IPAD	37.21	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
VERIZON WIRELESS	60 -5-73-56100	815-663-7867 GETAC LAPTOP	36.01	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
JOHNSON CONTROLS SECURI	60 -5-73-59900	JOHNSON CONTROLS SECURITY	(574.71)	UTILITY	WATER DISTRIBUTION	CONTRACTUAL SERVICE
AMAZON CAPITAL SERVICES	60 -5-73-65200	TAPE	33.64	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
DEBO ACE HARDWARE	60 -5-73-65200	SUPPLIES	573.54	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	60 -5-73-65200	GRASS SEED/BATTERIES	300.97	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MENARDS	60 -5-73-65200	SUPPLIES	35.67	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MENARDS	60 -5-73-65200	SUPPLIES	16.99	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MENARDS	60 -5-73-65200	W206 SUPPLIES	16.33	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MENARDS	60 -5-73-65210	SMOKE EYEWEAR	8.99	UTILITY	WATER DISTRIBUTION	SAFETY SUPPLIES
CIT TRUCKS-PERU 2650	60 -5-75-51300	E302 MNTNCE	1,104.64	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
CUSTOM TRUCK & EQUIPMEN	60 -5-75-51300	E701 MNTNCE	6,722.31	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
US BANK VOYAGER FLEET S	60 -5-75-65500	JUL25 FUEL-ELEC	1,750.17	UTILITY	TRUCKS & VEHICLES	FUEL & OIL VEHICLES
US BANK VOYAGER FLEET S	60 -5-75-65500	JUL25 FUEL-WTR	1,668.86	UTILITY	TRUCKS & VEHICLES	FUEL & OIL VEHICLES
DEERE CREDIT INC	60 -5-76-72370	030-0075866-000/PAY 35	103.49	UTILITY	BOND & INTEREST	INT-MERCH CAP RESOURC
DEERE CREDIT INC	60 -5-76-72370	030-0076055-000/PAY 33	78.28	UTILITY	BOND & INTEREST	INT-MERCH CAP RESOURC
CUSTOM TRUCK & EQUIPMEN	60 -5-77-88400	AERIAL LIFT BUCKET TRUCK	229,535.00	UTILITY	PLANT & EQUIPMENT	NEW VEHICLES
CHAMLIN & ASSOCIATES IN	60 -5-77-88410	LEAD SVC LINE RPLCMNTS	6,788.00	UTILITY	PLANT & EQUIPMENT	LEAD SERVICE LINES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
CHAMLIN & ASSOCIATES IN	60-5-77-88435	EAKAS WM EXTENSION	16,723.00	UTILITY	PLANT & EQUIPMENT	EAKAS EXPANS INFRASTRC
CHAMLIN & ASSOCIATES IN	60-5-77-88450	WWTP & WTP MASTER PLAN	4,098.00	UTILITY	PLANT & EQUIPMENT	WTP UPGRADES
COMMERCIAL MECHANICAL,	60-5-77-88450	WTP SOFTENER	12,150.00	UTILITY	PLANT & EQUIPMENT	WTP UPGRADES
SKI SEALCOATING & MAINT	60-5-77-88500	AREA 2 PH 1 SS PAY2	481,715.20	UTILITY	PLANT & EQUIPMENT	SEWER SEPARATION PROJECTS
CHAMLIN & ASSOCIATES IN	60-5-77-88512	WTR TWR PAINTING	4,659.00	UTILITY	PLANT & EQUIPMENT	GROUND STORAGE TANK PAINTG
PUTNAM CO PAINTING	60-5-77-88512	WATER TWR PAINT PAY 4	171,861.03	UTILITY	PLANT & EQUIPMENT	GROUND STORAGE TANK PAINTG
MPOWER TECHNOLOGIES, IN	60-5-77-88850	SYSTEM UPGRADES	8,250.00	UTILITY	PLANT & EQUIPMENT	SYSTEM UPGRADES
SIEMENS INDUSTRY, INC	60-5-77-89830	CIRCUIT BREAKERS	26,559.60	UTILITY	PLANT & EQUIPMENT	SUBSTATION
AIRPORT LIGHTING COMPAN	85-5-90-52660	LAMPS	3,854.22	AIRPORT	OPERATING EXPENSES	R&M/RUNWAY LIGHTS
CHAMLIN & ASSOCIATES IN	85-5-90-53100	MARQUIS HANGAR EXPANSION	6,046.00	AIRPORT	OPERATING EXPENSES	ENGINEERING EXPENSE
CHAMLIN & ASSOCIATES IN	85-5-90-53100	AIRPORT MOWER BID SPECS	1,950.00	AIRPORT	OPERATING EXPENSES	ENGINEERING EXPENSE
K-PLUS	85-5-90-59900	STORAGE TANK TESTING	1,720.00	AIRPORT	OPERATING EXPENSES	CONTRACTUAL SERVICE
ILLINOIS TOLLWAY	85-5-90-65200	M165844 MISSED TOLLS	24.70	AIRPORT	OPERATING EXPENSES	OPERATING SUPPLIES
Total Accts Payable Disbursements			\$ 1,285,947.66			

City of Peru Payroll Totals

GENERAL FUND	Payroll
10 ELECTED OFFICIALS	7,343.43
12 CLERK'S OFFICE	3,242.30
14 ENGINEER	16,995.47
15 ADMINISTRATIVE	902.10
16 POLICE	127,455.54
17 FIRE	31,051.03
19 STREET	29,571.48
22 BUILDING & GROUNDS	35,775.88
23 PARKS	16,235.27
24 CEMETERY	7,061.24
25 CITY GARAGE	6,884.71
26 FINANCE	10,494.19
27 IT	10,620.15
28 CORP COUNSEL	7,249.88
29 HUMAN RESOURCES	7,380.16
10 TOTAL GENERAL FUND	<u>\$ 318,262.83</u>
UTILITY FUND	
12 CLERK'S OFFICE	6,971.25
15 ADMINISTRATIVE	3,416.21
61 POWER & GENERATION	17,713.90
62 DISTRIBUTION SYSTEM	54,974.86
73 WATER DISTRIBUTION	32,363.44
60 TOTAL UTILITY FUND	<u>\$ 115,439.66</u>
TOTAL ALL PAYROLL EXPENSE	<u>\$ 433,702.49</u>

**CITY OF PERU
DISBURSEMENTS by WIRE FOR PAYMENT in JUNE 2025**

15 INSURANCE FUND

JULY INSURANCE PREMIUMS	138,377.75
JULY IPBC HRA/FSA	10,852.63
JUNE IPBC ADMIN FEES	416.11
	<hr/> \$ 149,646.49 <hr/>

60 UTILITY FUND

HEARTLAND BNK INT/RSRV	21 MNTHLY TRANS GO BOND	<hr/> \$ 11,408.33 <hr/>
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TOTAL WIRES \$ 161,054.82



Post Office Box 299
Peru, Illinois 61354

August 7, 2025

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

RE: Petition of James J. Brady III
Consolidation Plat for Lot 8 & 9 of The Pointe Subdivision, Peru, Illinois
(PINs 17-08-421-008 & 17-08-421-009)

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, August 6, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of James J. Brady III (“Petitioner”) concerning real estate commonly known as 1 Pointe Boulevard and 2 Pointe Boulevard, also known as Lot 9 and Lot 8 in The Pointe Subdivision, respectively, in the City of Peru, Illinois (PINs: 17-08-421-009 & 17-08-421-008) (“Subject Parcels”).

Petitioner is the owner of the vacant Subject Parcels, and also the owner of the adjacent Lots 10 and 11 of the Pointe Subdivision, and desires to consolidate the Subject Parcels to a single parcel and requests the following relief under the City of Peru Subdivision and Site Development Regulations Ordinance, to wit:

- (a) Approval of the Consolidation Plat for Lot 8 & 9 of the Pointe Subdivision, Peru, Illinois, as prepared by Michael S. Richetta of Chamlin & Associates and dated July 14, 2025; and
- (b) For such other and further relief deemed necessary or appropriate.

