



City of Peru



JAMEY MERTEL
CITY CLERK

P.O. Box 299 • 1901 Fourth Street • Peru, IL 61354-0299
815-223-0061 • www.peru.il.us

AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, APRIL 20, 2026

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

ROLL CALL

5:00 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PRESENTATION

MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS

REGULAR MEETING MINUTES OF APRIL 6, 2026

TREASURER'S REPORT FOR MARCH 2026

CITY CLERK'S REPORT OF CASH RECEIVED FOR MARCH 2026

BUILDING PERMIT REPORT-1ST QUARTER 2026

PERU VOLUNTEER AMBULANCE SERVICE INC. ACTIVITY SUMMARY FOR MARCH 2026

COMMITTEE REPORTS

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

DISBURSEMENTS for April 22, 2026

Motion to approve quote from Dimond Bros. Insurance, in the amount of \$7,622.00 for airport liability insurance for the TBM Avenger and Salute to Veterans event.

Motion to approve \$125,000.00 contribution to the annual TBM Avengers and Salute to Veteran's event (May 15-16, 2026)

Motion to approve \$500.00 contribution to the annual Peru CSO Golf Fundraiser

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

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

Motion to approve an engineering service agreement (construction engineering) with Chamlin & Associates for construction for the ITEP project.

Motion to approve an engineering service agreement with Chamlin & Associates for inspection services for the MCC Network Service, LCC fiber installation.

Motion to receive and place on file the Water and Sewer Acreage and Impact Fees for 2026

Motion to approve quote from Northern Illinois Seamless Roofing, in the amount of \$15,620.00 for roof system for Well #7

Motion to approve a proposal from R&R Landscaping for landscape restoration at Baker Lake in the amount of \$21,430.00

Discuss and approve the purchase of 5-year extended warranties for \$21,538.00 each, for each of 7 Caterpillar engine generator sets. Total purchase of \$155,766.

Discuss and approve the purchase of repair parts for unit #2 speed increaser gearbox for \$43,856.00 from DB Santasalo USA.

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

Minutes of the April 15, 2026, Planning/Zoning Commission hearing on Petition of Travis and Adriaan Harvey concerning property commonly known as 1103 4th Street in the City of Peru (PIN: 17-16-322-001)

Discuss and act upon variance sought by Petition of Travis and Adriaan Harvey (Section 15.08 of the City of Peru Zoning Ordinance: "...When the Planning/Zoning Commission fails to recommend a variation, it can only be adopted by an ordinance with the favorable vote of two-thirds (2/3) of the City Council.")

Minutes of the April 15, 2026, Planning/Zoning Commission hearing on Petition of IBI Ventures, LLC concerning property generally located east of Illinois Route 251 and south of May Road in the City of Peru (PINs: 17-04-106-001; 17-04-106-002; 17-04-106-005; 17-04-106-006)

AN ORDINANCE APPROVING THE FINAL PLAT OF IBI VENTURES SECOND SUBDIVISION TO THE CITY OF PERU, A TEXT AMENDMENT TO SECTION 11.05(d) OF THE ZONING ORDINANCE, AND GRANTING WAIVERS AND A SPECIAL USE AS SOUGHT BY THE PETITION OF IBI VENTURES, LLC

Minutes of the April 15, 2026, Planning/Zoning Commission hearing on Petition of Johnson Seed & Grain Services, LLC concerning property commonly known as 6320 Meridian Road in the City of Peru (Bureau County PIN: 18-12-400-008)

AN ORDINANCE GRANTING WAIVERS AS SOUGHT BY THE PETITION OF JOHNSON SEED & GRAIN SERVICES, LLC CONCERNING PROPERTY LOCATED AT 6320 MERIDIAN ROAD IN THE CITY OF PERU

Minutes of the April 15, 2026, Planning/Zoning Commission hearing on Petition of William and Lore Jones concerning property commonly known as 118 Cross Street in the City of Peru (PINs: 17-20-113-005, 17-20-113-004 & 17-20-113-010))

AN ORDINANCE GRANTING VARIANCES AND WAIVERS AS SOUGHT BY THE PETITION OF WILLIAM AND LORE JONES CONCERNING PROPERTY GENERALLY LOCATED AT 118 CROSS STREET IN THE CITY OF PERU

AN ORDINANCE AMENDING CHAPTER 42 – FIRE PREVENTION AND PROTECTION, OF THE CITY OF PERU CODE OF ORDINANCES TO PROVIDE FOR THE CREATION OF ARTICLE III. – SPILLER PAYS ORDINANCE

AN ORDINANCE AMENDING CHAPTER 70 – OFFENSES AND MISCELLANEOUS PROVISIONS, OF THE CITY OF PERU CODE OF ORDINANCES TO PROVIDE FOR THE ADDITION OF ARTICLE X. – ILLEGAL DRUGS, PARAPHERNALIA, KRATOM, AND OTHER SYNTHETIC ALTERNATIVE SUBSTANCES

AN ORDINANCE AMENDING AND ADOPTING CITY OF PERU NET METERING AND INTERCONNECTION POLICIES

AN ORDINANCE RESCINDING ORDINANCE NO. 7012 AND APPROVING AND AUTHORIZING AN AMENDMENT OF THE TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PERU, LASALLE COUNTY, ILLINOIS AND POJO LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP (Peru Midwest Industrial Nexus Tax Increment Financing District)

AN ORDINANCE RESCINDING ORDINANCE NO. 7013 AND APPROVING AND AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PERU, LASALLE COUNTY, ILLINOIS AND SUNRISE HOSPITALITY, INC., AN OHIO CORPORATION (Peru Midwest Industrial Nexus Tax Increment Financing District)

AN ORDINANCE FIXING WAGES FOR EMPLOYEES OF THE CITY OF PERU, ILLINOIS COMMENCING APRIL 26, 2026, AND ENDING APRIL 24, 2027

AN ORDINANCE GRANTING AN ADMINISTRATIVE VARIANCE AS SOUGHT BY CHRISTINE AND KRISTOPHER NEWTON CONCERNING PROPERTY LOCATED AT 837 ST. VINCENTS AVENUE, PERU, ILLINOIS

RESOLUTION AUTHORIZING EXECUTION OF AN ILLINOIS DEPARTMENT OF TRANSPORTATION HIGHWAY PERMIT (L-18177-26 | Halm Subdivision)

PROCLAMATIONS

UNFINISHED BUSINESS

NEW BUSINESS

Motion to receive and place on file letter of retirement from Joe Hogan from the Illinois Valley Regional Dispatch Board and the LaSalle County Joint Emergency Telephone System Board.

Motion to approve appointment of Sarah Raymond to both the Illinois Valley Regional Dispatch Board and the LaSalle County Joint Emergency Telephone System Board as a primary member to both boards

PETITIONS AND COMMUNICATIONS

ITEM NO. 1 Communication from Rita Studzinski, of the River Valley Chapter of The Compassionate Friends, requesting permission to hold the annual remembrance walk at Baker Lake on Sunday, September 27th.

ITEM NO. 2 Communication from Brian Leone requesting annexation, variances, and waivers for property located adjacent to PIN 11-31-109-000.

MAYOR'S NOTES

PUBLIC COMMENT

CLOSED SESSION

ADJOURNMENT

CITY OF PERU REGULAR COUNCIL MEETING APRIL 6, 2026

A regular meeting of the Peru City Council was called to order by Mayor Ken Kolowski in the Peru City Council Chambers on Monday, April 6, 2026, at 6:00 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.

PRESENTATION

PUBLIC COMMENT

MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS

Mayor Kolowski presented the Regular Minutes of March 23, 2026. 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 April 8, 2026:

<u>FUND NAME</u>	<u>TOTAL EXPENSES</u>
General Fund	\$394,001.71
Insurance Fund	159,634.31
Garbage Fund	81,164.40
Utility Fund	617,715.37
Airport Fund	<u>2,699.06</u>
Total	\$1,255,214.85

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 Payton made a motion to engage Bernardi Securities for bond issue on Ameren substation. 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.

PUBLIC SERVICES COMMITTEE

PUBLIC WORKS COMMITTEE

PSM/Fire Chief Jeff King reported on alleys that need to be worked on.

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 7029

CITY OF PERU REGULAR COUNCIL MEETING APRIL 6, 2026

AN ORDINANCE AMENDING CHAPTER 110 – TRAFFIC AND VEHICLES, OF THE CITY OF PERU CODE OF ORDINANCES RELATING TO THE REGULATION OF BICYCLES, LOW-SPEED ELECTRIC BICYCLES, SNOWMOBILES, AND PERSONAL MOBILITY DEVICES

Alderman Edgcomb 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.

Corporate Counsel Scott Schweickert presented a proposed resolution entitled:

RESOLUTION NO. 2026-04

RESOLUTION AUTHORIZING EXECUTION OF A HIGHWAY AUTHORITY AGREEMENT WITH WENDY FULMER CONCERNING ENVIRONMENTAL REMEDIATION OF PROPERTY AT 1501 36TH STREET, PERU, IL

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.

PROCLAMATIONS

UNFINISHED BUSINESS

NEW BUSINESS

PETITIONS AND COMMUNICATIONS

Clerk Mertel presented a communication from Sue Gillio of Music Suite 408, requesting permission to hold the annual Tuba Fest at Centennial Park on Sunday, July 26th. Alderman Edgcomb made a motion the communication be received, placed on file and permission granted. Alderman Tieman seconded the motion. Motion carried.

Clerk Mertel presented a communication from Starved Rock Runners requesting permission to use the east shelter at Baker Lake on Mondays from 5pm-7:30pm for June and July, for the kids running clinic. Alderman Tieman made a motion the communication be received, placed on file and permission granted. Alderman Ballard seconded the motion. Motion carried.

MAYOR’S NOTES

PUBLIC COMMENT

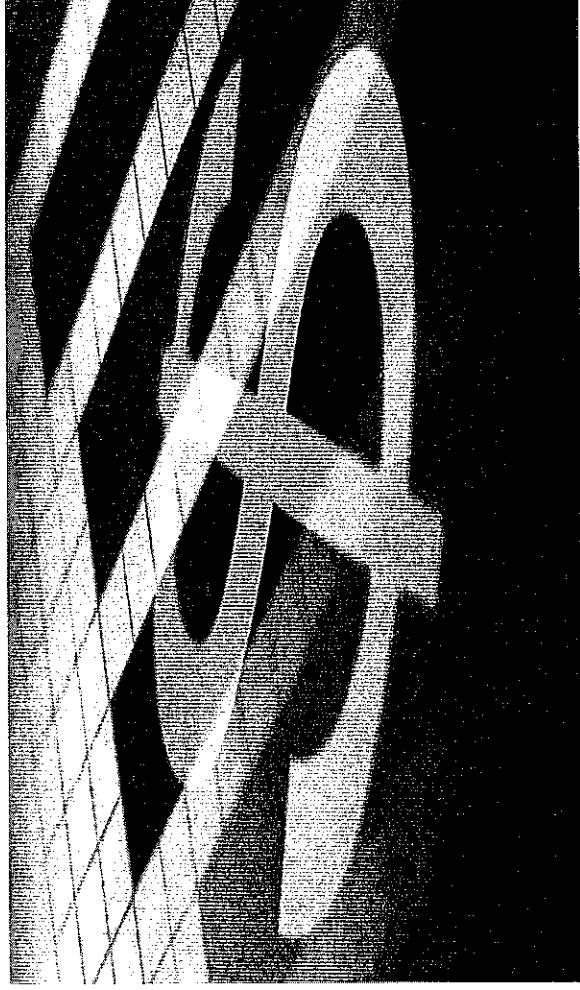
CLOSED SESSION

ADJOURNMENT

Alderman Tieman made a motion that the meeting be adjourned. Alderman Ballard seconded the motion and motion carried. The meeting was adjourned at 6:12 p.m.

CITY OF PERU

TREASURER'S REPORT



MARCH 2026
JACKSON POWELL, TREASURER

Treasurer's Monthly Report Index

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Treasurer's Monthly Report

March 31, 2026

Fund Description Financial Institution - Account #	Previous Period Balance	Receipts	Disbursements	Interest Earned	End of Period Balance	Balance Use Definition	Cumulative Unassigned Fund Balance	Cumulative Fund Balance
General Fund Operating Checking Account Hometown National Bank - Acct #105853	\$ 1,157,027.48	\$ 288,340.00	\$ (743,637.35)	\$ 3.07	\$ 701,733.20	Unassigned	\$ 701,733.20	\$ 701,733.20
General Fund Automatic Clearing House Account Heartland Acct #6508402	\$ 108,605.69	\$ 1,056,234.33	\$ (1,045,749.49)	\$ 195.98	\$ 119,286.51	Unassigned	\$ 821,019.71	\$ 821,019.71
General Fund Investment Account Illinois Fund - Mercantile Bank - Acct #7139166001	\$ 866,337.49	\$ 1,622,051.51	\$ (980,906.90)	\$ 4,906.64	\$ 1,612,388.74	Unassigned	\$ 2,433,408.45	\$ 2,433,408.45
General Fund Operating Reserve Transaction Account Illinois Fund - Mercantile Bank - Acct #4348664122	\$ 24,608.36	\$ 172,516.84	\$ -	\$ -	\$ 197,125.00	Unassigned	\$ 2,630,533.45	\$ 2,630,533.45
General Fund Operating Reserve Investments General Fund Operating Reserve CDs/MMs	\$ 836,764.40	\$ -	\$ -	\$ 2,571.43	\$ 839,335.83	Unassigned	\$ 3,469,869.28	\$ 3,469,869.28
Farm Cash Rent Account - Hertz Management Heartland - Acct #2637	\$ 618.34	\$ 5,487.65	\$ (499.01)	\$ 1.09	\$ 5,668.07	Unassigned	\$ 3,475,537.35	\$ 3,475,537.35
Infrastructure Home Rule Sales Tax Account	\$ 5,159,763.74	\$ 301,490.43	\$ -	\$ 23,496.48	\$ 5,484,750.65	Restricted	\$ 3,475,537.35	\$ 8,960,288.00
Infrastructure Plank Rd Reserve	\$ 384,911.82	\$ -	\$ -	\$ -	\$ 384,911.82	Restricted	\$ 3,475,537.35	\$ 9,345,199.82
Infrastructure Commercial Expansion Reserve Illinois Fund - Mercantile Bank - Acct #4348664122	\$ 850,000.00	\$ -	\$ -	\$ -	\$ 850,000.00	Restricted	\$ 3,475,537.35	\$ 10,195,199.82
Motel Tax Account Motel Tax Account-ITEP Grant Reserve Peru Federal Account #161314228/#162310209	\$ 778,468.73	\$ 44,910.07	\$ -	\$ 3,956.46	\$ 827,335.26	Committed	\$ 3,475,537.35	\$ 11,022,535.08
Parkside Bond Obligation Reserve Illinois Fund - Mercantile Bank - Acct #4348664122	\$ 500,000.00	\$ -	\$ -	\$ -	\$ 500,000.00	Restricted	\$ 3,475,537.35	\$ 11,522,535.08
General Fund 2020/2021 Bond Reserve Illinois Fund - Mercantile Bank - Acct #4348664122	\$ 257,947.58	\$ 128,973.79	\$ -	\$ -	\$ 386,921.37	Restricted	\$ 3,475,537.35	\$ 11,909,456.45
Past Elected Officials Account Peru Federal Savings - Acct #1002354591	\$ 155,852.01	\$ 77,926.04	\$ -	\$ -	\$ 233,778.05	Restricted	\$ 3,475,537.35	\$ 12,143,234.50
Peru Celebration Trust Account Edward Jones - Acct #6081575315	\$ 4,148.38	\$ -	\$ -	\$ 0.35	\$ 4,148.73	Restricted	\$ 3,475,537.35	\$ 12,147,383.23
Peru Municipal Pool Account Hometown National Bank - Acct #110741	\$ 64,843.04	\$ 100.00	\$ (5,989.94)	\$ -	\$ 58,953.10	Restricted	\$ 3,475,537.35	\$ 12,206,336.33
	\$ 136,856.20	\$ -	\$ -	\$ -	\$ 136,856.20	Assigned	\$ 3,475,537.35	\$ 12,343,192.53



Treasurer's Monthly Report

March 31, 2026

Fund Description Financial Institution - Account #	Previous Period Balance	Receipts	Disbursements	Interest Earned	End of Period Balance	Balance Use Definition
SPECIAL REVENUE FUNDS						
Insurance Fund						
LSB-HRA/FA Acct #7179	\$ 823,146.85	\$ 13,270.34	\$ (159,634.31)	\$ 1,161.00	\$ 677,943.88	Committed
Total Insurance Fund	\$ 823,146.85	\$ 13,270.34	\$ (159,634.31)	\$ 1,161.00	\$ 677,943.88	
Garbage Fund						
Peru Federal Account #161314228	\$ 99,083.97	\$ 81,216.67	\$ (80,749.18)	\$ 319.00	\$ 99,870.46	Committed
Total Garbage Fund	\$ 99,083.97	\$ 81,216.67	\$ (80,749.18)	\$ 319.00	\$ 99,870.46	
Motor Fuel Tax Fund						
Hometown National Bank - Acct #72660101	\$ 914,788.85	\$ 37,825.38	\$ -	\$ 1,618.48	\$ 954,232.71	Restricted
Total Motor Fuel Tax Fund	\$ 914,788.85	\$ 37,825.38	\$ -	\$ 1,618.48	\$ 954,232.71	
Peru Police Drug Enforcement, Impound & Equipment Fund						
Peru Federal Account Acct #161317890	\$ 26,538.60	\$ -	\$ -	\$ 6.98	\$ 26,545.58	Restricted
Midland States Bank Acct #540500027	\$ 103,205.12	\$ 1,650.00	\$ (830.00)	\$ 1.74	\$ 104,026.86	Restricted
Total Police related Special Revenue Funds	\$ 129,743.72	\$ 1,650.00	\$ (830.00)	\$ 8.72	\$ 130,572.44	
TIF 2 Fund - Peru Industrial						
Heartland Acct #6506410	\$ 197,827.52	\$ 100,000.00	\$ (34,577.47)	\$ 28.60	\$ 263,278.65	Committed
TIF 3 Fund - North Peru						
Heartland Acct #6506410	\$ 174,377.93	\$ -	\$ (34,038.63)	\$ 25.21	\$ 140,364.51	Committed
TIF 4 Fund - Downtown						
Heartland Acct #6506410	\$ 277,089.50	\$ -	\$ (2,724.22)	\$ 40.06	\$ 274,405.34	Committed
TIF 5 Fund - Peru Mall						
Heartland Acct #6506410	\$ 115,304.10	\$ -	\$ -	\$ 16.67	\$ 115,320.77	Committed
TIF 6 Fund - MVP						
Heartland Acct #6506410	\$ (642,209.32)	\$ -	\$ -	\$ -	\$ (642,209.32)	Committed
TIF 7 Fund - MINT						
Heartland Acct #6506410	\$ (63,911.29)	\$ -	\$ -	\$ -	\$ (63,911.29)	Committed
Total TIF Funds	\$ 87,248.66	\$ 100,000.00	\$ (34,577.47)	\$ 28.60	\$ 87,248.66	
TOTAL SPECIAL REVENUE FUNDS	\$ 1,949,868.15				\$ 1,949,868.15	



CONCENTRATION REPORT FOR APPROVED DEPOSITORIES AND INVESTMENTS

Financial Institution/Account(s) Description	Amount	FDIC Insurance of Accounts	Market Value Of Pledged Collateral	Deposit Risk Exposure
The Illinois Funds	\$ 9,649,875.63	N/A	N/A	\$ -
Hometown National Bank Transaction Accounts	\$ 1,792,822.11	\$ 250,000.00	\$ 3,096,591.18	\$ -
Hometown National Bank Investment Accounts	\$ 2,572,449.24	N/A	N/A	\$ -
Midland Bank Transaction Accounts	\$ 104,026.86	\$ 250,000.00	\$ -	\$ -
Peru Federal Savings Transaction Accounts	\$ 5,087,062.14	\$ 250,000.00	\$ 6,683,844.00	\$ -
Peru Federal Savings Money Market Account	\$ 839,335.83			
Hearland Transaction Accounts	\$ 2,305,290.23	\$ 250,000.00	\$ 3,940,762.35	\$ -
La Salle State Bank Transaction Accounts	\$ 677,943.88	\$ 250,000.00	\$ 1,070,005.80	\$ -
Central Bank CD Investments	\$ 218.80	\$ 250,000.00	\$ 908,616.28	\$ -
Negotiable Certificates of Deposit Investments	\$ 1,472,000.00	\$ 1,472,000.00	N/A	\$ -
Edward Jones - Money Markets	\$ 58,953.10	\$ 250,000.00	\$ -	\$ -
DA Davidson Money Market	\$ 848,157.96	\$ 250,000.00	\$ -	\$ 598,157.96
Total	\$ 25,408,135.78		Total Deposit Risk Exposure	\$ 598,157.96



FIREFIGHTER'S PENSION TRUST FUND

Financial Institution	Investment Type	Previous Period Balance	Value Held at State	Receipts or Inc in Market Value	Disbursements or Loss of Market Value	End of Period Balance
Downstate Investment and Hometown National Bank-Trustee	Multiple Investments	\$40,792.20	\$3,308,825.50	\$2,364.13	\$ (21,732.50)	\$3,330,249.33

POLICE PENSION TRUST FUND

Financial Institution	Investment Type	Previous Period Balance	Value Held at State/Ins Ann	Receipts or Inc in Market Value	Disbursements or Loss of Market Value	End of Period Balance
Downstate Investment and Hometown National Bank-Trustee	Multiple Investments	\$3,159,422.23	\$13,239,038.43	\$26,503.97	\$ (111,131.05)	\$16,313,833.58

COMBINED OPERATING ACCOUNT STATUS-PFSB

Fund Operating Checking Account Description	Operating Balance	Negative Balance
Electric Fund - Guaranteed Light Deposits	\$857,613	
Electric Fund Operating Reserve	\$2,895,579	
Garbage Fund	\$99,870	
Illinois Valley Regional Airport	(\$516,049)	(\$516,049)
Landfill Operating	\$835,820	
Motel Tax	\$827,335	
Water & Sewer - Guaranteed Water Deposits	\$56,199	
Totals	\$5,056,368	(\$516,049)
Less Electric Fund - Guaranteed Light Deposits	(\$857,613)	
Less Water & Sewer - Guaranteed Water Deposits	(\$56,199)	
Net Funds Available in Combined Operating Account	\$4,142,556	

Treasurer's Monthly Report
FUND INVESTMENTS

March 31, 2026

Fund	Financial Firm	Investment Type	Account #	Balance	Rate	Maturity Date	Balance Use Definition
General Fund							
Operating Reserve	Peru Federal Savings Bank	MM	161000266	\$839,335.83	3.56%	NA	Unassigned
Total General Fund				\$839,335.83			
Electric Light Enterprise Fund							
Electric Light Fund - Operating Reserve	Central Bank	MM	100154301	\$218.80			Assigned
Electric Light Fund - Operating Reserve	US Treasury Bill	T Bill	91282CKB6	\$0.00	4.63%	28-Feb-26	Assigned
Electric Light Fund - Operating Reserve	Bank of New York Mellon	CD	06405VJN0	\$0.00	4.25%	25-Mar-26	Assigned
Electric Light Fund - Operating Reserve	Astra Bank	CD	046308AP7	\$242,000.00	4.20%	8-May-26	Assigned
Electric Light Fund - Operating Reserve	Hingham Instn for Savings	CD	433323NQ1	\$240,000.00	4.10%	19-May-26	Assigned
Electric Light Fund - Operating Reserve	Bank of America NA	CD	0605TXXW7	\$240,000.00	4.25%	30-Jun-26	Assigned
Electric Light Fund - Operating Reserve	Discover Bank	CD	254673P34	\$250,000.00	3.50%	10-Aug-26	Assigned
Electric Light Fund - Operating Reserve	Morgan Stanley Bank NA	CD	61690UR51	\$250,000.00	3.60%	15-Sep-26	Assigned
Electric Light Fund - Operating Reserve	Synchrony Bank	CD	87165FS54	\$250,000.00	4.70%	4-Nov-27	Assigned
Total Operating Reserve				\$1,472,218.80			
Electric Light Fund - Self Insurance Reserve	First State Bank	CD	152479	\$0.00	4.25%	16-Feb-26	Committed
Total Self Insurance Reserve				\$0.00			
Total Electric Light Fund Enterprise				\$1,472,218.80			
Total Fund Investments				\$2,311,554.63			
Certificate of Deposit Investments by Depos				Amount			
Purchased Negotiable Certificates of Deposit				\$1,472,000.00			
Central Bank Money Market				\$218.80			
Peru Federal Savings Bank Money Market				\$839,335.83			
First State Bank Certificate of Deposit				\$0.00			
Total Certificate of Deposit Investments				\$2,311,554.63			

CITY CLERK'S REPORT OF CASH RECEIVED
MARCH 2026

GENERAL FUND

Road & Bridge Property Tax	-	
Municipal Sales Tax-Nov Sales	861,985.98	
HRT-Parkside-Nov Sales	301,490.44	
HRT-Infrastructure-Nov Sales	301,490.43	
Use Tax	10,379.70	
Telecommunications Tax	8,196.50	
Personal Property Replacement Tax	14,482.46	
State Income Tax	100,542.76	
Other Misc Tax	23,483.24	
Video Gaming Municipal Share-Nov	40,635.32	
Motel Tax	44,910.07	
Health Insurance Reimbursements-Retirees	1,741.77	
Gaming Licenses	9,685.00	
Liquor Licenses	5,000.00	
Business/Miscellaneous Licenses	-	
Contractor Licenses	2,200.00	
Police Fines/Copies/Misc	140.00	
Police-JETSB Closure	19,188.28	
Circuit Court Fines	1,651.00	
Adjudication Fines	991.94	
Misc Fire Income	390.00	
Vacant Prop Reg	-	
AT&T Franchise-monthly	755.55	
Ameren Franchise-annually	-	
Qtrly Cable Franchise	-	
Utility Fund Franchise-monthly	149,420.27	
Building Permits	7,572.75	
Inspection fees	1,300.00	
Filing Fee/Variance	100.00	
Telecomm Tower Rent	2,756.28	
BB Field Fees	2,982.60	
Park Shelter Fees	40.00	
Taste 50/50 Tickets	-	
Accident Damages Reimbursement	-	
Code Red-Municipal Reimbursements	7,296.00	
WC Reimbursement	-	
Property Rent-annual Link Media	6,919.00	
Vital Records	1,708.00	
Rental Property Reg	880.00	
Recreation Receipts	1,000.00	
Cemetery Lots	1,400.00	
Burial Permits	-	
Cemetery Niches	-	
Donations-Dresbach Bench Reimb	1,000.00	
CSO Donation to Celebration Fund	100.00	
Misc Revenue-2024 TIF Surplus	20,103.89	
IV Excavating St. Mntnce Reimb	829.96	
Lunan Corp-ROW	652.39	
IDOT Rt 6 Mntnce	-	
State of IL-Highway Safety Grant	-	
Interest Income	29,141.56	
	29,141.56	
<i>Total General Fund</i>		<u>\$ 1,984,543.14</u>

CITY CLERK'S REPORT OF CASH RECEIVED
MARCH 2026

POLICE DRUG ENFORCE/IMPOUND/EQUIP FUND

Drug Fine/Forfeiture Income	-	
Impound Fees	750.00	
Other Revenue	900.00	
Interest Income	8.72	
<i>Total Police Drug/Impound Fund</i>		<u>\$ 1,658.72</u>

INSURANCE FUND

General Fund-Flexpay PR Deductions	4,785.52	
Utility Fund-HRA Reimbursements	5,821.09	
General Fund-HRA Reimbursements	2,663.73	
Utility Fund-Funding	-	
General Fund-Funding	-	
Interest Income	1,161.00	
<i>Total Insurance Fund</i>		<u>\$ 14,431.34</u>

GARBAGE FUND

Billing Receipts	81,216.67	
Interest Income	319.00	
<i>Total Garbage Fund</i>		<u>\$ 81,535.67</u>