The Subject Parcels are zoned R-2 Single Family, Detached Dwelling District.

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

Tom Brady appeared on behalf of the Petitioner and was duly sworn. Mr. Brady testified that Petitioner owns the two Subject Parcels next to his current residence and has a desire to combine them into a single parcel. Petitioner believes the buildable area upon the Subject Parcels is more suitable for one residence and, whether Petitioner decides to build a spec home or sell the Subject Parcels in the future, it is his desire to see only one residence built there.

City Director of Engineering and Zoning, Eric Carls, stated he had no comments or objections to the petition.

City Corporation Counsel, Scott Schweickert, stated that he had consulted with Mr. Brady regarding this matter and advised him that the City, as the zoning authority, required a Consolidation Plat and Petitioner had one prepared that incorporated existing drainage and utility easements, but eliminated interior building setbacks between the Subject Parcels.

Attorney Schweickert said that typically covenants and restrictions applicable to the property are outside the purview of the City, but the City did have involvement with the covenants and restrictions with respect to the Pointe Subdivision as part of a development agreement. Schweickert noted The Pointe Subdivision covenants and restrictions do contain a provision that provides: “10. No Lot shall be further subdivided in any manner or form, provided, however, two (2) contiguous Lots may be combined for development purposes but, after combined, shall not thereafter be subdivided.” Schweickert noted the original intent behind that provision was that Petitioner was interested in purchasing two contiguous lots at the time, which he subsequently did and constructed a beautiful residence. There is also another beautiful home constructed adjacent to the Subject Parcels on the opposite side. Schweickert noted the Subject Parcels are located at the “point” of “The Pointe”. It would be the City’s desire to see another high-quality home built on the Subject Parcels, consistent with the area, given the high visibility location.

Noting that Covenants and Restrictions can be modified, and consistent with Petitioner’s desire, Attorney Schweickert recommended that language be added to the Plat that the combined property shall not be resubdivided except in accordance with the applicable Covenants, Conditions, and Restrictions for the Pointe Subdivision and with the consent and approval of the City of Peru in full compliance with applicable ordinances.

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 to the City Council that it grant the relief as prayed for in the Petition.

Member Grabowski moved, and Member Jones seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 5 aye, 0 nay, Member Brady abstaining, and Member Kalsto absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE CONSOLIDATION PLAT FOR LOT 8 & 9 OF THE POINTE SUBDIVISION TO THE CITY OF PERU AS SOUGHT BY THE PETITION OF JAMES J. BRADY III (PINs: 17-08-421-008 & 17-08-421-009)

WHEREAS, after legal ad notice duly published in the News Tribune in the manner provided by law, the City of Peru Planning/Zoning Commission convened for a public hearing on August 6, 2025, to consider the Petition of James J. Brady III (hereinafter, “Petitioner”), concerning real estate commonly known as 1 Pointe Boulevard and 2 Pointe Boulevard, also known as Lot 9 and Lot 8 in The Pointe Subdivision, respectively, in the City of Peru, Illinois (PINs: 17-08-421-009 & 17-08-421-008) (hereinafter, the “Subject Parcels”); and

WHEREAS, Petitioner is the owner of the vacant Subject Parcels, and also the owner of the adjacent Lots 10 and 11 of the Pointe Subdivision, and desires to consolidate the Subject Parcels to a single parcel; and

WHEREAS, Petitioner seeks approval of the Consolidation Plat for Lot 8 & 9 of the Pointe Subdivision, Peru, Illinois, as prepared by Michael S. Richetta of Chamlin and Associates and dated July 14, 2025; and

WHEREAS, the Planning/Zoning Commission has made its report of the hearing and has unanimously recommended that the City Council approve the Petition as prayed for.

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

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

SECTION 2: The Consolidation Plat for Lot 8 & 9 of the Pointe Subdivision, Peru, Illinois, as prepared by Michael S. Richetta of Chamlin and Associates and dated July 14, 2025, a copy of which is attached hereto and incorporated herein, is hereby approved and accepted.

SECTION 3: The consolidated parcel shall not be further resubdivided without approval of the City Council in accordance with applicable City ordinances and shall be assigned the address of 1 Pointe Boulevard. Petitioner shall record a certified copy of this ordinance with the LaSalle County Recorder’s Office.

SECTION 4: 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 11th day of August, 2025.

APPROVED: August 11, 2025

Ken Kolowski, Mayor

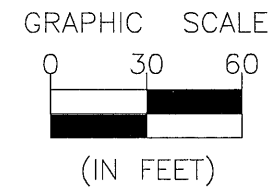
(CORPORATE SEAL)

ATTEST:

Jamey Mertel
City Clerk

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

**CONSOLIDATION PLAT
FOR
LOT 8 & 9 OF THE POINTE SUBDIVISION
PERU, ILLINOIS
JULY 2025**



LEGEND

- BOUNDARY OF CONSOLIDATION
- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	289°07'11"	66.50'	47.33'	335.56'	S 65°24'18" W	77.12'
C5	58°30'47"	66.50'	37.25'	67.91'	S 14°39'32" W	65.00'
C6	58°30'47"	66.50'	37.25'	67.91'	S 73°10'19" W	65.00'
C9	25°55'44"	420.00'	96.69'	190.07'	N 43°52'23" E	188.45'
C10	21°56'40"	420.00'	81.43'	160.86'	N 19°56'11" E	159.88'
C11	114°17'20"	158.16'	244.89'	315.48'	N 76°21'42" E	265.72'
C12	18°07'57"	347.42'	55.44'	109.95'	N 11°39'20" E	109.49'

DELTA=47°52'24"
R=420.00'
T=186.44'
L=350.93'
CHORD
S 32°54'03" W
340.81'

NOTE: This property shall not be resubdivided except in accordance with the applicable Covenants, Conditions, and Restrictions for the Pointe Subdivision, and the consent and approval of the City of Peru in full compliance with the current City Zoning and Subdivision and Site Development Ordinances.

I, MICHAEL S. RICHETTA, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECTION



expires 11-30-2026
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-001717
miker@chamlin.com

IL. PLS NO. 035-003788 DATE 7/15/2025

DRAWN BY: FDAP	REVISIONS			
	LEVEL	BY	DATE	DESCRIPTION
CHECKED BY: MSR				
DATE: 07/2025				

CONSOLIDATION PLAT	CURRENT AS OF: 07/14/2025	
	SCALE: AS NOTED	SHEET 1
	FILE NO.: P8924-00	OF 1

CHAMLIN & ASSOCIATES, INC. © 2025 Drawing Name: G:\Users\B\18924-00-IB Contracting-Body-Consolidation Plat-Peru\CAD\98924-PLAT.dwg Last Modified: Monday, July 14, 2025 4:59:59 PM Plotted On: Tuesday, July 15, 2025 8:19:45 AM by Faith Peck



PERU MORRIS
OTTAWA
ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PUBLIC UTILITY EASEMENT FROM ELAINE BUCKMAN, AS TRUSTEE OF THE GEORGE BUCKMAN ILLINOIS EXEMPT FAMILY TRUST

(Meridian/Dalzell Road, Peru – PINs: 17-06-303-000 & 17-07-103-000)

WHEREAS, the City of Peru, an Illinois home rule municipal corporation (hereinafter, “City”), proposes certain utility improvements along the east side of Meridian Road a/k/a Dalzell Road in accordance with, and pursuant to, the City’s Intergovernmental Water Supply Agreement with the Village of Dalzell; and

WHEREAS, in order to construct said improvements, there is a need to obtain a Public Utility Easement from Elaine Buckman, Trustee of the George Buckman Illinois Exempt Family Trust, and said Trustee has agreed to provide the City with said Public Utility Easement, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the acquisition of the Public Utility Easement is a matter pertaining to the government and affairs of the City, is for a proper public purpose, and is in the best interests of the health, safety, and welfare of the City.