MOTOR FUEL TAX FUND

St of IL-MFT Allotment	19,980.37	
St of IL-Renewal Funds	17,845.01	
Interest Income	1,618.48	
<i>Total Motor Fuel Tax Fund</i>		<u>\$ 39,443.86</u>

PERU INDUSTRIAL PARK TIF

Property Taxes	-	
Interest Income	28.60	

NORTH PERU TIF

Property Taxes	-	
Interest Income	25.21	

PERU DOWNTOWN TIF

Property Taxes	-	
Interest Income	40.06	

PERU MALL TIF

Property Taxes	-	
Interest Income	16.67	

PERU MVP TIF

Property Taxes	-	
Interest Income	-	

PERU MIN TIF

Property Taxes	-	
Interest Income	-	

		<u>\$ 110.54</u>
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CITY CLERK'S REPORT OF CASH RECEIVED
MARCH 2026

UTILITY FUND

Billing Receipts	3,664,100.07	
Reconnect Fees	100.00	
NSF Fees	50.00	
CC Fees	5,869.86	
WC Reimbursement	-	
Fiber Optic Rent	2,794.98	
Sale of Meters/Supplies	-	
Health Insurance Reimbursements-Retirees	1,696.78	
Accident Damages-Insurance Reimb	-	
Comcast-Pole Rent	-	
Sale of Loads of Water	691.20	
Wastewater Permits	-	
Wastewater Analysis	5,502.00	
IDOT-Traffic Signal Maint Reimb	-	
Eakas Impact Fees	132,701.76	
Sale of Equipment	-	
Interest Income	30,612.11	
<i>Total Electric Fund</i>	30,612.11	<u>\$ 3,844,118.76</u>

GUARANTEED DEPOSIT FUND

Electric Utility Deposits	5,900.00	
Water Utility Deposits	700.00	
<i>Total Guaranteed Deposit Fund</i>	6,600.00	<u>\$ 6,600.00</u>

LANDFILL FUND

Billing Receipts	5,641.33	
Chipper Services	-	
Interest Income	2,964.35	
<i>Total Landfill Fund</i>	2,964.35	<u>\$ 8,605.68</u>

AIRPORT OPERATIONS

Hangar Rentals	3,844.74	
Land Leases	6,345.69	
Midwest Avtech-Flowage Fees	473.60	
Grants	-	
Interest Income	15.08	
<i>Total Airport Operations Fund</i>	15.08	<u>\$ 10,679.11</u>

TOTAL ALL FUNDS

\$ 5,991,726.82



City of Peru



Eric Carls, P.E.

Director of Engineering & Zoning

P.O. Box 299 • 1901 Fourth Street • Peru, IL 61354-0299
815-224-6020 • fax: 815-223-9381 • www.peru.il.us • ericcarls@peru.il.us



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

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

Subject: Building Permits - First Quarter Report 2026

Date: April 20, 2026

Attached for your information is the Building Permit Report. There were sixty-three (63) building permits issued during the First Quarter period ending March 31, 2026.

The total construction costs permitted were \$8,200,324.34. Permit fees totaled \$24,965.08 and inspection and other fees totaled \$2,800.00.

For the same period in 2025 there were a total of seventy-three (73) permits issued. The total construction costs for the same period were \$4,805,974.60.

Accordingly, I have deposited the total collected fees with the City Clerk for the First Quarter 2026 Building Permits.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to be "Eric Carls".

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

Permit Report by Type and Costs for Year 2026

Construction Type	Code Ref #	Permits Per Quarter				Total	Construction Costs Per Quarter				Total
		1st "A"	2nd "B"	3rd "C"	4th "D"		1st "A"	2nd "B"	3rd "C"	4th "D"	
House	1	1			1	\$ 434,000.00				\$ 434,000.00	
Duplex	2	0			0	\$ -				\$ -	
Home Add/Remodel	3	1			1	\$ 1,600.00				\$ 1,600.00	
Garage	4	1			1	\$ 40,000.00				\$ 40,000.00	
Pool	5	1			1	\$ 18,000.00				\$ 18,000.00	
Porch	6	1			1	\$ 500.00				\$ 500.00	
Storage Shed	7	0			0	\$ -				\$ -	
New Commercial	8	0			0	\$ -				\$ -	
Add/Renovate Commercial	9	3			3	\$ 4,060,206.00				\$ 4,060,206.00	
Demolition	10	2			2	\$ 155,000.00				\$ 155,000.00	
Signs	11	4			4	\$ 174,416.96				\$ 174,416.96	
New Industrial	12	0			0	\$ -				\$ -	
Add/Renovate Industrial	13	2			2	\$ 244,000.00				\$ 244,000.00	
Storage/Warehouse	14	0			0	\$ -				\$ -	
Site Development	15	0			0	\$ -				\$ -	
Misc./Special	16	15			15	\$ 2,902,412.00				\$ 2,902,412.00	
Fences	17	13			13	\$ 78,900.00				\$ 78,900.00	
Telecom	18	8			8	\$ -				\$ -	
Roof	19	7			7	\$ 71,000.00				\$ 71,000.00	
Driveway	20	1			1	\$ 3,400.00				\$ 3,400.00	
Deck/Patio	21	3			3	\$ 16,889.38				\$ 16,889.38	
Totals		63	0	0	63	\$ 8,200,324.34	\$ -	\$ -	\$ -	\$ 8,200,324.34	

Total Fees Collected by Quarter

Quarter	Permit Fees	Insp. Fee	H2O Fee	Other	Total
1st Quarter	\$ 24,965.08	\$ 2,700.00	\$ -	\$ -	\$ 27,665.08
2nd Quarter					
3rd Quarter					
4th Quarter					
Total	\$ 24,965.08	\$ 2,700.00	\$ -	\$ -	\$ 27,665.08

BUILDING PERMITS - 1ST QUARTER 2026

APPLICANT/OWNER	DATE	PERMIT NUMBER	CODE	PERMIT TO CONSTRUCT	PROJECT LOCATION	ESTIMATED FAIR MARKET VALUE	PERMIT FEE	INSP. FEE	OTHER
Sparkle Express Carwash Group	03/12/26	25BA0	16	Solar	4234 Mahoney Dr	\$ 230,760.00	\$ 1,200.00	\$ 125.00	
Kelly McCurry	01/05/26	26A01	16	Bowing Wall	207 Center Pl	\$ 8,250.00	\$ 25.00	\$ 50.00	
Gustavo Rodriguez	02/13/26	26A02-A	17	Fence	2302 1st St	\$ 5,000.00	\$ 25.00	\$ -	\$ 100.00
Gustavo Rodriguez	02/13/26	26A02-B	4	Garage Addition	2302 1st St	\$ 40,000.00	\$ 120.00	\$ 125.00	
Gustavo Rodriguez	03/16/26	26A02-C	3	Sidewalk-Porch Sloop Replacement	2302 1st St	\$ 1,600.00	\$ 25.00	\$ 50.00	
Gustavo Rodriguez	03/26/26	26A02-D	19	Roof Replacement	2302 1st St	\$ 9,000.00	\$ 25.00	\$ 50.00	
Caitlin Helland	01/07/26	26A03	19	Roof	1425 Peoria St	\$ 9,000.00	\$ 25.00	\$ 50.00	
Tim Taliani	01/07/26	26A04	19	Roof	1124 Putnam	\$ 18,000.00	\$ 54.00	\$ 50.00	
OSF	01/30/26	26A05-A	16	Modify Existing Fire Suppression System	925 West St	\$ 15,720.00	\$ 47.16	\$ 50.00	
OSF	03/12/26	26A05-B	9	Remodel Administrative Building	1305 6th St	\$ 2,942,706.00	\$ 8,828.18	\$ 200.00	
Rob Pietrzak	01/14/26	26A06	16	Sanitary Sewer Replacement	2215 3rd St	\$ 7,800.00	\$ 25.00	\$ -	
Mr Rooter Plumbing	01/15/26	26A07	16	Sanitary Sewer Replacement	2106 State St	\$ 5,881.00	\$ 25.00	\$ 75.00	
Ken Kowalski	01/22/26	26A08	16	Electrical Panel	1724 9th St	\$ 800.00	\$ 25.00	\$ 75.00	
Linda Parsons	01/22/26	26A09	16	Electrical Panel	2306 13th	\$ 3,500.00	\$ 25.00	\$ 75.00	
Luci Wright	01/22/26	26A10	17	Fence	815 15th St	\$ 8,000.00	\$ 25.00	\$ -	
Walsh Rentals 3705 LLC	01/26/26	26A11	10	Demo	3705 Frontage	\$ 155,000.00	\$ 25.00	\$ 75.00	
Ameren	01/22/26	26A12	19	Utility Retire Service	3905 Frontage	\$ -	\$ -	\$ -	
Bob Vickrey	01/23/26	26A13	19	Roof	4 Park Ave	\$ 10,000.00	\$ 25.00	\$ 50.00	
Jeff Perry	01/23/26	26A14	10	Demo	4140 Progress Blvd	\$ -	\$ 25.00	\$ 75.00	
Ameren	01/23/26	26A15	19	Utility Retire Service	3705 Frontage	\$ -	\$ -	\$ -	
Adam Meyer	01/26/26	26A16	16	Electric	12 Pointe Blvd	\$ 4,000.00	\$ 25.00	\$ 75.00	
Flat River Group	01/26/26	26A17	16	2 Dedicated 20A Recepticles	4800 Industrial Dr	\$ 5,000.00	\$ 25.00	\$ 75.00	
Jill & Kirk Schlosser	02/02/26	26A18	11	Sign	2110 4th St	\$ 1,200.00	\$ 25.00	\$ 75.00	
OLF Storage Tanks	01/29/26	26A19	16	Storage Tanks	900 Brunner	\$ 2,063,961.00	\$ 6,191.88	\$ 200.00	
Comcast	02/06/26	26A21	19	Extend Service	5247 State Route 251	\$ -	\$ -	\$ -	
AT & T	02/06/26	26A22	18	Bore & Place Cable	4391 Venture DR	\$ -	\$ -	\$ -	
Seventhwave Investments LL	02/20/26	26A23	11	Sign	1222 Shooting Pk Rd	\$ 36,464.96	\$ 109.39	\$ 75.00	

Jose Maldonado	02/19/26	26A25	20	Driveway	1728 Chambers Ave	\$	3,400.00	\$	25.00	\$	-
Lianne Sims	02/19/26	26A26	17	Fence	2110 11th St	\$	9,000.00	\$	25.00	\$	-
Tony Bacdore	02/19/26	26A27	21	Patio	1420 27th	\$	4,200.00	\$	25.00	\$	-
Maria Hupke	02/19/26	26A29	17	Fence	1903 11th St	\$	2,700.00	\$	25.00	\$	-
CHS	03/02/26	26A30	13	Grain Building	1 Cooperative Way	\$	190,000.00	\$	570.00	\$	200.00
Christine Newton	03/04/26	26A32	5	Pool/Deck/Patio/Shed	837 St. Vincents Ave	\$	18,000.00	\$	54.00	\$	50.00
CF Industries	03/30/26	26A34-B	13	Weather Shelter Pre-Fab	8 Terminal Road	\$	54,000.00	\$	162.00	\$	-
Roeilf Loveland	02/24/26	26A36	17	Fence	2805 7th St	\$	10,000.00	\$	25.00	\$	-
Hy-Vee	03/13/26	26A37	9	Aisles Online Addition / Drive Lanes	1651 Midtown Rd	\$	1,100,000.00	\$	3,300.00	\$	125.00
Tom/Angela Ladzinski	02/26/26	26A38	21	Pool Deck	1308 West St	\$	2,400.00	\$	25.00	\$	50.00
Jeff & Mary Humpage	03/10/26	26A39	17	Fence	932 25th St	\$	7,000.00	\$	25.00	\$	-
Josh Morrasy	03/10/26	26A41	17	Fence	2728 Becker Dr	\$	7,500.00	\$	25.00	\$	-
Ameren	02/26/26	26A43	18	Utility	1610 36th-Plaza Dr-Unimproved	\$	-	\$	-	\$	-
Roger Sommer	02/26/26	26A44	19	Roof	1720 8th St	\$	12,000.00	\$	36.00	\$	50.00
Stratus Networks	02/26/26	26A45-A	18	Fiber Install	5307 State Rt 251	\$	-	\$	-	\$	-
Carol Kreiser	03/03/26	26A46	16	Handicap Ramp	1021 Plain St	\$	-	\$	-	\$	-
Hans Noak	03/03/26	26A47	16	Handicap Ramp	1503 6th	\$	-	\$	-	\$	-
Financial Plus/Signs by Anderson	03/10/26	26A48	11	Signs	2813 Plaza Drive	\$	129,752.00	\$	389.25	\$	75.00
Robert Barto Jr.	03/11/26	26A49	6	Porch Remodel	2009 10th St	\$	500.00	\$	25.00	\$	75.00
Mauricio Ramirez	03/24/26	26A50	17	Fence	2310 Market St	\$	4,000.00	\$	25.00	\$	-
Tammy Gaul	03/24/26	26A52	17	Fence	1802 26th St	\$	7,000.00	\$	25.00	\$	-
Brian Mattison	03/16/26	26A54	19	Roof	2144 Wynnwood Lane	\$	13,000.00	\$	39.00	\$	50.00
Tom Riordan	03/13/26	26A55	16	Sewer Line Spot Repair	1527 8th St	\$	3,500.00	\$	25.00	\$	25.00
Gonzalo Ferreira	03/16/26	26A56	17	Fence	818 10th	\$	2,500.00	\$	25.00	\$	-
James & Jeanne Zeman	03/24/26	26A60	1	New Home	8 Pointe Blvd	\$	434,000.00	\$	1,302.00	\$	200.00
Doug Hansen/Green River Lines	03/24/26	26A61	16	Concrete Pad	3131 May Rd	\$	18,000.00	\$	54.00	\$	-
Larry Criss	03/24/26	26A64	9	New Entrance	1827-1829 4th St	\$	17,500.00	\$	52.50	\$	50.00
Cheryl Barto	03/24/26	26A65	22	Replace Deck	2709 7th St	\$	10,289.38	\$	25.00	\$	-
Peru Market Place SRX, LLC AT & T	03/24/26	26A66	11	Signage	5301 State Rt 251	\$	7,000.00	\$	25.00	\$	75.00

Comcast	03/24/26	26A69	19	Conduit	556 14th St	\$	-	\$	-	\$	-		
Casey Wood	03/24/26	26A70	17	Fence	2321 3rd St	\$	10,000.00	\$	25.00	\$	-		
Target (Parking Lot)	03/26/26	26A71	16	Parking Lot	4370 Venture Drive	\$	535,240.00	\$	1,605.72	\$	-		
Simply Modern Homes	03/26/26	26A73	17	Fence	617 A 34th St	\$	6,000.00	\$	25.00	\$	-		
Ameren	03/26/26	26A74	18	Utility	2130 4th St	\$	-	\$	-	\$	-		
Ameren	03/26/26	26A75	18	Utility	900 Brunner	\$	-	\$	-	\$	-		
Kyle Kaufman	03/30/26	26A77	17	Fence	10 13th St	\$	200.00	\$	25.00	\$	-		
						\$	8,200,324.34	\$	24,965.08	\$	2,700.00	\$	100.00



Peru Volunteer Ambulance Service Inc.