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

SECTION 1: The Mayor, for and on behalf of the City, is hereby authorized and directed to execute and accept, and the City Clerk, for and on behalf of the City, is hereby authorized and directed to attest, the attached Public Utility Easement from Elaine Buckman, Trustee of the George Buckman Illinois Exempt Family Trust.

SECTION 2: This Ordinance shall be effective immediately from and after its passage and approval as provided by 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 11th day of August, 2025.

APPROVED: August 11, 2025

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

Jamey Mertel
City Clerk

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

***PUBLIC
UTILITY
EASEMENT***

Meridian Road (Dalzell Road)
Peru, Illinois 61354

PINs: 17-06-303-000
17-07-103-000

This space reserved for Recorder's use only.

GRANTOR, ELAINE BUCKMAN, as Trustee of the George Buckman Illinois Exempt Family Trust as created under the George Buckman Trust dated August 26, 1988 (hereinafter, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to **GRANTEE, CITY OF PERU**, an Illinois home rule municipal corporation, its successors, permittees, and assigns (hereinafter, "Grantee") the following non-exclusive perpetual rights and easements:

- (a) To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct, and remove from time to time sanitary sewers and storm sewers and any and all manholes, tiles, pipes, connections, catch basins, and, without limitation, such other installations as may be required or may be deemed necessary by Grantee for sanitary sewer, storm sewer and/or drainage purposes;
- (b) To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct, and remove from time-to-time water mains and lines and any and all necessary manholes, tiles, pipes, connections, catch basins, fire hydrants, buffalo boxes, and, without limitation, such other installations as may be required or may be deemed necessary by Grantee for water service purposes; and
- (c) To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct, and remove from time-to-time transmission, distribution, and communication lines and systems, including cables, conduits, conductors, grounds, drains, fiberoptic cables, conduits and, without limitation, such other installations as may be required or may be deemed necessary by Grantee for electric and/or communication service purposes;

in, over, under, across, along, and upon the real estate described and depicted on the Easement Exhibit attached hereto and incorporated herein (hereinafter, "Easement Tract").

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

Grantor reserves the right to make any use of the Easement Tract so long as such use does not interfere with the rights herein granted or create a hazardous condition, except that Grantor shall make no excavations on the Easement Tract without the prior written consent of the Grantee, and then only in such manner as will not disturb or interfere with the Grantee's facilities located therein, nor shall Grantors place any buildings or structures on the Easement Tract.

Grantor does hereby further grant, bargain, sell, and convey to Grantee a Temporary Construction Easement in, over, under, across, along, and upon that portion of the real estate depicted as "Temporary Construction Easement" on the attached Easement Exhibit for access, use, temporary storage of dirt, construction materials, and equipment; and construction of proposed water utility facilities by Grantee and the Village of Dalzell or its respective assigns and designees. The Temporary Construction Easement shall be in full force and effect until said improvements are fully constructed and completed.

Upon completion of construction of the proposed water utilities facilities by Grantee and the Village of Dalzell, and following the exercise of any of the rights granted herein by Grantee, Grantee shall promptly repair or restore any property of Grantor damaged by Grantee to the reasonable condition that existed prior to such damage.


Any field tiles encountered by Grantee during construction or maintenance of its utility system within the Easement Tract shall be protected from damage, or, if damaged by Grantee, shall be rebuilt in a good and workmanlike manner.

Any topsoil removed by Grantee during construction or maintenance of said utility system within the Easement Tract shall be stockpiled and then replaced after said construction or maintenance to the same or similar condition as before said construction or maintenance. Grantor shall be reimbursed the reasonable value of any growing crops destroyed by the Grantee during any construction or maintenance on the Easement Tract.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. This Easement shall run with the land and shall be binding upon the parties hereto, their respective heirs, successors, administrators, and assigns.

WITNESS the hand and seal of the Grantor this 29th day of JULY, A.D., 2025.

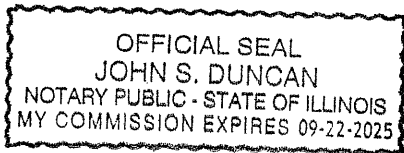
GRANTOR:

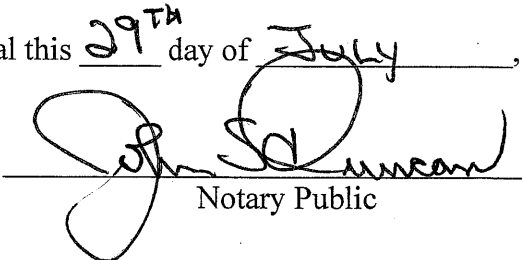

ELAINE BUCKMAN, as Trustee of the George Buckman Illinois Exempt Family Trust as created under the George Buckman Trust dated August 26, 1988

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Elaine Buckman, as Trustee of the George Buckman Illinois Exempt Family Trust as created under the George Buckman Trust dated August 26, 1988**, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of JULY, A.D., 2025.




Notary Public

ACCEPTANCE

The above and foregoing Public Utility Easement is accepted by the City of Peru, Illinois, pursuant to direction of its City Council, this _____ day of _____, 2025.

**CITY OF PERU, an Illinois
Home-Rule Municipal Corporation**

BY: _____
Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

David R. Bartley, City Clerk

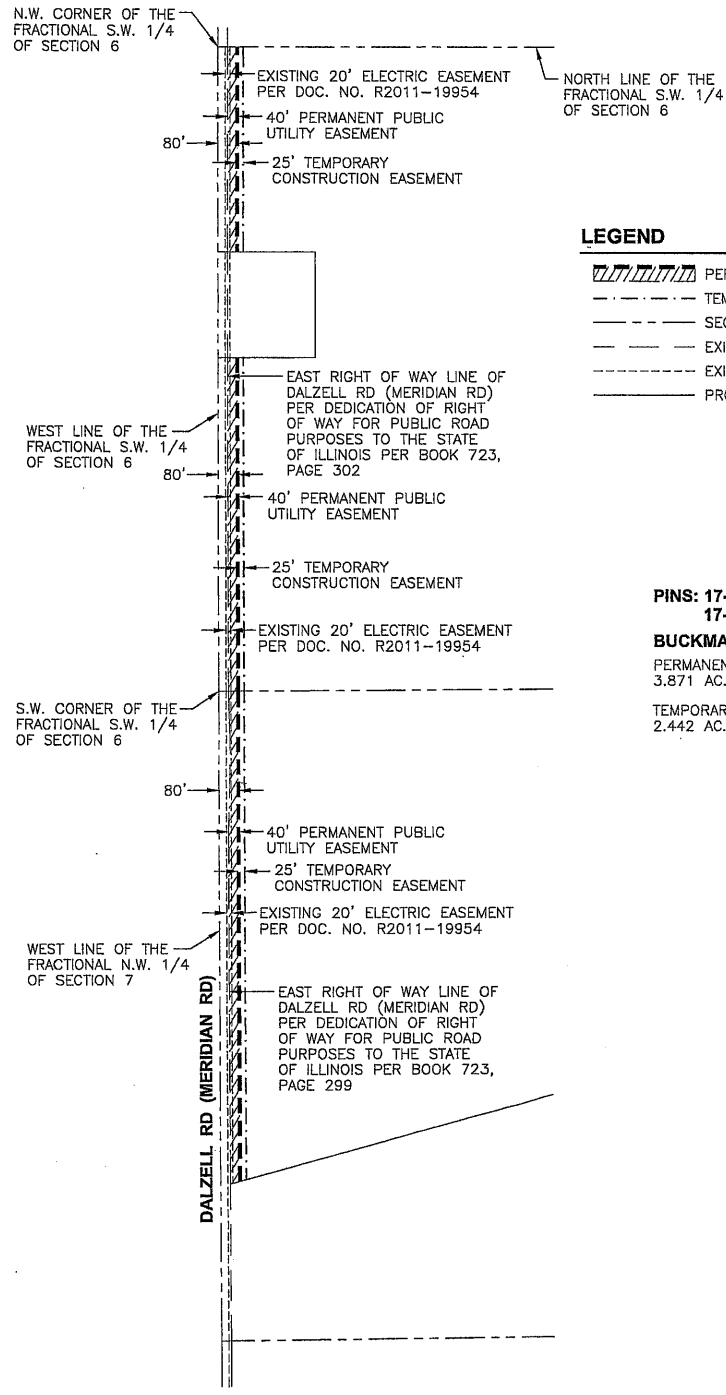
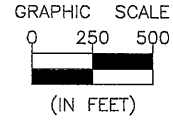
This Instrument Prepared By and Return To:

City of Peru, Illinois
ATTN: Corporation Counsel
1901 Fourth Street
Peru, IL 61354
TEL (815) 224-6020
FAX (815) 223-9381

EASEMENT EXHIBIT

FOR

PERMANENT PUBLIC UTILITY EASEMENT PART OF THE FRACTIONAL S.W. 1/4 OF SECTION 6 AND PART OF THE FRACTIONAL N.W. 1/4 OF SECTION 7 T. 33 N., R. 1 E. OF THE 3rd P.M. LASALLE COUNTY, ILLINOIS FEBRUARY, 2025



LEGEND

	PERMANENT PUBLIC UTILITY EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	PROPERTY LINE

**PINS: 17-06-303-000
17-07-103-000**

BUCKMAN PROPERTY
 PERMANENT PUBLIC UTILITY EASEMENT
 3.871 AC. [168,640 SQ. FT.] ±
 TEMPORARY CONSTRUCTION EASEMENT
 2.442 AC. [106,387 SQ. FT.] ±



expires 11-30-2026
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-001717
 miker@chamlin.com

I, MICHAEL S. RICHETTA, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECTION

ILL. PLS NO. 035-003788 DATE 2/20/2025

CHAMLIN & ASSOCIATES, INC. © 2025
 Drawing Name: G:\Users\G\99065-00-Dalzell-Peru Water Connection\99065-00-EASEMENT-PLANS\8-EASE-BUCKMAN.dwg Last Modified: Feb 20, 2025 - 8:46am Plotted on: Feb 20, 2025 - 8:49am by nanciv



PERMANENT PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION

That part of the following described property lying within the East 40 feet of the West 80 feet of the Fractional Southwest Quarter of Section 6 and the Fractional Northwest Quarter of Section 7, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, said property described as follows:

That part of the Fractional Southwest Quarter of Section 6 and part of the Fractional Northwest Quarter of Section 7, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at the Northwest corner of said Fractional Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East 40.00 feet along the North line of said Fractional Southwest Quarter to the Point of Beginning; thence continuing North 90 degrees 00 minutes 00 seconds 2,324.74 feet along the North line of said Fractional Southwest Quarter; thence South 00 degrees 14 minutes 42 seconds West 4,069.05 feet; thence South 74 degrees 30 minutes 18 seconds West 2,384.87 feet to the East right-of-way line of Dalzell Road (Meridian Road); thence North 00 degrees 03 minutes 35 seconds West 1,470.29 feet along said East right-of-way line; thence North 01 degrees 22 minutes 21 seconds East 200.06 feet along said East right-of-way line; thence North 00 degrees 03 minutes 35 seconds West 200.00 feet along said East right-of-way line; thence North 01 degrees 41 minutes 30 seconds West 175.56 feet along said East right-of-way line; thence North 00 degrees 09 minutes 04 seconds West 1,377.45 feet along said East right-of-way line; thence North 89 degrees 50 minutes 56 seconds East 360.00 feet; thence North 00 degrees 09 minutes 04 seconds West 436.13 feet; thence South 89 degrees 50 minutes 56 seconds West 360.00 feet to said East right-of-way line; thence North 00 degrees 09 minutes 04 seconds West 846.80 feet along said East right-of-way line to the Point of Beginning.

(Affects Parcels 17-06-303-000, 17-07-103-000)

ALSO

A temporary construction easement as shown on the attached exhibit.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A TRUSTEE'S DEED FROM ELAINE BUCKMAN, AS TRUSTEE OF THE GEORGE BUCKMAN ILLINOIS EXEMPT FAMILY TRUST

(Meridian/Dalzell Road, Peru – Part of PIN: 17-06-303-000 – 2± Acres)

WHEREAS, the City of Peru, an Illinois home rule municipal corporation (hereinafter, “City”), proposes certain utility improvements, including the construction of a metering building, along the east side of Meridian Road a/k/a Dalzell Road in accordance with, and pursuant to, the City’s Intergovernmental Water Supply Agreement with the Village of Dalzell; and

WHEREAS, in order to construct said improvements and metering building, there is a need to obtain two (2) acres of real property from Elaine Buckman, Trustee of the George Buckman Illinois Exempt Family Trust, and said Trustee has agreed to convey and transfer the required property pursuant to the attached Trustee’s Deed at no cost to the City; and

WHEREAS, the acceptance of the Trustee’s Deed and acquisition of the real property is a matter pertaining to the government and affairs of the City, is for a proper public purpose, and is in the best interests of the health, safety, and welfare of the City.

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: Acceptance of Trustee’s Deed. The City hereby approves and accepts the Trustee’s Deed from Elaine Buckman, Trustee of the George Buckman Illinois Exempt Family Trust, a copy of which is attached hereto; conveying 2.00± acres of property (part of PIN# 17-06-303-000) to the City for public purposes, including utilities and the construction of a metering building in connection with the City’s Intergovernmental Water Supply Agreement with the Village of Dalzell.

SECTION 3: Authorization. The City’s Mayor, Clerk, Corporation Counsel, and Director of Finance, and each of them, for and behalf of the City, are hereby authorized and directed to execute all documents and perform all acts and deeds necessary to effectuate the acceptance of the property described herein.

SECTION 4: Effective Date. This Ordinance shall be effective immediately from and after its passage and approval as provided by 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 11th day of August, 2025.

APPROVED: August 11, 2025

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

Jamey Mertel
City Clerk

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

***TRUSTEE'S
DEED***

GRANTOR, ELAINE BUCKMAN, as Trustee of the George Buckman Illinois Exempt Family Trust as created under the George Buckman Trust dated August 26, 1988, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell, convey and warrant unto the **GRANTEE, CITY OF PERU, an Illinois home rule municipal corporation,** all interest in the following described real estate, to wit:

SEE ATTACHED PLAT OF SURVEY

PIN: 17-06-303-000 (Part)

ADDRESS: Meridian Road a/k/a Dalzell Road, Peru, Illinois 61354

consisting of 2.00± acres situated in the City of Peru, County of LaSalle and State of Illinois.

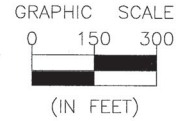
SUBJECT TO:

- (a) Real estate taxes for tax year 2025 and thereafter;
- (b) Rights of the public, the State of Illinois, and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways;
- (c) Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any; and
- (d) All covenants, easements and restrictions of record.

TO HAVE AND TO HOLD the above-granted premises unto said Grantee, its successors and assigns forever.

This Deed is executed pursuant to and in exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned.