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

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

To: Mayor Kolowski and Aldermen, City of Peru
From: Brent C. Hanson, Executive Director
Subject: Activity Summary for Month of March 2026
Date: Thursday, April 2, 2026

The Peru Volunteer Ambulance Service responded to two hundred twenty-two (222) patient/calls during the month of March. The two hundred twenty-two (222) patient/calls included one hundred ninety (190) emergencies for Peru, two (2) emergencies for Dalzell, six (6) emergencies for Dimmick, zero (0) emergencies for Peru Township, and eighteen (18) transfers. Of the one hundred ninety-eight (198) emergencies, one hundred twenty-four (124) patients were transported, forty-nine (49) patients refused treatment, twenty (20) were disregarded, and five (5) were Standby requests.

Peru Volunteer Ambulance Service, Inc. responded to one (1) Mutual Aid request with La Salle Ambulance, four (4) Mutual Aid requests with 10/33 Ambulance Service, and one (1) Motor Cross Stand-by request.

The total mileage logged was 2829 miles for the month of March.


BCH:seb

City of Peru Disbursements to be Paid 04/22/2026
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FUND	FUND NAME		
10	General Fund	\$	576,452.25
29-34	TIF Funds	\$	17,156.75
60	Utility Fund	\$	1,838,302.21
85	Airport Fund	\$	3,640.39
		\$	<u>2,435,551.60</u>

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
QUADIENT INC	10 -5-12-56000	PSTG METER REFILL	0.47	GENERAL	CLERK'S OFFICE	POSTAGE
IL DEPT OF PUBLIC HEALT	10 -5-12-56500	DEATH CERT COPIES	864.00	GENERAL	CLERK'S OFFICE	VITAL RECORDS
DRESBACH DIST CO	10 -5-12-65200	SUPPLIES/WATER	350.25	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-12-65200	OFFICE SUPPLIES	72.23	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-12-65200	OFFICE SUPPLIES	62.88	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-14-65200	OFFICE SUPPLIES	43.50	GENERAL	CITY ENGINEER	OPERATING SUPPLIES
IL DEPT OF EMPLOYMENT SECURIT	10 -5-15-45300	1ST QTR 2026 UNEMPL TAX	20,044.18	GENERAL	ADMINISTRATIVE	UNEMPLOYMENT INSURANCE
IL VALLEY REGIONAL DISP	10 -5-15-52803	MAY26 PER CAP	24,080.39	GENERAL	ADMINISTRATIVE	IVRD PER CAPITA CONTRIB
CHAMLIN & ASSOCIATES IN	10 -5-15-53100	MISC ENGINEERING	6,306.00	GENERAL	ADMINISTRATIVE	ENGINEERING EXPENSE
OSF MEDICAL GROUP-OCCUP	10 -5-15-53420	MED SVCS	239.00	GENERAL	ADMINISTRATIVE	MEDICAL SERVICES
IV NET	10 -5-15-56100	APR26 PORT CHARGES	150.00	GENERAL	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
LASALLE PUBLISHING	10 -5-15-56200	MAR26 ADS	1,970.00	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
LASALLE PUBLISHING/LEGAL	10 -5-15-56200	PZ IBI VENTURES	475.53	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
LASALLE PUBLISHING/LEGAL	10 -5-15-56200	PZ 118 CROSS	289.05	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
LASALLE PUBLISHING/LEGAL	10 -5-15-56200	PZ MERIDIAN RD	212.51	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
LASALLE PUBLISHING/LEGAL	10 -5-15-56200	PZ 1103 4TH ST HARVEY	171.87	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
TYLER TECHNOLOGIES	10 -5-15-59900	TIME & ATTENDANCE CR	(19,340.00)	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE
TYLER TECHNOLOGIES	10 -5-15-59900	EXECUTIME CONFIG PLANNG	3,045.00	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE
TYLER TECHNOLOGIES	10 -5-15-59900	TIME & ATTENDANCE SAAS FEES	8,461.25	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE
TYLER TECHNOLOGIES	10 -5-15-59900	T&A PROJECT MNGMT	11,483.75	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE
IL OFFICE OF THE STATE	10 -5-15-59900	ANN ELEV CERT RNWL	75.00	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE
MAUTINO DIST CO INC	10 -5-15-65200	WATER	41.25	GENERAL	ADMINISTRATIVE	OPERATING SUPPLIES
APPLE PRESS	10 -5-15-65200	CHECK STOCK-BK3	738.60	GENERAL	ADMINISTRATIVE	OPERATING SUPPLIES
IL VALLEY ANIMAL RESCUE	10 -5-15-94000	ANNUAL DONATION	3,000.00	GENERAL	ADMINISTRATIVE	DONATIONS
PERU CSO	10 -5-15-94000	GOLF OUTING DONATION	500.00	GENERAL	ADMINISTRATIVE	DONATIONS
PERU PUBLIC LIBRARY	10 -5-15-97020	PPRT RCVD 4/2/26	3,900.30	GENERAL	ADMINISTRATIVE	CONTRIB TO LIBR-PPRT
AMAZON CAPITAL SERVICES	10 -5-16-47100	ZEBRON CA RETURN	(31.99)	GENERAL	POLICE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	10 -5-16-47100	ZEBRON CA RETURN	(149.95)	GENERAL	POLICE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	10 -5-16-47100	SHEEDY CA	484.93	GENERAL	POLICE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	10 -5-16-47100	PIENTA CA	190.00	GENERAL	POLICE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	10 -5-16-47100	QUERCIAGROSSA CA	99.98	GENERAL	POLICE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	10 -5-16-47100	BENTLEY CA	146.45	GENERAL	POLICE	CLOTHING ALLOWANCE
IV NET	10 -5-16-56100	APR26 PORT CHARGES	75.00	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE
COMCAST BUSINESS	10 -5-16-56100	POLC INTERNET TO 4/15	718.00	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE
COMCAST BUSINESS	10 -5-16-56100	POLC PHONE TO 4/15	420.22	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
AMEREN ILLINOIS	10 -5-16-57100	13260-71020 2650 N PEORIA ST	632.99	GENERAL	POLICE	UTILITIES
DRESBACH DIST CO	10 -5-16-65200	SUPPLIES	36.95	GENERAL	POLICE	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	10 -5-16-65200	SUPPLIES	209.95	GENERAL	POLICE	OPERATING SUPPLIES
REPUBLIC SERVICES #792	10 -5-16-65200	POLC WASTE CONTAINER	275.00	GENERAL	POLICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-16-65200	OFFICE SUPPLIES	210.78	GENERAL	POLICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-16-65200	OFFICE SUPPLIES	134.68	GENERAL	POLICE	OPERATING SUPPLIES
TRANSUNION RISK AND ALT	10 -5-16-68400	TLO	100.00	GENERAL	POLICE	COMPUTER SOFTWARE
AMAZON CAPITAL SERVICES	10 -5-17-47100	KING CA	261.37	GENERAL	FIRE	CLOTHING ALLOWANCE
FIRE CATT, LLC	10 -5-17-51200	HOSE TESTING	6,198.57	GENERAL	FIRE	R&M/EQUIPMENT
ESO SOLUTIONS INC	10 -5-17-51200	CAD DATA INTEGRATION	454.58	GENERAL	FIRE	R&M/EQUIPMENT
CIT TRUCKS-PERU 2650	10 -5-17-51300	311 WATER PUMP	263.14	GENERAL	FIRE	R&M/VEHICLES
FAST	10 -5-17-51300	325 MNTNCE	2,362.50	GENERAL	FIRE	R&M/VEHICLES
OSF MEDICAL GROUP-OCCUP	10 -5-17-53420	MED SVCS-FIRE	1,788.00	GENERAL	FIRE	MEDICAL SERVICES
MABAS DIV. 25	10 -5-17-55300	2026 MABAS DUES	782.00	GENERAL	FIRE	PROFESSIONAL DUES
VILLAGE OF ROMEVILLE F	10 -5-17-55500	MCLAUGHLIN-ADV TECH FIREFIGH	750.00	GENERAL	FIRE	EDUCATION/MEETINGS
AMEREN ILLINOIS	10 -5-17-57100	95733-05296 1503 4TH FIRE	1,173.94	GENERAL	FIRE	UTILITIES
CINTAS CORP #396	10 -5-17-59900	CITY HALL/FIRE MATS	40.66	GENERAL	FIRE	CONTRACTUAL SERVICE
CINTAS CORP #396	10 -5-17-59900	CITY HALL/FIRE MATS	117.23	GENERAL	FIRE	CONTRACTUAL SERVICE
CINTAS CORPORATION	10 -5-17-59900	FIRE-CABNT SERV	45.43	GENERAL	FIRE	CONTRACTUAL SERVICE
CINTAS CORPORATION	10 -5-17-59900	FIRE-EYEWASH STN	75.00	GENERAL	FIRE	CONTRACTUAL SERVICE
SCBAS INC	10 -5-17-65200	CYLINDERS	143.75	GENERAL	FIRE	OPERATING SUPPLIES
BOUND TREE MEDICAL LLC	10 -5-17-65200	MEDCL SUPPLIES	150.40	GENERAL	FIRE	OPERATING SUPPLIES
MUNICIPAL EMERG SVCS IN	10 -5-17-66520	MASKS	811.43	GENERAL	FIRE	TURNOUT/SAFETY GEAR
DINGES FIRE COMPANY	10 -5-17-66520	SWING COATS	9,503.80	GENERAL	FIRE	TURNOUT/SAFETY GEAR
JOHN'S SERVICE & SALES	10 -5-19-51100	BOILER MNTNCE	2,680.19	GENERAL	STREET	R&M/BUILDINGS
MARTIN EQUIPMENT OF IL	10 -5-19-51200	JD HH180C PARTS	336.96	GENERAL	STREET	R&M/EQUIPMENT
JACK'S GAS & SERV INC	10 -5-19-51300	D320 INSPECTION	58.00	GENERAL	STREET	R&M/VEHICLES
NAPA AUTO PARTS	10 -5-19-51300	S102 PARTS RETURN	(71.00)	GENERAL	STREET	R&M/VEHICLES
NAPA AUTO PARTS	10 -5-19-51300	S102 PARTS	586.55	GENERAL	STREET	R&M/VEHICLES
NAPA AUTO PARTS	10 -5-19-51300	S102 BRAKE PAD	105.09	GENERAL	STREET	R&M/VEHICLES
NAPA AUTO PARTS	10 -5-19-51300	S101 BRACKET	7.99	GENERAL	STREET	R&M/VEHICLES
MONROE TRUCK EQUIPMENT	10 -5-19-51300	D323 PARTS	3,274.31	GENERAL	STREET	R&M/VEHICLES
MIDWEST WHEEL COMPANIES	10 -5-19-51300	PARTS	415.37	GENERAL	STREET	R&M/VEHICLES
CASSIDY TIRE PERU, LLC	10 -5-19-51300	S110 NEW TIRES	1,143.64	GENERAL	STREET	R&M/VEHICLES
ADVANCED ASPHALT CO	10 -5-19-51400	COLD PATCH	2,212.65	GENERAL	STREET	R&M/STREETS

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
RIVER REDI MIX	10 -5-19-51400	WATER ST STOCKPILE	3,097.96	GENERAL	STREET	R&M/STREETS
RIVER REDI MIX	10 -5-19-51400	CITY GARAGE STOCKPILE	3,897.05	GENERAL	STREET	R&M/STREETS
AMEREN ILLINOIS	10 -5-19-57100	15285-27851 RT 251	69.77	GENERAL	STREET	UTILITIES
AMEREN ILLINOIS	10 -5-19-57100	35940-87050 4003 PLNK RD	2,565.07	GENERAL	STREET	UTILITIES
UNITED RENTALS (NORTH A	10 -5-19-59310	SKID STEER RENTAL	528.00	GENERAL	STREET	EQUIPMENT RENTAL
CINTAS CORPORATION	10 -5-19-59900	PW CABNT SERV	93.81	GENERAL	STREET	CONTRACTUAL SERVICE
CINTAS CORPORATION	10 -5-19-59900	PW-EYEWASH STN	150.00	GENERAL	STREET	CONTRACTUAL SERVICE
MAZE LUMBER COMPANY	10 -5-19-65200	GRASS SEED	98.99	GENERAL	STREET	OPERATING SUPPLIES
MAZE LUMBER COMPANY	10 -5-19-65200	LUMBER	28.59	GENERAL	STREET	OPERATING SUPPLIES
MENARDS	10 -5-19-65200	SUPPLIES	41.58	GENERAL	STREET	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-19-65200	CHAINSAWS	1,247.98	GENERAL	STREET	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-19-65200	CHAINS/MOTOMIX/OIL	313.00	GENERAL	STREET	OPERATING SUPPLIES
S J SMITH CO., INC	10 -5-19-65200	ARGON MIX	6.51	GENERAL	STREET	OPERATING SUPPLIES
MATCO TOOLS	10 -5-19-65200	SCREW EXTRACTOR SET	139.90	GENERAL	STREET	OPERATING SUPPLIES
ARNESON OIL COMPANY	10 -5-19-65500	DIESEL FUEL	1,389.87	GENERAL	STREET	FUEL & OIL VEHICLES
ARNESON OIL COMPANY	10 -5-19-65500	DIESEL FUEL	1,829.16	GENERAL	STREET	FUEL & OIL VEHICLES
ARNESON OIL COMPANY	10 -5-19-65500	DIESEL FUEL	914.58	GENERAL	STREET	FUEL & OIL VEHICLES
DEERE CREDIT INC	10 -5-19-72370	030-0074839-000/PAY 53	35.07	GENERAL	STREET	INT-JOHN DEERE CREDIT
DEERE CREDIT INC	10 -5-19-88400	030-0074839-000/PAY 53	2,062.39	GENERAL	STREET	NEW EQUIPMENT/VEHICLES
CHAMLIN & ASSOCIATES IN	10 -5-19-88550	ITEP-PED BRIDGE	6,652.00	GENERAL	STREET	251 PEDSTRN BRDG-ITEP GRANT
ECHO ELECTRIC	10 -5-22-51100	CITY HALL LIGHTS RETURN	(29.17)	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
ECHO ELECTRIC	10 -5-22-51100	CITY HALL LIGHTING	749.94	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
ECHO ELECTRIC	10 -5-22-51100	CITY HALL LIGHTING	368.34	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
ECHO ELECTRIC	10 -5-22-51100	CITY HALL LIGHTING	77.96	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
ECHO ELECTRIC	10 -5-22-51100	CITY HALL LIGHTING	39.82	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
ECHO ELECTRIC	10 -5-22-51100	CITY HALL LIGHTING	29.17	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
ECHO ELECTRIC	10 -5-22-51100	CITY HALL LIGHTING	526.62	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
ECHO ELECTRIC	10 -5-22-51100	CITY HALL LIGHTING	263.31	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
ECHO ELECTRIC	10 -5-22-51100	CITY HALL LIGHTING	789.93	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
KENDRICK PEST CONTROL I	10 -5-22-51100	MUN BLDG	40.00	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
KENDRICK PEST CONTROL I	10 -5-22-51100	FIRE	40.00	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
KENDRICK PEST CONTROL I	10 -5-22-51100	CEMETERY	35.00	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
KENDRICK PEST CONTROL I	10 -5-22-51100	PW BLDG	35.00	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
AMEREN ILLINOIS	10 -5-22-57100	BOAT LAUNCH LTS	33.77	GENERAL	BUILDINGS & GROUNDS	UTILITIES
AMEREN ILLINOIS	10 -5-22-57100	77250-21000 1901 4TH	574.06	GENERAL	BUILDINGS & GROUNDS	UTILITIES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
CINTAS CORP #396	10 -5-22-59900	CITY HALL/FIRE MATS	150.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
SERVICEMASTER BEST CLEA	10 -5-22-59900	PW MAR26 CLEAN	650.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
ILLINOIS MILITARY MAINT	10 -5-22-59900	CLEAN 03/01-03/28	800.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
REPUBLIC SERVICES #792	10 -5-22-65200	POLC WASTE CONTAINER	189.06	GENERAL	BUILDINGS & GROUNDS	OPERATING SUPPLIES
KENNETH KOLOWSKI	10 -5-22-92900	SEMIQUINCENTENNIAL DECORATI	5,259.15	GENERAL	BUILDINGS & GROUNDS	MISCELLANEOUS EXP
LOCKER ROOM	10 -5-23-47100	GHIGHI CA	330.00	GENERAL	PARKS	CLOTHING ALLOWANCE
ADVANCED TURF SOLUTIONS	10 -5-23-51100	BLEACHERS WASH PK	5,366.08	GENERAL	PARKS	R&M/BUILDINGS/STRUCTURES
ULINE	10 -5-23-51212	PICNIC TABLES	4,427.45	GENERAL	PARKS	R&M/PARK EQUIPMENT
ULINE	10 -5-23-51212	PICNIC TABLES	2,493.90	GENERAL	PARKS	R&M/PARK EQUIPMENT
ADVANCED TURF SOLUTIONS	10 -5-23-51700	WINDSCREEN	2,422.00	GENERAL	PARKS	R&M/GROUNDS
ADVANCED TURF SOLUTIONS	10 -5-23-51700	FENCE/BASE PLUG	528.16	GENERAL	PARKS	R&M/GROUNDS
ADVANCED TURF SOLUTIONS	10 -5-23-51700	FIELD SUPPLIES	285.00	GENERAL	PARKS	R&M/GROUNDS
STARVED ROCK MEDIA	10 -5-23-56200	XMAS JINGLE	756.00	GENERAL	PARKS	EVENT PUBLISHING/ADVERTISING
AMEREN ILLINOIS	10 -5-23-57100	29031-01038 1301 PARK RD	178.88	GENERAL	PARKS	UTILITIES
ADVANCED SANITATION	10 -5-23-59900	PKS-PRTBLE TOILET RENTLS	1,386.00	GENERAL	PARKS	CONTRACTUAL SERVICE
CINTAS CORPORATION	10 -5-23-59900	REC GRG-CAB SERV	17.86	GENERAL	PARKS	CONTRACTUAL SERVICE
CINTAS CORPORATION	10 -5-23-59900	REC GRG-EYEWASH STN	75.00	GENERAL	PARKS	CONTRACTUAL SERVICE
MENARDS	10 -5-23-65200	SUPPLIES VETS PK	116.34	GENERAL	PARKS	OPERATING SUPPLIES
MENARDS	10 -5-23-65200	SUPPLIES	199.68	GENERAL	PARKS	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-23-65200	BOLTS	30.00	GENERAL	PARKS	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-23-65200	SUPPLIES	128.00	GENERAL	PARKS	OPERATING SUPPLIES
DRESBACH DIST CO	10 -5-23-65200	BATHROOM SUPPLIES	2,406.80	GENERAL	PARKS	OPERATING SUPPLIES
SHERWIN WILLIAMS CO	10 -5-23-65200	PAINT	1,118.88	GENERAL	PARKS	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	10 -5-23-65200	SUPPLIES	519.49	GENERAL	PARKS	OPERATING SUPPLIES
TBM AVENGER REUNION	10 -5-23-65210	2026 AIR SHOW	125,000.00	GENERAL	PARKS	EVENTS/PROGRAMS
FIRST WESTERN EQUIPMENT	10 -5-23-72370	LEASE/PURCH	40.06	GENERAL	PARKS	LEASE FEES/INTEREST
FIRST WESTERN EQUIPMENT	10 -5-23-88000	LEASE/PURCH	510.11	GENERAL	PARKS	NEW EQUIPMENT
SMITH'S SALES & SERVICE	10 -5-24-51200	OIL	170.00	GENERAL	CEMETERY	R&M/EQUIPMENT
DILLER-ROD INC	10 -5-24-51200	MOWER REPAIR	449.65	GENERAL	CEMETERY	R&M/EQUIPMENT
AMEREN ILLINOIS	10 -5-24-57100	56462-08657 SHOOTING PK RD	249.16	GENERAL	CEMETERY	UTILITIES
AMEREN ILLINOIS	10 -5-24-57100	87671-76497 MAUSOLEUM	73.54	GENERAL	CEMETERY	UTILITIES
CINTAS CORPORATION	10 -5-24-59900	CMTRY-CAB SVC	36.40	GENERAL	CEMETERY	CONTRACTUAL SERVICE
CINTAS CORPORATION	10 -5-24-59900	CMTRY-EYEWASH STN	130.00	GENERAL	CEMETERY	CONTRACTUAL SERVICE
SMITH'S SALES & SERVICE	10 -5-24-65200	LINE FOR WHIPS	240.00	GENERAL	CEMETERY	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	10 -5-24-65200	SUPPLIES	179.78	GENERAL	CEMETERY	OPERATING SUPPLIES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
QUILL CORPORATION	10 -5-26-65200	FILE FOLDERS	54.09	GENERAL	FINANCE	OPERATING SUPPLIES
THE ECONOMIC DEV GROUP	31-5-90-53400	DWNTWN TIF4 1ST QTR FEES	6,568.40	DOWNTOWN T	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	31-5-90-53400	DWNTWN TIF4 1ST QTR FEES	1,642.10	DOWNTOWN T	OPERATING EXPENSES	LEGAL/PROF FEES
THE ECONOMIC DEV GROUP	32-5-90-53400	MALL TIF5 1ST QTR FEES	1,249.00	PERU MALL TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	32-5-90-53400	MALL TIF5 1ST QTR FEES	312.25	PERU MALL TIF	OPERATING EXPENSES	LEGAL/PROF FEES
THE ECONOMIC DEV GROUP	33-5-90-53400	MVP TIF6 1ST QTR FEES	4,408.00	MVP TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	33-5-90-53400	MVP TIF6 1ST QTR FEES	1,102.00	MVP TIF	OPERATING EXPENSES	LEGAL/PROF FEES
THE ECONOMIC DEV GROUP	34-5-90-53400	MINT TIF7 1ST QTR FEES	1,500.00	NEXUS TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	34-5-90-53400	MINT TIF7 1ST QTR FEES	375.00	NEXUS TIF	OPERATING EXPENSES	LEGAL/PROF FEES
CUSTOM TRUCK CAPITAL	60 -20340	CUSTOM TRUCK CAPITAL	16,703.79	UTILITY	NA	LEASE PURCHASE PAYABLE
IL DEPT OF REVENUE	60 -20600	MAR26 UTILITY TAX	59,539.42	UTILITY	NA	UTILITY TAX
LETTERKRAFT PRINTERS	60 -5-12-56000	FINAL NOTICE POSTCARDS MAR26	497.76	UTILITY	CLERK'S OFFICE	POSTAGE
CREATIVE SERVICES	60 -5-12-56000	MAR26 UTIL BILLS	3,220.72	UTILITY	CLERK'S OFFICE	POSTAGE
CREATIVE SERVICES	60 -5-12-59900	MAR26 UTIL BILLS	580.73	UTILITY	CLERK'S OFFICE	CONTRACTUAL SERVICE
LETTERKRAFT PRINTERS	60 -5-12-65200	FINAL NOTICE POSTCARDS MAR26	155.04	UTILITY	CLERK'S OFFICE	OPERATING SUPPLIES
JOHN LASIK	60 -5-15-47100	LASIK CA	328.79	UTILITY	ADMINISTRATIVE	CLOTHING ALLOWANCE
CRAIG ANTKOWIAK	60 -5-15-47100	ANTKOWIAK CA	233.84	UTILITY	ADMINISTRATIVE	CLOTHING ALLOWANCE
SLATE ROCK FR	60 -5-15-47200	MARTIN UNIF	220.28	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
BHMG ENGINEERS	60 -5-15-53100	EPA & ANN RPT	1,200.00	UTILITY	ADMINISTRATIVE	ENGINEERING EXPENSE
BHMG ENGINEERS	60 -5-15-53100	ENG SVCS-GEN UTILITY	1,294.88	UTILITY	ADMINISTRATIVE	ENGINEERING EXPENSE
BHMG ENGINEERS	60 -5-15-53100	SOLAR STUDY	8,000.00	UTILITY	ADMINISTRATIVE	ENGINEERING EXPENSE
GE GRID SOLUTIONS LLC	60 -5-15-53450	RF PROPAGATION STUDY	2,550.00	UTILITY	ADMINISTRATIVE	CONSULTING SERVICES
BAKER TILLY ADVISORY GR	60 -5-15-53450	IL 40101(d) GRANT APPL	15,569.40	UTILITY	ADMINISTRATIVE	CONSULTING SERVICES
PAYMENTECH	60 -5-15-53500	FEB26 CC FEES	765.46	UTILITY	ADMINISTRATIVE	BANK FEES/SERVICE CHARGES
PAYMENTECH	60 -5-15-53500	FEB26 WEB FEES	4,013.27	UTILITY	ADMINISTRATIVE	BANK FEES/SERVICE CHARGES
FICEK ELECTRIC & COMMUN	60 -5-15-56100	ELEC FWD FUSINATTO CALLS	175.00	UTILITY	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
IV NET	60 -5-15-56100	APR26 PORT CHARGES	150.00	UTILITY	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
CINTAS CORP #396	60 -5-15-59900	PW MATS/SUPPL	362.13	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	ELEC MATS/SUPPL	103.95	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	ELEC MATS/SUPPL	123.77	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	PW MATS/SUPPL	96.60	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORPORATION	60 -5-15-59900	ELEC-EYEWASH STN	198.36	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
SERVICEMASTER BEST CLEA	60 -5-15-59900	ELEC MAR26 CLEAN	975.00	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
MPOWER TECHNOLOGIES, IN	60 -5-15-59900	CUSTOMER SUPPORT SVCS	562.50	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
DRESBACH DIST CO	60 -5-15-65200	SUPPLIES	73.90	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
AMAZON CAPITAL SERVICES	60 -5-15-65200	BATTERIES	108.05	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
BRANDON BERTULI	60 -5-15-93000	IEPA CERT	10.00	UTILITY	ADMINISTRATIVE	LICENSE/PERMITS
KENDRICK PEST CONTROL I	60 -5-61-51100	PLANT & BLDGS	15.00	UTILITY	POWER & GENERATION	R&M/BUILDINGS
KENDRICK PEST CONTROL I	60 -5-61-51100	HYDRO	15.00	UTILITY	POWER & GENERATION	R&M/BUILDINGS
ECHO ELECTRIC	60 -5-61-51200	DISTR SUPPLIES RETURN	(190.98)	UTILITY	POWER & GENERATION	R&M/EQUIPMENT
ECHO ELECTRIC	60 -5-61-51200	DISTR SUPPLIES	2,418.87	UTILITY	POWER & GENERATION	R&M/EQUIPMENT
ALTORFER INDUSTRIES, IN	60 -5-61-51208	GEN #16 MNTNCE	570.00	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
VIPOWER SERVICES	60 -5-61-51208	GEN SVC JET MNTNCE	2,481.30	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
MAINTAIN X INC.	60 -5-61-51208	MAINTAINX MNGMT SFTWRE	4,704.00	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
AMEREN ILLINOIS	60 -5-61-57100	69001-44002 4003 PLNK RD	1,068.00	UTILITY	POWER & GENERATION	UTILITIES
POWER MONITORS, INC	60 -5-61-59900	PQ SFTWRE-2/2027	865.00	UTILITY	POWER & GENERATION	CONTRACTUAL SERVICES
IL MUNICIPAL ELECTRIC A	60 -5-61-64310	MAR 2026 LARGE POWER	1,360,757.75	UTILITY	POWER & GENERATION	LARGE POWER PURCHASE
ECHO ELECTRIC	60 -5-62-51200	DISTR SUPPLIES	148.87	UTILITY	DISTRIBUTION SYSTEM	R&M/EQUIPMENT
T & R ELECTRIC SUPPLY C	60 -5-62-51200	KVA PAD MOUNT REPAIR	1,273.52	UTILITY	DISTRIBUTION SYSTEM	R&M/EQUIPMENT
ATLAS CRANE SERVICE	60 -5-62-51290	CRANE SVC-UNYTITE	2,350.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	GALV ELBOW	14.14	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	PANEL	123.35	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	DISTR SUPPLIES	897.44	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	DISTR SUPPLIES	0.49	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	DISTR SUPPLIES	129.16	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	ELECTRONIC BALLAST	64.58	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ECHO ELECTRIC	60 -5-62-51290	DISTR SUPPLIES	113.67	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
UTILITY EQUIPMENT CO	60 -5-62-51290	ED URBAN DR	372.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
FLETCHER-REINHARDT COMP	60 -5-62-51290	CLAMPS	660.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
FLETCHER-REINHARDT COMP	60 -5-62-51290	LOCKNUTS/CLAMPS	1,026.50	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
FLETCHER-REINHARDT COMP	60 -5-62-51290	CROSSARMS	2,775.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
FLETCHER-REINHARDT COMP	60 -5-62-51290	CONDUIT	6,723.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ADVANCED SANITATION	60 -5-62-51290	POLES DISPOSAL	550.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ANIXTER INC	60 -5-62-52960	METER	278.00	UTILITY	DISTRIBUTION SYSTEM	R&M METERS/NEW METERS
MENARDS	60 -5-62-65200	GEAR PULLER	29.99	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	SUPPLIES	15.97	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	60 -5-62-65200	CHAINS/MOTOMIX/OIL	194.00	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	60 -5-62-65200	CHAINS	328.00	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
TALLMAN EQUIPMENT CO	60 -5-62-65210	LINEMAN GLOVES	361.16	UTILITY	DISTRIBUTION SYSTEM	SAFETY SUPPLIES
SMITH'S SALES & SERVICE	60 -5-62-65300	CHAINSAW	343.99	UTILITY	DISTRIBUTION SYSTEM	SMALL TOOLS