PLAT OF SURVEY
 FOR
PART OF THE FRACTIONAL S.W. 1/4 OF SECTION 6
T. 33 N., R. 1 E. OF THE 3rd P.M.
LASALLE COUNTY, ILLINOIS
FEBRUARY, 2025

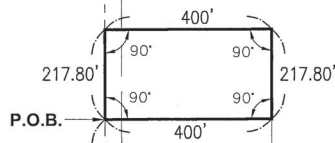


N.W. CORNER OF THE FRACTIONAL S.W. 1/4 OF SECTION 6

NORTH LINE OF THE FRACTIONAL S.W. 1/4 OF SECTION 6

LEGEND

- BOUNDARY OF SURVEY
- - - SECTION LINE
- - - EXISTING RIGHT OF WAY LINE
- P.O.B.** POINT OF BEGINNING
- P.O.C.** POINT OF COMMENCEMENT



PINS: 17-06-303-000

WEST LINE OF THE FRACTIONAL S.W. 1/4 OF SECTION 6

EAST RIGHT OF WAY LINE OF DALZELL RD (MERIDIAN RD) PER DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES TO THE STATE OF ILLINOIS PER BOOK 723, PAGE 302

DALZELL RD (MERIDIAN RD)

1813.62'

P.O.C.
 S.W. CORNER OF THE FRACTIONAL S.W. 1/4 OF SECTION 6

LEGAL DESCRIPTION (Affects Parcel 17-06-303-000)

That part of the Fractional Southwest Quarter of Section 6, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 6; thence Northerly along the West line of said Southwest Quarter 1,813.62 feet to the Point of Beginning; continuing Northerly along said West line 217.80 feet; thence Easterly at a right angle from said West line 400.00 feet; thence Southerly and parallel to said West line 217.80 feet; thence Westerly at a right angle to said West line 400.00 feet to the Point of Beginning.



expires 11-30-2026
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-001717
 miker@chamlin.com

I, MICHAEL S. RICHETTA, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECTION

ILL. PLS NO. 035-003788 DATE 2/20/2025

CHAMLIN & ASSOCIATES, INC. © 2025
 Drawing Name: G:\Users\999055-00-Dalzell-Peru Water Connection\CAD\EASEMENT-PLATS\7-PLAT-CITY OF PERU.dwg Last Modified: Feb 20, 2025 - 12:03pm Plotted on: Feb 20, 2025 - 12:05pm by nancy



PERU OTTAWA MORRIS
 ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PERU, AN ILLINOIS HOME-RULE MUNICIPAL CORPORATION, AND EAKAS CORPORATION, AN ILLINOIS CORPORATION

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

WHEREAS, Eakas Corporation (“Eakas”) is an Illinois corporation engaged in the business of manufacturing automobile parts at its headquarters located at 6251 Illinois Route 251 in the City of Peru, Illinois; and

WHEREAS, Eakas has indicated an intention and desire to invest over fifty million dollars (\$50,000,000.00) to construct an approximately five hundred thousand square foot (500,000± SF) expansion of its existing manufacturing facility in the City of Peru, resulting in the creation of approximately 80 new full-time jobs (the “P3 Project”), provided certain infrastructure improvements and other economic incentives are provided by the City; and

WHEREAS, the Corporate Authorities of the City deem it to be in the best interest of the City for the P3 Project to be developed in the manner intended by Eakas, and for the City to provide certain infrastructure improvements and other economic incentives to Eakas to do so; and

WHEREAS, City and Eakas have negotiated and agreed to that certain “Development Agreement by and between City of Peru, an Illinois Home-Rule Municipal Corporation, and Eakas Corporation, an Illinois Corporation” dated August 11, 2025 (the “Agreement”), which Agreement sets forth the terms and obligations of the parties with respect to the P3 Project; and

WHEREAS, the City hereby adopts and incorporates the Recitals contained in the Agreement, a copy of which is attached hereto, as if fully restated herein; and

WHEREAS, the City Council has made the following findings with respect to this Agreement and the economic incentives offered to Eakas: (1) that the development property is vacant, undeveloped, burdened by drainage and other conservation factors, and does not serve to benefit the community; (2) the P3 Project will enhance the local tax base and tax revenues realized by the City; (3) the P3 Project will foster local economic activity and promote growth of the City;

(4) the P3 Project will substantially increase employment and job opportunities within the City; (5) the P3 Project will strengthen the manufacturing sector of the City and promote further development of adjacent areas; (6) without the infrastructure improvements and incentives offered to Eakas, the P3 Project would not be possible; (7) the City and Eakas have a long-demonstrated history of delivering industrial developments and job creation with certain infrastructure and other economic incentives being provided by the City; (8) the P3 Project will result in increased electricity consumption and utility revenues realized by the City; and (9) that this Agreement is made in the best interest of the City and its residents.

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

SECTION 1: Recitals. The City Council finds as facts all the preamble recitals of this Ordinance and the Agreement and hereby includes them by reference as if fully set forth herein.

SECTION 2: Approval. The Development Agreement by and between City of Peru, an Illinois Home-Rule Municipal Corporation, and Eakas Corporation, an Illinois Corporation dated August 11, 2025, a copy of which is attached hereto, is hereby approved in all respects.

SECTION 3: Authorization. The Mayor and City Clerk and each of them, for and behalf of the City, are hereby authorized and directed to execute and attest to the Agreement. The Mayor, City Clerk, Corporation Counsel, Director of Finance, and their respective designees are hereby authorized and directed to take such other and further action as may be reasonably necessary to carry out and give effect to the purpose and intent of this Ordinance and to fulfill the terms of the Agreement.

SECTION 4: Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: Savings Clause. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect immediately from and after its passage and approval as provided by 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 11th day of August, 2025.

APPROVED: August 11, 2025

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

Jamey Mertel
City Clerk

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

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND APPROVING A REAL ESTATE EXCHANGE AGREEMENT BETWEEN THE CITY OF PERU AND LARRY J. CRISS

WHEREAS, the City of Peru, Illinois ("City") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Division 76.2 of the Illinois Municipal Code (65 ILCS 8/11-76.2-1 *et seq.*) authorizes the City to exchange real estate following a public hearing held pursuant to three-fourths (3/4) vote of the City Council holding office and after publication of notice of hearing in a newspaper published in the City, provided, however, the City Council enacts an ordinance authorizing a real estate exchange agreement, which ordinance finds and declares:

- (1) That the premises to be conveyed by the City under such exchange, in the opinion of the City Council are no longer needed by the City for the public interest; and
- (2) That the real estate premises to be received by the City under such exchange will prove useful to the City and will be for the public interest; and
- (3) That the total value of the substitutional premises is approximately equal to or exceeds the value of the real estate premises for which same are being exchanged, as determined by the City Council, taking into consideration the long-term best interest of the public;

and

WHEREAS, the City has received a proposal for the exchange of certain real estate from Larry J. Criss (hereinafter, "Criss"), which exchanged real estate parcels are legally described in the Real Estate Exchange Agreement attached hereto and incorporated herein; and

WHEREAS, on July 14, 2025, the City Council duly passed Resolution No. 2025-12, entitled: "RESOLUTION AUTHORIZING PUBLIC HEARING REGARDING PROPOSAL FOR EXCHANGE OF REAL ESTATE PURSUANT TO 65 ILCS 5/11-76.2-1", which Resolution was unanimously approved by a vote of more than three-fourths of the City Council holding office; and

WHEREAS, notice of the public hearing concerning the proposed exchange of real estate was published in the Daily NewsTribune on July 26, 2025; and

WHEREAS, the City and Larry J. Criss have negotiated the terms of the attached Real Estate Exchange Agreement, and the City Council finds the proposed real estate exchange satisfies the requirements of the City and the requirements of the law, and that it is in the best interest of the City and Criss to do and perform the same; and

WHEREAS, pursuant to 65 ILCS 5/11-76.2-1, the City has conducted the required public hearing pursuant to the required public notice and the City has made the required findings and determinations stated in subparagraphs (1) through (3) above, and it is now necessary and appropriate to enact this ordinance to approve the Real Estate Exchange Agreement.

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 recitals set forth above in the preamble of this Ordinance and those set forth in the preamble of the attached Real Estate Exchange Agreement are hereby incorporated herein by reference as if fully set forth in this Section 1 as findings of the City Council.