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
ECHO ELECTRIC	60 -5-62-65300	E202 PLIERS	47.02	UTILITY	DISTRIBUTION SYSTEM	SMALL TOOLS
CLEGG-PERKINS ELECTRIC	60 -5-63-51420	RT 80 & 251 LIGHT MNTNCE	1,908.00	UTILITY	STREET LIGHTING	R&M/TRAFFIC SIGNALS
CLEGG-PERKINS ELECTRIC	60 -5-63-51420	RT 80 & 251 LIGHT MNTNCE	1,472.26	UTILITY	STREET LIGHTING	R&M/TRAFFIC SIGNALS
ECHO ELECTRIC	60 -5-64-51200	MANUAL STARTER RETURN	(560.56)	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
FLETCHER-REINHARDT COMP	60 -5-64-51200	BOLT/WASHERS	182.50	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
TOEDTER OIL CO INC	60 -5-64-51200	DRUM OIL	1,156.00	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
INMAN ELECTRIC MOTORS,	60 -5-64-51200	MOTOR	442.96	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
MENARDS	60 -5-64-65200	HYDRO SUPPLIES	28.99	UTILITY	HYDROELECTRIC PLANT	OPERATING SUPPLIES
HYDRO PARTNERS	60 -5-64-93000	HYDRO REPORT FILING	1,375.00	UTILITY	HYDROELECTRIC PLANT	LICENSE/PERMITS
KENDRICK PEST CONTROL I	60 -5-72-51100	DISPOSAL PLANT	35.00	UTILITY	WTP/WWTP	R&M BUILDINGS
KENDRICK PEST CONTROL I	60 -5-72-51100	WPWTP	35.00	UTILITY	WTP/WWTP	R&M BUILDINGS
ON SITE REPAIR SERVICES	60 -5-72-51200	WWTP EQUIP MNTNCE	2,386.61	UTILITY	WTP/WWTP	R&M EQUIPMENT
SMITH ECOLOGICAL SYSTEM	60 -5-72-51200	REPAIR PARTS	159.72	UTILITY	WTP/WWTP	R&M EQUIPMENT
CENTRAL MILLWRIGHT SERV	60 -5-72-51200	WWTP CHAIN MNTNCE	991.76	UTILITY	WTP/WWTP	R&M EQUIPMENT
TEST INC.	60 -5-72-51210	PLC SERVICES WWTP	612.50	UTILITY	WTP/WWTP	R&M COMPUTERS
TEST INC.	60 -5-72-51210	PLC SERVICES WWTP	700.00	UTILITY	WTP/WWTP	R&M COMPUTERS
TEST INC.	60 -5-72-52804	WATER & WWTP CONTRACT	23,681.61	UTILITY	WTP/WWTP	WS/WWTP SERVICE CONTRACT
CHAMLIN & ASSOCIATES IN	60 -5-72-53100	WELL 6 MNTNCE	2,305.00	UTILITY	WTP/WWTP	ENGINEERING
CHAMLIN & ASSOCIATES IN	60 -5-72-53100	WELL 5 MNTNCE	4,785.00	UTILITY	WTP/WWTP	ENGINEERING
AMEREN ILLINOIS	60 -5-72-57100	09973-76815 RT 6 WEST	105.23	UTILITY	WTP/WWTP	UTILITIES
AMEREN ILLINOIS	60 -5-72-57100	16520-07000 900 BRUNNER	108.76	UTILITY	WTP/WWTP	UTILITIES
AMEREN ILLINOIS	60 -5-72-57100	60154-25937 901 BRUNNER	611.42	UTILITY	WTP/WWTP	UTILITIES
AIRGAS USA, LLC-NORTH D	60 -5-72-59310	CYLINDER LEASES	801.47	UTILITY	WTP/WWTP	EQUIPMENT RENTAL
MIDWEST SALT	60 -5-72-61300	SALT	3,403.50	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,391.50	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,468.00	UTILITY	WTP/WWTP	SALT
HAWKINS, INC	60 -5-72-62000	AZONE	1,251.00	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE/BLEACH	1,824.34	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
CEDARCHEM, LLC	60 -5-72-62000	FLOCCULENT	2,255.51	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
REPUBLIC SERVICES #792	60 -5-72-65010	WWTP WASTE CONTAINER	31,163.26	UTILITY	WTP/WWTP	SLUDGE REMOVAL
SMITH'S SALES & SERVICE	60 -5-72-65200	OIL/FILTERS	54.00	UTILITY	WTP/WWTP	OPERATING SUPPLIES
ECHO ELECTRIC	60 -5-73-51200	DISTR SUPPLIES RETURN	(190.98)	UTILITY	WATER DISTRIBUTION	R&M EQUIPMENT
STANDARD EQUIPMENT CO	60 -5-73-51200	PARTS	753.71	UTILITY	WATER DISTRIBUTION	R&M EQUIPMENT
RIVER REDI MIX	60 -5-73-51520	4TH ST & HENRY ST	478.75	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
JOHN POHAR & SONS, INC	60 -5-73-51520	JH WATERMAIN	3,736.60	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
UTILITY EQUIPMENT CO	60 -5-73-51520	CONCRETE BLOCKS	840.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
PERFORMANCE PIPELINING	60 -5-73-52000	SWR CLN/INSPECT-PAY4	19,516.56	UTILITY	WATER DISTRIBUTION	R&M SEWERS
CHAMLIN & ASSOCIATES IN	60 -5-73-53100	GIS SANITARY SEWER MAP	1,529.00	UTILITY	WATER DISTRIBUTION	ENGINEERING
AMEREN ILLINOIS	60 -5-73-57100	78187-01938 2909 PEORIA ST	323.97	UTILITY	WATER DISTRIBUTION	UTILITIES
AMEREN ILLINOIS	60 -5-73-57100	86200-06895 BRUNNER ST	241.24	UTILITY	WATER DISTRIBUTION	UTILITIES
JOHN DEERE FINANCIAL	60 -5-73-65200	SUPPLIES	29.94	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MARTIN EQUIPMENT OF IL	60 -5-75-51300	E202 HOSE	205.99	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
JACK'S GAS & SERV INC	60 -5-75-51300	E202 E203 E204 INSPECTIONS	174.00	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
THE FENDER MENDERS	60 -5-75-51300	W203 MNTNCE	2,254.98	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
ALTEC INDUSTRIES, INC	60 -5-75-51300	E204 MNTNCE	793.50	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
IL VALLEY AUTO GROUP	60 -5-75-51300	M101 MNTNCE MTR RDR	415.12	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
CUSTOM TRUCK CAPITAL	60 -5-76-72370	CS-39913/PAY3	4,060.40	UTILITY	BOND & INTEREST	INT-MERCH CAP RESOURC
CHAMLIN & ASSOCIATES IN	60 -5-77-88435	EAKAS ELEC ENG	2,187.00	UTILITY	PLANT & EQUIPMENT	EAKAS EXPANSN ELEC
ECHO ELECTRIC	60 -5-77-88435	EAKES XFMR SUPPLIES	266.76	UTILITY	PLANT & EQUIPMENT	EAKAS EXPANSN ELEC
REVERE ELECTRIC SUPPLY	60 -5-77-88435	EAKAS SUPPLIES	121.46	UTILITY	PLANT & EQUIPMENT	EAKAS EXPANSN ELEC
CHAMLIN & ASSOCIATES IN	60 -5-77-88436	EAKAS WM EXTENSION	3,872.00	UTILITY	PLANT & EQUIPMENT	EAKAS EXPANSN WM
WRIGHT EXCAVATING INC	60 -5-77-88436	EAKAS VALVE TIE IN	15,000.00	UTILITY	PLANT & EQUIPMENT	EAKAS EXPANSN WM
CHAMLIN & ASSOCIATES IN	60 -5-77-88450	WWTP & WTP MASTER PLAN	3,609.00	UTILITY	PLANT & EQUIPMENT	WTP UPGRADES
CHAMLIN & ASSOCIATES IN	60 -5-77-88513	N TRUNK LINE SWR	7,080.00	UTILITY	PLANT & EQUIPMENT	TRUNK LINE-SEWER
AIRY'S, INC	60 -5-77-88513	N TRUNK LINE SWR-PAY1	24,308.10	UTILITY	PLANT & EQUIPMENT	TRUNK LINE-SEWER
POWER SYSTEM ENGINEERIN	60 -5-77-88850	CONSULT-LABOR	2,487.50	UTILITY	PLANT & EQUIPMENT	SYSTEM UPGRADES
POWER SYSTEM ENGINEERIN	60 -5-77-88850	CONSULT-LABOR	593.75	UTILITY	PLANT & EQUIPMENT	SYSTEM UPGRADES
BHMG ENGINEERS	60 -5-77-89830	XRMR RPLCMNT ENG	34,666.48	UTILITY	PLANT & EQUIPMENT	WATER ST SUBSTATION
BHMG ENGINEERS	60 -5-77-89831	138KV INTERCONNECTION	1,463.00	UTILITY	PLANT & EQUIPMENT	MAY RD SUBSTATION
DURECKI FAB WORKS	85 -5-90-51100	HANGAR DOOR MNTNCE	425.00	AIRPORT	OPERATING EXPENSES	R&M/BUILDINGS
IV NET	85 -5-90-56100	APR26 PORT CHARGES	50.00	AIRPORT	OPERATING EXPENSES	TELEPHONE
AMEREN ILLINOIS	85 -5-90-57100	13710-62063 4260 ED URB	1,551.48	AIRPORT	OPERATING EXPENSES	UTILITIES
AMEREN ILLINOIS	85 -5-90-57100	61228-53139 PLNK RD	1,047.90	AIRPORT	OPERATING EXPENSES	UTILITIES
MENARDS	85 -5-90-65200	REFRIGERATOR & TRIM	231.52	AIRPORT	OPERATING EXPENSES	OPERATING SUPPLIES
MENARDS	85 -5-90-65200	LANDSCAPING SUPPLIES	15.98	AIRPORT	OPERATING EXPENSES	OPERATING SUPPLIES
MENARDS	85 -5-90-65200	LANDSCAPE SUPPLIES	19.99	AIRPORT	OPERATING EXPENSES	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	85 -5-90-65200	MOWER SUPPLIES	114.00	AIRPORT	OPERATING EXPENSES	OPERATING SUPPLIES
ECHO ELECTRIC	85 -5-90-65200	LED STRIP LIGHTS	184.52	AIRPORT	OPERATING EXPENSES	OPERATING SUPPLIES
Total Accts Payable Disbursements			2,043,249.84			

City of Peru Payroll Totals

GENERAL FUND	Payroll
10 ELECTED OFFICIALS	7,410.57
12 CLERK'S OFFICE	2,766.26
14 ENGINEER	16,917.55
15 ADMINISTRATIVE	1,275.24
16 POLICE	131,716.27
17 FIRE	33,374.35
19 STREET	28,563.86
22 BUILDING & GROUNDS	2,571.21
23 PARKS	9,186.27
24 CEMETERY	6,647.76
25 CITY GARAGE	7,067.79
26 FINANCE	10,863.86
27 IT	10,908.11
28 CORP COUNSEL	7,442.80
29 HUMAN RESOURCES	7,577.25
10 TOTAL GENERAL FUND	<u>\$ 284,289.15</u>
UTILITY FUND	
12 CLERK'S OFFICE	5,457.64
15 ADMINISTRATIVE	3,199.21
61 POWER & GENERATION	11,550.19
62 DISTRIBUTION SYSTEM	54,922.73
73 WATER DISTRIBUTION	32,882.84
60 TOTAL UTILITY FUND	<u>\$ 108,012.61</u>
TOTAL ALL PAYROLL EXPENSE	<u>\$ 392,301.76</u>

April 6, 2026

Mayor Ken Kolowski
City of Peru
1901 Fourth Street
Peru, IL 61354

SUBJECT: Water and Sewer Acreage and Impact Fees 2026

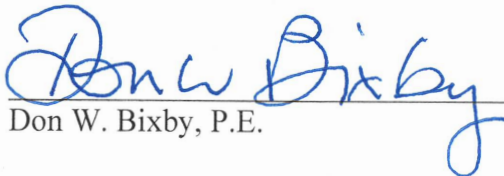
Dear Mayor:

The City of Peru Water and Sewer Acreage and Impact Fee, which was adopted by the City Council in May 2007, includes a requirement to escalate the assessment and front footage fees in accordance with a construction cost index published periodically in the publication, *Engineering News Record*. I am enclosing a spreadsheet in which I have calculated the appropriate escalation to be effective May 1, 2026, based upon the latest published index. The bolded line represents the appropriate information for the current year. I have also included a copy of the page which includes the pertinent index.

If you have any questions regarding this, please don't hesitate to contact me.

Sincerely,

CHAMLIN & ASSOCIATES, INC.



Don W. Bixby, P.E.

DWB:ams

cc: Jamey Mertel, City Clerk
Eric Carls, City Engineer
Mike Perry
File No. 5000.00

Enclosure

City of Peru
Water and Sewer Acreage and Impact Fees
Escalator History

Date	CCI	Increase	Per Acre	Sewer FF fee	Water FF fee
April-07	7,864.70		\$ 2,500	\$ 45.00	\$ 30.00
April-08	8,126.30	3.326%	\$ 2,583	\$ 46.50	\$ 31.00
April-09	8,528.39	4.948%	\$ 2,711	\$ 48.80	\$ 32.53
April-10	8,676.68	1.739%	\$ 2,758	\$ 49.65	\$ 33.10
April-11	9,027.23	4.040%	\$ 2,870	\$ 51.65	\$ 34.43
April-12	9,272.95	2.722%	\$ 2,948	\$ 53.06	\$ 35.37
April-13	9,483.70	2.273%	\$ 3,015	\$ 54.26	\$ 36.18
April-14	9,749.51	2.803%	\$ 3,099	\$ 55.78	\$ 37.19
April-15	9,992.34	2.491%	\$ 3,176	\$ 57.17	\$ 38.12
April-16	10,279.94	2.878%	\$ 3,268	\$ 58.82	\$ 39.21
April-17	10,678.15	3.874%	\$ 3,394	\$ 61.10	\$ 40.73
April-18	10,971.87	2.751%	\$ 3,488	\$ 62.78	\$ 41.85
April-19	11,228.07	2.335%	\$ 3,569	\$ 64.24	\$ 42.83
April-20	11,412.67	1.644%	\$ 3,628	\$ 65.30	\$ 43.53
April-21	11,749.75	2.954%	\$ 3,735	\$ 67.23	\$ 44.82
April-22	12,898.96	9.781%	\$ 4,100	\$ 73.80	\$ 49.20
April-23	13,229.57	2.563%	\$ 4,205	\$ 75.70	\$ 50.46
April-24	13,532.08	2.287%	\$ 4,302	\$ 77.43	\$ 51.62
April-25	13,798.28	1.967%	\$ 4,386	\$ 78.95	\$ 52.63
April-26	14,157.77	2.605%	\$ 4,500	\$ 81.01	\$ 54.00

CONSTRUCTION ECONOMICS

ENR's 20-city average cost indexes, wages and materials prices.
 Historical data for ENR's 20 cities can be found at [ENR.com/economics](https://www.enr.com/economics)

Construction Cost Index				Building Cost Index				Materials Cost Index			
ANNUAL INFLATION RATE				ANNUAL INFLATION RATE				MONTHLY INFLATION RATE			
+2.6%				+4.0%				0.0%			
APR. 2026				APR. 2026				APR. 2026			
1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	14157.77	0.0%	+2.6%	BUILDING COST	8803.97	0.0%	+4.0%	MATERIALS COST	6559.62	0.0%	+5.9%
COMMON LABOR	26554.74	0.0%	+1.3%	SKILLED LABOR	12489.85	0.0%	+2.5%	CEMENT \$/TON	307.82	+1.6%	+13.0%
WAGE \$/HR.	50.45	0.0%	+1.3%	WAGE \$/HR.	69.32	0.0%	+2.5%	STEEL \$/CWT	126.46	+1.2%	+6.8%
								LUMBER \$/MBF	848.96	-2.1%	+10.7%

The Construction Cost Index annual escalation rose 2.6%, while the monthly component showed no change.

The Building Cost Index was up 4% on an annual basis, while the monthly component held steady.

The Materials Cost Index showed no change in April.

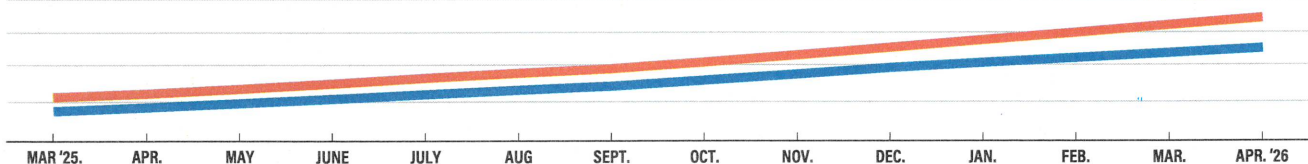
Inflation's Pulse Year-to-year and monthly percent changes for ENR's cost indexes

ANNUAL

CONSTRUCTION COST INDEX BUILDING COST INDEX

+2.6%
CCI

+4.0%
BCI

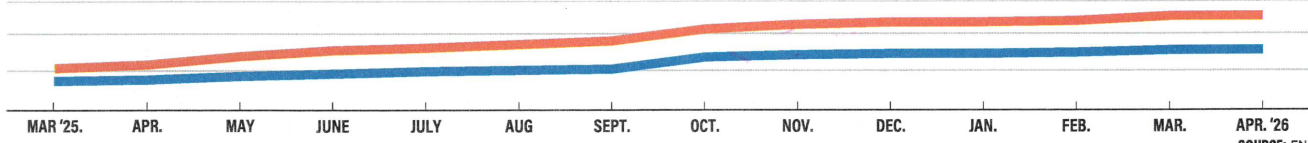


MONTHLY

CONSTRUCTION COST INDEX BUILDING COST INDEX

0.0%
CCI

0.0%
BCI



SOURCE: ENR

Cost Index Review

BASE YEAR	CONSTRUCTION		BUILDING		SKILLED WAGES		COMMON WAGES			
	1913	1967	1913	1967	1913	1967	1913	1967		
2025	Mar.	13782.50	1283.09	8437.01	1248.83	12108.92	1192.42	26152.89	1244.50	
	Apr.	13798.28	1284.56	8463.02	1252.68	12190.72	1200.92	26207.63	1246.36	
	May	13838.59	1288.31	8520.44	1261.18	12235.95	1205.22	26207.63	1246.36	
	June	13871.21	1291.35	8563.30	1267.52	12266.76	1208.07	26211.45	1246.54	
	July	13892.84	1293.36	8577.82	1269.67	12266.76	1208.07	26230.13	1247.32	
	Aug.	13913.52	1295.29	8601.54	1273.18	12326.79	1214.25	26281.97	1249.42	
	Sept.	13927.75	1296.61	8616.58	1275.41	12365.59	1217.99	26318.55	1250.92	
	Oct.	14073.99	1310.23	8704.99	1288.50	12449.73	1226.39	26554.74	1261.43	
	Nov.	14097.71	1312.44	8740.51	1293.75	12480.84	1229.60	26554.74	1261.43	
	Dec.	14118.46	1314.37	8761.25	1296.82	12480.84	1229.60	26554.74	1261.43	
	2026	Jan.	14118.53	1314.37	8764.76	1297.34	12489.85	1230.46	26554.74	1261.43
		Feb.	14131.61	1315.59	8777.82	1299.82	12489.85	1230.46	26554.74	1261.43
Mar.		14156.75	1317.93	8802.97	1303.00	12489.85	1230.46	26554.74	1261.43	
Apr.		14157.77	1318.03	8803.97	1303.15	12489.85	1230.46	26554.74	1261.43	

INFLATION

+1.3%

Common Labor Index

ANNUAL ESCALATION FOR COMMON LABOR INCREASED 1.3% IN APRIL, WHILE SKILLED LABOR EXPERIENCED A 2.5% ESCALATION OVER THE SAME TIME PERIOD.



Post Office Box 299
Peru, Illinois 61354

April 16, 2026

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

RE: Petition of Travis & Adriaan Harvey
1103 4th Street, Peru, IL (PIN: 17-16-322-001)

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, April 15, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Travis and Adriaan Harvey (“Petitioners”) concerning property commonly known as 1103 4th Street in the City of Peru, Illinois, legally described as follows:

The East 65 feet of the South 123 feet of the West ½ of Outlot No. 3, in the Southwest ¼ of Section 16, in Township 33 North, in Range 1, East of the Third Principal Meridian, reserving the coal and mining rights as heretofore conveyed, said premises being situated in the City of Peru, La Salle County, Illinois.

PIN: 17-16-322-001 (“Property”)

Petitioners desire to construct a 24’ x 25’ detached garage on the Property and seek the following relief, to wit:

- (1) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage; and
- (2) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-3, Single-Family and Two-Family Residence District.

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

Petitioner, Travis Harvey, appeared and was duly sworn. Mr. Harvey testified that his garage caught fire at the beginning of March. Petitioners would like to rebuild the garage in the same footprint and before. There is an insurance claim made on the garage. The bids they received for

stick build garages have been out of reach for them so Petitioners desire approval for a more affordable metal garage.

In response to questioning from Member Brady, Mr. Harvey said the rendering Petitioners submitted is what they hope the garage will end up looking like. Member Brady said he understood the problem with insurance but opined that a metal garage does not belong in that neighborhood. However, if the garage really did end up looking like the rendering, he would be ok with it.

Member Brady asked City Director of Engineering and Zoning, Eric Carls, how they would ensure it doesn't end up looking like a commercial metal building. Engineer Carls recommended that in the building permit process, his office could request some cut sheets or material samples to verify the materials match the renderings prior to issuing the permit.

Chairman Miller stated that in the past the Planning/Zoning Commission has not recommended approval of metal buildings because they generally are not conducive to the look of the surrounding neighborhood. Chairman Miller also expressed concern about setting a precedent and stressed the importance of the building appearing residential.

Member Lucas noted the rendering shows the horizontal siding, which is different from the standard vertical siding you see on a typical metal commercial building.

In response to questioning from Member Grabowski, Mr. Harvey testified that the preference for metal over wood really came down to price. Bids for stick build were coming in around \$40,000 while metal was \$20,000.

Member Kalsto stated she was sympathetic to the cost differences but is a huge proponent of not allowing metal buildings in the City of Peru, especially within residential districts. Member Kalsto also expressed concern with setting a precedent and said she is a "hard no." She has voted against all other requests for metal buildings that have come before her.

Chairman Miller said he tends to agree with Member Kalsto, but the main factor that goes into his judgment is ultimately the appearance and whether it is conducive to the neighborhood. Chairman Miller felt this one was not an eyesore.

Member Brady said he also agrees with Member Kalsto but noted the cost of things is out of control. Brady advocated for reviewing each one on a case-by-case basis and ensuring each of them are built according to what is approved. In this particular instance, Member Brady said he would make a motion to recommend approval.

There were no public comments or objections.

Member Brady moved, and Chairman Miller seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion failed 3-4 with Chairman Miller and Members Lucas and Brady voting aye; Members Kalsto, Jones, Grabowski and Becker voting nay; and 0 Members absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission



Post Office Box 299
Peru, Illinois 61354

April 16, 2026

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

RE: Petition of IBI Ventures, LLC
Property located east of Illinois Route 251 and south of May Road, Peru, IL
PINs: 17-04-106-001; 17-04-106-002; 17-04-106-005; 17-04-106-006

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, April 15, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of IBI Ventures, LLC (“Petitioner”) concerning property generally located east of Illinois Route 251 and south of May Road in the City of Peru, Illinois, legally described as follows:

Lots 1, 3, & 4 of IBI Ventures Subdivision, City of Peru, LaSalle County, Illinois, recorded at the LaSalle County Recorder’s office as Document No. 2018-12403, being a part of the Northwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, City of Peru, LaSalle County, Illinois.

PINs: 17-04-106-001; 17-04-106-002; 17-04-106-005; 17-04-106-006 (collectively, the “Premises”).

Petitioner desires to re-subdivide the Premises for redevelopment purposes and seeks the following relief to wit:

- (1) A waiver of all fees and impact fees including but not limited to, the plat review fee, the plan review fee, the construction inspection fee, the water and sewer acreage fees, water and sewer front footage fees, and infrastructure construction inspection fees;
- (2) Waiver of the submission of subdivision improvement drawings before approval of the Preliminary and Final Plats;
- (3) Waiver of the requirement under the City of Peru Subdivision and Site Development Regulations Ordinance No. 3229 ("Subdivision Ordinance") that sidewalks be constructed under Article XI, Section 11.01A;
- (4) Waiver of the requirement under the Subdivision Ordinance that a Preliminary Plat be prepared and submitted for approval under Article III;

(5) Waiver of the requirement that subdivision improvement drawing be reviewed and approved prior to review and approval of the Final Plat under Article IV, 4.01A of the Subdivision Ordinance;

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

(7) Approval of the Final Plat of IBI Ventures Second Subdivision to the City of Peru, consisting of four lots: LOT A (5.228± acres), LOT B (2.584± acres), LOT C (3.88± acres), and LOT D (4.308± acres);

(8) A waiver from the north front yard and east side yard minimum setback requirements set forth in Section 11.05(h) upon LOT C as it applies to only the pre-existing structures;

(9) A text amendment to Section 11.05(d) of the Zoning Ordinance to add “RV Park, including one single-family detached dwelling provided the dwelling is occupied by the operator or manager of the RV Park” as a special use available in B4 Business Highway District; and approval of said special use with respect to LOT C;

(10) A waiver of the off-premises signage regulations set forth in Section 8.08 of the Zoning Ordinance as it applies to the existing freestanding pole signs situated upon LOT A; and

(11) For such other and further relief deemed necessary or appropriate.

The Premises is zoned B-4, Highway Business District. Additional information and copies of the Petition can be obtained from the City Clerk’s Office during normal business hours.