SECTION 2: Approval of Real Estate Exchange Agreement. The Real Estate Exchange Agreement attached hereto is hereby approved as to form and substance.

SECTION 3: Authorization of Real Estate Exchange. The City Council of the City of Peru hereby authorize the exchange of the real estate between the City and Larry J. Criss in accordance with all of the terms and conditions of the attached Real Estate Exchange Agreement. The Mayor is authorized and directed to sign, and the City Clerk is authorized and directed to attest, to the Real Estate Exchange Agreement and any and all other documents necessary to effectuate the terms of said Real Estate Exchange Agreement.

SECTION 4: Conflicts. All Ordinances and parts of Ordinances in conflict with or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of any such conflict or inconsistency.

SECTION 5: Severability. That if any part of part or portion of this Ordinance is declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect the remainder of this Ordinance.

SECTION 6: Effective Date. This Ordinance shall be effective immediately from and after its passage and approval as provided by 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 11th day of August, 2025.

APPROVED: August 11, 2025

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

Jamey Mertel
City Clerk

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

REAL ESTATE EXCHANGE AGREEMENT

THIS REAL ESTATE EXCHANGE AGREEMENT is made and entered into this ____ day of August, 2025, by and between the **CITY OF PERU, an Illinois home rule municipal corporation** (hereinafter, "City"), with its City Hall located at 1901 Fourth Street, Peru, Illinois 61354, the Party of the First Part; and **LARRY J. CRISS**, with a mailing address of 1727 4th Street, Peru, Illinois 61354, the Party of the Second Part (hereinafter, "Criss"). The City and Criss are referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, Division 76.2 of the Illinois Municipal Code (65 ILCS 8/11-76.2-1 *et seq.*) authorizes the City to exchange real estate following a public hearing held pursuant to three-fourths (3/4) vote of the City Council holding office and after publication of notice of hearing in a newspaper published in the City, provided, however, the City Council enacts an ordinance authorizing a real estate exchange agreement, which ordinance finds and declares:

- (1) That the premises to be conveyed by the City under such exchange, in the opinion of the City Council are no longer needed by the City for the public interest; and
- (2) That the real estate premises to be received by the City under such exchange will prove useful to the City and will be for the public interest; and
- (3) That the total value of the substitutional premises is approximately equal to or exceeds the value of the real estate premises for which same are being exchanged, as determined by the City Council, taking into consideration the long-term best interest of the public;

and

WHEREAS, Criss is the current owner of certain real estate in downtown Peru with multiple ground-floor storefronts, including the common addresses 1727 4th Street (vacant), 1729 4th Street (Ameriprise Financial), 809 Peoria Street (vacant), and 813 Peoria Street (The Hair Affair); along with four second level residential dwellings with a common address of 805 Peoria Street, which real estate is legally described as follows, to wit:

All of Lot 6, in Block 28 in the Ninewa Addition to the Town, now City of Peru, excepting the East 10 feet and 9 inches thereof, and also excepting all coal and other minerals underlying the land and all rights and easements in favor of the estate of said coal and other minerals, all situated in LaSalle County, Illinois, and subject to

the rights and obligations of an easement over the North Ten Feet (10') thereof for purposes of a public alley, and all instruments, covenants, restrictions, party wall agreements, conditions, zoning laws, ordinances, and regulations of record.

PIN: 17-17-429-006

(hereinafter, "Downtown Business and Residential Property"); and

WHEREAS, Criss has spent considerable funds to rehabilitate and redevelop the Downtown Business and Residential Property to attract and retain business to the City's downtown business district, but such efforts are diminished by the lack of designated parking for customers and overnight parking for tenants; and

WHEREAS, in an effort to alleviate the aforementioned parking issues, Criss acquired certain real estate to utilize as a private parking area, which real estate is legally described as follows, to wit:

Part of Lot One (1), in Block 34 in Ninewa Addition to the Town, now City of Peru, LaSalle County, Illinois, described as follows, to wit:

Commencing at the Southwest Corner of Lot Six (6) in said Block Thirty-Four (34); thence North 00 degrees 11 minutes 57 seconds East along the Westerly Line of said Lot Six (6), a distance of 50.03 feet to the Northwest Corner of the South 50.00 feet of said Lot Six (6); thence North 89 degrees 47 minutes 18 seconds East along the Northerly Line of said South 50.00 feet, a distance of 60.02 feet to the Northeast Corner of said South 50.00 feet being a location on the West Line of Lot Seven (7) in said Block Thirty-Four (34); thence North 00 degrees 07 minutes 08 seconds East, 75.56 feet along said West Line to the Northwest Corner of said Lot Seven (7); thence North 89 degrees 38 minutes 52 seconds East along the Northerly Line of said Lot Seven (7), a distance of 60.01 feet to the Northeast Corner of said Lot Seven (7); thence South 00 degrees 03 minutes 33 seconds West along the Easterly Line of said Lot Seven (7), a distance of 34.50 feet to the Southwest Corner of the North 34.50 feet of Lot Eight (8) in said Block Thirty-Four (34); thence North 89 degrees 38 minutes 52 seconds East along the South Line of said North 34.50 feet, a distance of 26.89 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 101.72 feet and whose chord bears North 21 degrees 45 minutes 54 seconds East, an arc distance of 13.75 feet; thence North 25 degrees 47 minutes 45 seconds East, a distance of 65.04 feet to a location on the East Line of Lot Three (3) in said Block Thirty-Four (34), said location being 36.54 feet North of the Southeast Corner of said Lot Three (3); thence North 00 degrees 14 minutes 54 seconds East along the East Line of said Lot Three (3), a distance of 29.30 feet, to the South Line of the Northerly 60.00 feet of said Lot Three (3); thence South 89 degrees 42 minutes 06 seconds West along said South Line, a distance of 25.00 feet to the West Line of the East 25.00 feet of said Lot Three (3); thence North 00 degrees 38 minutes 18 seconds East along said West Line, a distance of 60.25 feet

to the North Line of said Lot Three (3); thence North 89 degrees 58 minutes 09 seconds East along said North Line and the North Line of Lot Two (2), in said Block Thirty-Four (34), a distance of 85.06 feet to the Northeast Corner of said Lot Two (2); thence South 00 degrees 33 minutes 13 seconds West along the Easterly Line of said Lot Two (2), a distance of 60.00 feet to the South Line of the North 60.00 feet of said Lot One (1) and the Point of Beginning; thence North 89 degrees 50 minutes 23 seconds East along said South Line, a distance of 60.04 feet to the East Line of said Lot One (1); thence South 00 degrees 26 minutes 21 seconds West along said East Line, a distance of 25.98 feet to the Northeast Corner of the South 40.00 feet of said Lot One (1); thence South 89 degrees 43 minutes 35 seconds West, 49.04 feet along the North Line of said South 40.00 feet; thence South 00 degrees 16 minutes 25 seconds East, a distance of 0.74 feet; thence South 89 degrees 43 minutes 35 seconds West, a distance of 11.07 feet to the West Line of said Lot One (1); thence North 00 degrees 33 minutes 13 seconds East, 26.84 feet along said West Line to the Point of Beginning; containing 0.036 acres more or less.

PIN: 17-17-436-018

Address: SW of 4th and Peoria Street, Peru, Illinois

(hereinafter, "Criss Parking Parcel"); and

WHEREAS, the Criss Parking Parcel is inconveniently located diagonally from the Downtown Business and Residential Property across the intersection of 4th and Peoria Street and is of inadequate size for the intended purpose of supporting the businesses and residents of the Downtown Business and Residential Property; and

WHEREAS, the City is the owner of certain real estate generally located on the same block as, and north of, the Downtown Business and Residential Property, which real estate is currently utilized for parking as part of a larger parking area and legally described as follows, to wit:

The North Forty (N.40) feet of Lots Four (4) and Five (5) in Block Twenty-eight (28) in Ninewa Addition to the Town, now City of Peru, in the City of Peru, County of LaSalle and State of Illinois, excepting underlying coal and mining rights as heretofore conveyed.

PIN: 17-17-429-001

Address: SE of 5th and Peoria Street, Peru, Illinois

(hereinafter, "City Parking Parcel"); and

WHEREAS, the City Parking Parcel currently contains a drive lane and ten (10) parking stalls, four (4) of which are already designated parking for customers of Ameriprise Financial pursuant to a longstanding arrangement between City and Criss; and

WHEREAS, the City Parking Parcel is also currently subject to certain City regulations, namely Sec. 110-285 of the City's Code of Ordinances, which prohibits parking for a period of time longer than two hours between the hours of 7:00 a.m. and 6:00 p.m., except on Sundays, and except for designated spaces which are privately owned or subject to a lease or easement agreement with the City; and

WHEREAS, Criss desires to acquire the City Parking Parcel to provide convenient and easily accessible parking to support the business operators, customers, and residential tenants of the Downtown Business and Residential Property, and has proposed an exchange of the Criss Parking Parcel for said City Parking Parcel; and

WHEREAS, the City Council finds and determines that its relinquishment of the City Parking Parcel subject to certain terms, conditions, restrictions, and reservations as part of the proposed exchange of real estate would, among other things: (1) return the City Parking Parcel to the tax rolls enhancing the local tax base and tax revenues realized by the City; (2) support the Downtown Business and Residential Property by providing an opportunity to own and dedicate a certain number of off-street parking stalls for use by business operators and their customers; (3) support the Downtown Business and Residential Property by providing off-street parking for longer-term and overnight use by residential occupants thereof, thereby creating an amenity that increases the utility and desirability of said dwelling units; (4) eliminate the City's cost, burden, and responsibility of maintenance and upkeep of the City Parking Parcel; and (5) promote investment and economic activity in the City's downtown business district. Accordingly, the City Council further finds and declares that the City Parking Parcel is no longer necessary, appropriate, required for the use of, profitable to, or needed for the best interests of the City; and

WHEREAS, the City Council further finds and determines that its acquisition of the Criss Parking Parcel as part of the proposed exchange of real estate would, among other things: (1) add to the City's existing real estate interests in Block 34 of Ninewa Addition to the City of Peru; (2) provide the City with control over, and the ability to eliminate, a subdivided parcel which is nonconforming under the City's codes; (3) increase the redevelopment potential of said Block by the City and/or private interests; (4) promote the orderly development and/or redevelopment of said Block 34; (5) promote investment and economic activity in the City's downtown business district, and, therefore, finds and declares that the Criss Parking Parcel will prove useful to the City and will be for the public interest; and

WHEREAS, the City Council further finds and determines that, based on the aforesaid findings, and taking into consideration the long-term best interest of the public, the total value of the Criss Parking Parcel is approximately equal to or exceeds the value of the City Parking Parcel for which same are being exchanged; and

WHEREAS, in accordance with the Illinois Municipal Code, the City has conducted the required public hearing pursuant to the required public notice, made the required findings and determinations set forth herein, and has enacted the required ordinance to authorize the execution of this Real Estate Exchange Agreement.

NOW, THEREFORE, in consideration of the mutual promises and agreements herein contained for the exchange of real estate herein made and provided, the Parties stipulate and agree as follows:

Section 1. Recitals. The Parties agree that each recital set forth above is accurate and expressly incorporated into this Real Estate Exchange Agreement by this reference thereto as if fully set forth in this Section 1.

Section 2. Exchange of Criss Parking Parcel to City. In consideration of the conveyance by City in this Real Estate Exchange Agreement agreed to be made, Criss agrees to trade and convey to City fee title to the Criss Parking Parcel (PIN#17-17-436-018), consisting of 0.036± acres legally described as hereinbefore set forth.

The transfer and exchange by Criss to the City shall be by a "Warranty Deed" in the form attached hereto as "Exhibit A", which is by reference made part hereof.

Section 3. Exchange of City Parking Parcel to Criss. In consideration of the conveyance by Criss in this Real Estate Exchange Agreement agreed to be made, City agrees to grant and convey to Criss the City Parking Parcel (PIN#17-17-429-001), consisting of 0.11± acres legally described as hereinbefore set forth.

The transfer and exchange by City to Criss shall be by "Warranty Deed" substantially in the form attached hereto and incorporated herein as "Exhibit B", and expressly subject to the terms, conditions, restrictions, and reservations set forth therein.

Section 4. Compensation. Except as explicitly provided herein, the Parties acknowledge and agree that neither Party shall be required to pay any monetary compensation to the other Party for the property each is receiving under this exchange agreement.

Section 5. Closing. The Closing of the exchange of real estate involved herein shall take place within thirty (30) days of the date hereof or at some later date as agreed by the Parties. At closing, Criss shall make, execute, deliver the Warranty Deed conveying the Criss Parking Parcel to the City; and the City shall make, execute, and deliver the Warranty Deed conveying the City Parking Parcel to the City.

Section 6. Real Estate Tax Proration. The Parties acknowledge that the City Parking Parcel is tax exempt through the date of Closing, and that the real estate taxes applicable to the Criss Parking Parcel for tax year 2024 payable 2025 are paid in full.

Real estate taxes and any accrued but unpaid special or general assessments on the Criss Parking Parcel for tax year 2025 payable 2026 shall be prorated between Criss and the City based upon the latest available tax bill as of Closing. Criss shall provide a credit to the City at Closing for that portion of the prorated real estate taxes, and any accrued but unpaid special or general assessments attributable to the Criss Parking Parcel for that period of time before Closing, and the City shall be responsible for that portion of the prorated real estate taxes and any accrued but unpaid special or general assessments attributable to the Criss Parking Parcel for that period of time after Closing.

Criss shall be responsible for payment of any real estate taxes assessed to the City Parking Parcel for that period of time after Closing.

Section 7. Title Insurance, Attorney Fees, and all other Costs. Each Party shall bear and be responsible for any and all other costs incurred by such Party relating to this exchange of real estate, including the cost of obtaining title insurance, if desired; recording fees, and attorney's fees.

IN WITNESS WHEREOF, the Parties hereto have made and entered into this Real Estate Exchange Agreement to take effect on the date first above written, for the uses and purposes set forth above.

**CITY OF PERU, ILLINOIS, an Illinois
home rule municipal corporation**

By: _____
Ken Kolowski, Mayor

ATTEST:

By: _____
Jamey Mertel, City Clerk

[Seal]

STATE OF ILLINOIS)
)
COUNTY OF LASALLE) SS.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Ken Kolowski, personally known to me to be the Mayor of the City of Peru, an Illinois home rule municipal corporation, and Jamey Mertel, personally known to me to be the Clerk of said City of Peru, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Mayor and Clerk, appeared before me this day in person and acknowledged they signed and delivered the instrument of writing in their authorized capacity as Mayor and Clerk of said City of Peru, and caused the corporate seal of said corporation to be affixed thereto, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2025.

Notary Public

LARRY J. CRISS

STATE OF ILLINOIS)
)
COUNTY OF LASALLE) SS.

I, the undersigned Notary Public in and for said County and State aforesaid, do hereby certify that Larry J. Criss, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2025.

Notary Public

EXHIBIT A

WARRANTY DEED

Address: Peoria Street
Peru, IL 61354

PIN: 17-17-436-018

This space reserved for Recorder's use only.

GRANTOR, **LARRY CRISS**, of the City of Peru, in the County of LaSalle and State of Illinois (hereinafter, "Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE **CITY OF PERU**, an Illinois home rule municipal corporation (hereinafter, "Grantee"), all interest in the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 17-17-436-018
Common Address: Peoria Street
Peru, Illinois 61354

TO HAVE AND TO HOLD the above-granted Subject Property unto the Grantee in fee simple forever **SUBJECT TO:**

1. Real estate taxes assessed for the year 2025 and subsequent years; and
2. Covenants, easements and restrictions of record.

Grantor warrants that the land conveyed by this Deed is not homestead property as defined under and by virtue of the Homestead Exemption Laws of the State of Illinois.

LEGAL DESCRIPTION
Parcel Number 17-17-436-018

Part of Lot One (1), in Block 34 in Ninewa Addition to the Town, now City of Peru, LaSalle County, Illinois, described as follows, to wit:

Commencing at the Southwest Corner of Lot Six (6) in said Block Thirty-Four (34); thence North 00 degrees 11 minutes 57 seconds East along the Westerly Line of said Lot Six (6), a distance of 50.03 feet to the Northwest Corner of the South 50.00 feet of said Lot Six (6); thence North 89 degrees 47 minutes 18 seconds East along the Northerly Line of said South 50.00 feet, a distance of 60.02 feet to the Northeast Corner of said South 50.00 feet being a location on the West Line of Lot Seven (7) in said Block Thirty-Four (34); thence North 00 degrees 07 minutes 08 seconds East, 75.56 feet along said West Line to the Northwest Corner of said Lot Seven (7); thence North 89 degrees 38 minutes 52 seconds East along the Northerly Line of said Lot Seven (7), a distance of 60.01 feet to the Northeast Corner of said Lot Seven (7); thence South 00 degrees 03 minutes 33 seconds West along the Easterly Line of said Lot Seven (7), a distance of 34.50 feet to the Southwest Corner of the North 34.50 feet of Lot Eight (8) in said Block Thirty-Four (34); thence North 89 degrees 38 minutes 52 seconds East along the South Line of said North 34.50 feet, a distance of 26.89 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 101.72 feet and whose chord bears North 21 degrees 45 minutes 54 seconds East, an arc distance of 13.75 feet; thence North 25 degrees 47 minutes 45 seconds East, a distance of 65.04 feet to a location on the East Line of Lot Three (3) in said Block Thirty-Four (34), said location being 36.54 feet North of the Southeast Corner of said Lot Three (3); thence North 00 degrees 14 minutes 54 seconds East along the East Line of said Lot Three (3), a distance of 29.30 feet, to the South Line of the Northerly 60.00 feet of said Lot Three (3); thence South 89 degrees 42 minutes 06 seconds West along said South Line, a distance of 25.00 feet to the West Line of the East 25.00 feet of said Lot Three (3); thence North 00 degrees 38 minutes 18 seconds East along said West Line, a distance of 60.25 feet to the North Line of said Lot Three (3); thence North 89 degrees 58 minutes 09 seconds East along said North Line and the North Line of Lot Two (2), in said Block Thirty-Four (34), a distance of 85.06 feet to the Northeast Corner of said Lot Two (2); thence South 00 degrees 33 minutes 13 seconds West along the Easterly Line of said Lot Two (2), a distance of 60.00 feet to the South Line of the North 60.00 feet of said Lot One (1) and the Point of Beginning; thence North 89 degrees 50 minutes 23 seconds East along said South Line, a distance of 60.04 feet to the East Line of said Lot One (1); thence South 00 degrees 26 minutes 21 seconds West along said East Line, a distance of 25.98 feet to the Northeast Corner of the South 40.00 feet of said Lot One (1); thence South 89 degrees 43 minutes 35 seconds West, 49.04 feet along the North Line of said South 40.00 feet; thence South 00 degrees 16 minutes 25 seconds East, a distance of 0.74 feet; thence South 89 degrees 43 minutes 35 seconds West, a distance of 11.07 feet to the West Line of said Lot One (1); thence North 00 degrees 33 minutes 13 seconds East, 26.84 feet along said West Line to the Point of Beginning; containing 0.036 acres more or less.

EXHIBIT B

WARRANTY DEED

Address: 5th and Peoria Streets
Peru, IL 61354

PIN: 17-17-429-001

This space reserved for Recorder's use only.

GRANTOR, CITY OF PERU, an Illinois home rule municipal corporation (hereinafter, "Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to **LARRY J. CRISS** of the City of Peru, Illinois (hereinafter, "Grantee"), all interest in the following described real estate:

The North Forty (N.40) feet of Lots Four (4) and Five (5) in Block Twenty-eight (28) in Ninewa Addition to the Town, now City of Peru, in the City of Peru, County of LaSalle and State of Illinois, excepting underlying coal and mining rights as heretofore conveyed

Permanent Index Number: 17-17-429-001
Common Address: 5th and Peoria Street
Peru, Illinois 61354

(hereinafter, "Subject Property");

TO HAVE AND TO HOLD the above-granted Subject Property unto the Grantee in fee simple forever **SUBJECT TO:**

1. Real estate taxes assessed for the year 2025 and subsequent years;
2. Covenants, easements and restrictions of record;

AND UPON THE EXPRESS CONDITION that Grantee, its successors, assigns, and any subsequent owner of the Subject Property shall maintain the Subject Property as a parking lot unless a change in such use is expressly approved by a majority vote of the City Council of City of Peru. This restriction shall run with the land and be binding upon all future owners, successors, and assigns of the Subject Property. Any violation of this restriction shall be subject to enforcement by the City of Peru through appropriate legal action, including but not limited to injunctive relief.

GRANTOR RESERVES FOR ITSELF, its successors and assigns, perpetual nonexclusive underground and aerial easements for the continued use, maintenance, repair, replacement and reconstruction of all conduits, pipes, sewers, drains, water mains, fiber optic cables, electric power lines, wires and other utilities and easements upon the Subject Property and hereafter deemed necessary in Grantor's sole discretion related to the provision of water, sewer, electric, fiberoptic or telecommunication services, whether or not of record, including access thereto and the right to locate new extensions of water, electric, sewer, fiberoptic and communication facilities so long as the facilities do not unreasonably interfere with Grantee's use of the Subject Property as a parking lot.

GRANTOR FURTHER RESERVES, for the benefit of the City of Peru and the public, a perpetual, non-exclusive easement over, across, and upon the Subject Property for the purpose of pedestrian and vehicular ingress and egress through the drive lane in its current traffic pattern as existing on the date of this Deed. The configuration of the drive lane shall remain as currently established unless an alternative traffic pattern is expressly approved by a majority vote of the City Council of the City of Peru. The City of Peru shall have the right to enforce this easement through appropriate legal action, including but not limited to injunctive relief, to ensure continued public access and compliance with the approved traffic pattern.

GRANTOR FURTHER GRANTS TO GRANTEE, its successors, assigns, and any subsequent owner of the Subject Property, a perpetual, non-exclusive easement for ingress and egress over, across, and upon that portion of the adjacent parcel of land legally described as follows:

The North Seventy-Eight (78) Feet of Lot Three (3) in Block Twenty-Eight (28) in Ninewa Addition to the Town, now City of Peru, in the City of Peru, County of LaSalle and State of Illinois.

PIN:17-17-429-003

Said easement is granted specifically for the purpose of providing vehicular and pedestrian access to and from the one-way drive lane located on the Subject Property. Said easement shall be appurtenant to and run with the Subject Property, benefiting the Grantee, its successors, assigns, tenants, and invitees, and shall permit the use of that portion of the adjacent parcel reasonably necessary to access the drive lane for purposes of ingress and egress to the Subject Property. The Grantor reserves the right to use the easement area for any purpose that does not unreasonably interfere with the Grantee's use of the easement for ingress and egress.

The Grantee, its successors, assigns, or any subsequent owner of the Subject Property shall be permitted to use the Subject Property as a parking lot, as set forth herein, and such use shall not be subject to any restrictions imposed by the City of Peru specifically prohibiting or regulating overnight parking of passenger vehicles in designated parking stalls.

The easements, conditions and restrictions provided herein shall run with the land and be binding upon the Grantee, its successors, assigns, and all subsequent owners of the Subject Property.