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

Isa Puelku and Attorney John Duncan appeared on behalf of Petitioner and were duly sworn.

Chairman Miller requested City Corporation Counsel, Scott Schweickert, provide comment. Attorney Schweickert stated that he and the City’s Director of Engineering and Zoning, Eric Carls, have had several meetings with Mr. Puelku and Attorney Duncan regarding this matter over the past year. The Premises was one of the first to develop in that area after construction of Interstate 80. The Premises was previously the site of the Tiki Inn and truck stop. Much of that former development is gone, and there has been a lot of ongoing redevelopment in that area. The Premises was most recently subdivided in 2018 when the Tiki Inn was demolished. Petitioner approached the City regarding a building addition to Mr. Puelku’s home situated on Lot D of the proposed IBI Ventures Second Subdivision, along with the RV Park. The proposed home addition was an expansion of a legal non-conforming use. The City worked with the Petitioner to address that issue and design a new subdivision that provided the City with its desired easements, better separated the lots for existing development and uses, and provided better access to the lots so that they can be redeveloped. The Petition seeks to address and resolve a number of non-conforming issues.

Chairman Miller said that was a good summary, noting it is a bit scary when you first look at it.

In response to questioning from Chairman Miller, Attorney Duncan testified that this all started when Mr. Puelku went to see if he could put the addition onto his house, and then that led to a better plan. Pieces to the puzzle were rearranged and in a more orderly fashion to address concerns of both Mr. Puelku and the City.

In response to questioning from Member Kalsto, Attorney Duncan confirmed the location of Mr. Purelku's home in front of the RV park. Attorney Duncan noted that Mr. Purelku also owns and operates Four Star Restaurant, which is located on Lot 2 of IBI Ventures Subdivision and not part of the resubdivision plat.

In response to questioning from Attorney Schweickert, Mr. Pureklu testified that the proposed addition is to the 2nd story of the house, above the existing footprint of the single-story portion on the north side. He is just looking to add an additional bedroom that would extend 13-14', but he does not have a contractor or plans drawn up at this time.

Attorney Schweickert noted many of the fee waivers are included because the Premises had already been subdivided. Modifications to the lots were made to provide better access and make the lots more marketable for future development. Attorney Duncan joked that it would be ideal to locate a hotel there that does not give away a free breakfast.

There were no public comments or objections.

The Planning/Zoning Commission found the requested relief will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger the public safety, or diminish or impair property values and will not increase street congestion and, therefore, favorably recommends that the City Council grant the relief as prayed for in the Petition.

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

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission

ORDINANCE NO _____

AN ORDINANCE APPROVING THE FINAL PLAT OF IBI VENTURES SECOND SUBDIVISION TO THE CITY OF PERU, A TEXT AMENDMENT TO SECTION 11.05(d) OF THE ZONING ORDINANCE, AND GRANTING WAIVERS AND A SPECIAL USE AS SOUGHT BY THE PETITION OF IBI VENTURES, LLC

WHEREAS, after legal ad notice duly published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru conducted a public hearing on April 15, 2026, to consider the Petition of IBI Ventures, LLC (“Petitioner”) concerning property generally located east of Illinois Route 251 and south of May Road in the City of Peru, Illinois, legally described as follows:

Lots 1, 3, & 4 of IBI Ventures Subdivision, City of Peru, LaSalle County, Illinois, recorded at the LaSalle County Recorder’s office as Document No. 2018-12403, being a part of the Northwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, City of Peru, LaSalle County, Illinois.

PINs: 17-04-106-001; 17-04-106-002; 17-04-106-005; 17-04-106-006 (collectively, the “Premises”); and

WHEREAS, Petitioner desires to re-subdivide the Premises for redevelopment purposes and seeks the following relief to wit:

- (1) A waiver of all fees and impact fees including but not limited to, the plat review fee, the plan review fee, the construction inspection fee, the water and sewer acreage fees, water and sewer front footage fees, and infrastructure construction inspection fees;
- (2) Waiver of the submission of subdivision improvement drawings before approval of the Preliminary and Final Plats;
- (3) Waiver of the requirement under the City of Peru Subdivision and Site Development Regulations Ordinance No. 3229 ("Subdivision Ordinance") that sidewalks be constructed under Article XI, Section 11.01A;
- (4) Waiver of the requirement under the Subdivision Ordinance that a Preliminary Plat be prepared and submitted for approval under Article III;
- (5) Waiver of the requirement that subdivision improvement drawing be reviewed and approved prior to review and approval of the Final Plat under Article IV, 4.01A of the Subdivision Ordinance;

- (6) Waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02A of the Subdivision Ordinance;
- (7) Approval of the Final Plat of IBI Ventures Second Subdivision to the City of Peru, consisting of four lots: LOT A (5.228± acres), LOT B (2.584± acres), LOT C (3.88± acres), and LOT D (4.308± acres);
- (8) A waiver from the north front yard and east side yard minimum setback requirements set forth in Section 11.05(h) upon LOT C as it applies to only the pre-existing structures;
- (9) A text amendment to Section 11.05(d) of the Zoning Ordinance to add “RV Park, including one single-family detached dwelling provided the dwelling is occupied by the operator or manager of the RV Park” as a special use available in B4 Business Highway District; and approval of said special use with respect to LOT C;
- (10) A waiver of the off-premises signage regulations set forth in Section 8.08 of the Zoning Ordinance as it applies to the existing freestanding pole signs situated upon LOT A; and

WHEREAS, the Planning/Zoning Commission has made its report of hearing and has unanimously recommended that the City Council approve the relief as sought by Petitioner.

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.

SECTION 2: Waivers. The City Council hereby approves and grants the waivers as sought by Petitioner identified in requests (1)-(6), (8), and (10) above.

SECTION 3: Final Plat of IBI Ventures Second Subdivision. The Final Plat of IBI Ventures Second Subdivision to the City of Peru, Illinois, as prepared by Chamlin and Associates dated February 23, 2026, consisting of four lots: LOT A (5.228± acres), LOT B (2.584± acres), LOT C (3.88± acres), and LOT D (4.308± acres); is hereby approved and accepted. A copy of the Final Plat of IBI Ventures Second Subdivision is attached hereto and incorporated herein.

SECTION 4: Text Amendment. Section 11.05(d) of the City of Peru Zoning Ordinance shall be and is hereby amended to add “*RV Parks, including one single-family detached dwelling provided the dwelling is occupied by the operator or manager of the RV Park*” as a special use within the B-4, Highway Business District.

SECTION 5: Special Use. The City Council hereby approves and grants a special use pursuant to Section 11.05(d) of the Zoning Ordinance for “*RV Parks, including one single-family*”

detached dwelling provided the dwelling is occupied by the operator or manager of the RV Park” with respect to only LOT C of IBI Ventures Second Subdivision to the City of Peru. This special use is exclusive to Petitioner and only as to LOT C of IBI Ventures Second Subdivision.

SECTION 6: Effective Date. 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 20th day of April, 2026.

APPROVED: April 20, 2026

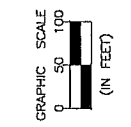
Ken Kolowski, Mayor

(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			

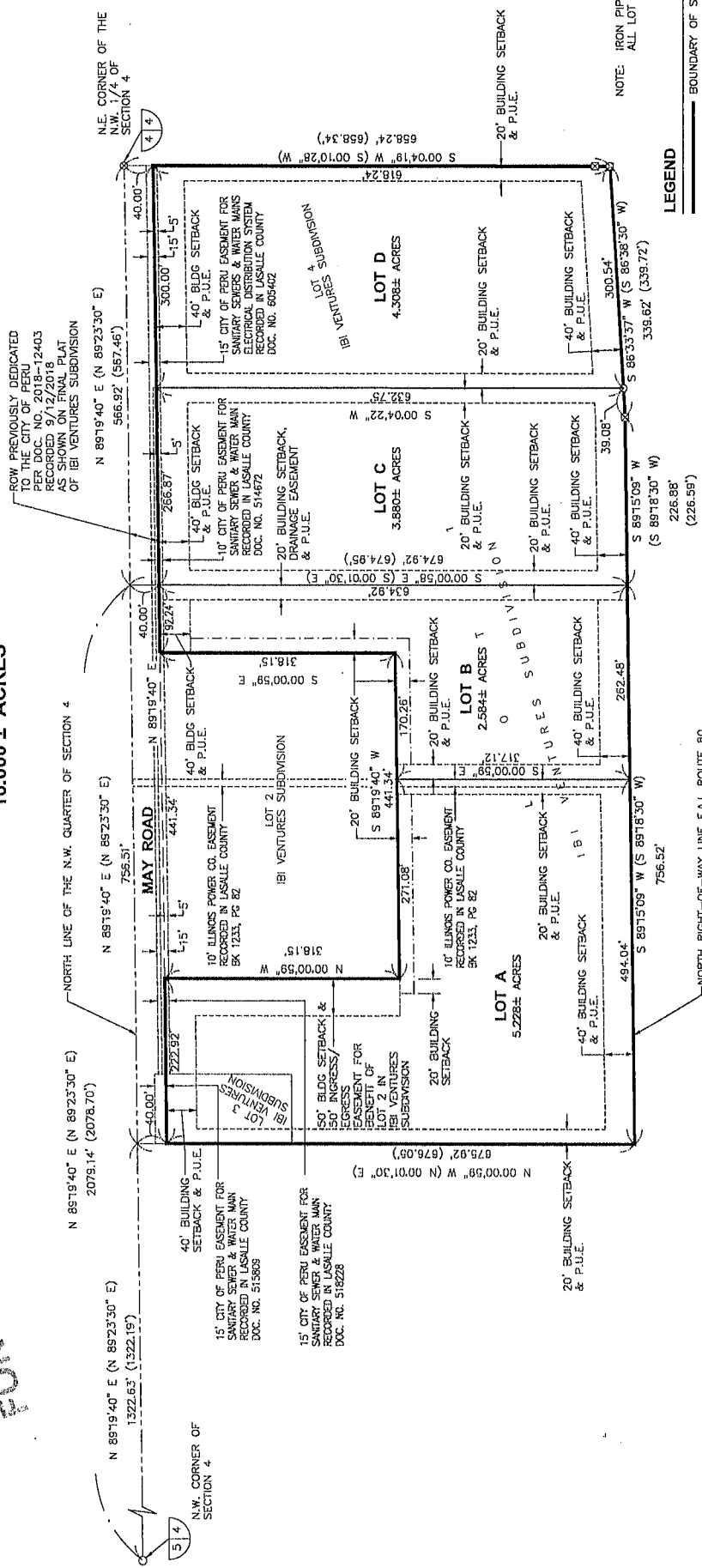


FINAL PLAT OF IBI VENTURES SECOND SUBDIVISION

CITY OF PERU, LA SALLE COUNTY, ILLINOIS

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

DRAFT
FOR REVIEW



LEGEND

- BOUNDARY OF SUBDIVISION
- - - SECTION LINE
- - - EXISTING RIGHT OF WAY
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- EXISTING IRON PIPE
- ⊗ EXISTING SURVEY NAIL
- ⊗ RIGHT OF WAY MARKER
- PUBLIC UTILITY EASEMENT
- P.U.E.

NOTE: IRON PIPE SET AT ALL LOT CORNERS.

PREPARED FOR: IBI VENTURES, LLC
DATE OF FIELD WORK COMPLETION:
GUMULIN & ASSOCIATES 4182 PROGRESS BLVD., PERU, ILLINOIS 61354. 815-223-3344

REVISIONS		DATE	DESCRIPTION

DRAWN BY: LAG/AV/DS
CHECKED BY: MSR
DATE: 02/20/2026

PERU MORRIS
OTTAWA
ILLINOIS



GUMULIN & ASSOCIATES, INC. © 2026
Peru, IL 61354

FINAL PLAT OF IBI VENTURES SECOND SUBDIVISION

CITY OF PERU,
LA SALLE COUNTY, ILLINOIS
BEING A PART OF THE N.W. 1/4 OF SECTION 4,
T. 33 N., R. 1 E. OF THE 3RD P.M.
16.000 ± ACRES

DRAFT
FOR REVIEW

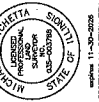
SURVEYOR'S CERTIFICATE

This is to certify that I, Michael S. Richetta, Professional Land Surveyor No. 035-003788, have surveyed and subdivided the following property:

Lots 1, 3, & 4 of IBI Ventures Subdivision, City of Peru, LaSalle County, Illinois, recorded at the LaSalle County Recorder's office, as Document No. 2018-12403. Being a part of the Northwest Quarter of Section 4 Township 33 North, Range 1 East of the Third Principal Meridian, City of Peru, LaSalle County, Illinois.

I further certify that no part of this subdivision lies within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map No. 17080C0406P effective date July 16, 2017.

Given under my hand and seal at Peru, Illinois, this _____ day of _____, A.D., _____.



Michael S. Richetta
Professional Land Surveyor No. 035-003788
DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

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

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

Michael W. Perry)
P.E. No. 062-054006)
IBI Ventures, LLC)

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, the undersigned, IBI Ventures, LLC, Owner of the premises described in the Surveyor's Certificate hereto, do hereby certify that the plat, map, and plat books set forth to be recorded and platted by Michael S. Richetta, a Professional Land Surveyor, as shown on the above plat into lots and roadways as shown thereon, and that all deeds or other conveyances of said lots or any part thereof, hereafter made shall have reference to the above plat. I further certify that I have named said plat "IBI Ventures Second Subdivision, City of Peru, Illinois," and have named the roadways as designated thereon and do hereby join and consent to said plat being presented to the City Council of the City of Peru for adoption and having the same recorded as provided by law.

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

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

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



PERU MORRIS
OTTAWA
ILLINOIS

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

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

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

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

Isa Parelko, Designated Representative
IBI Ventures, LLC
NOTARY PUBLIC
STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

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

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

Notary Public
SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, Isa Parelko, designated representative of IBI Ventures, LLC, as Owner of the property herein described in the Surveyor's Certificate, do hereby certify that IBI Ventures Second Subdivision, City of Peru, Illinois, to the best of my knowledge and belief, complies with the provisions of the Illinois School Code, Sections 10-10-1 through 10-10-10, Township High School #420, and Illinois Valley Community College School District #513 in LaSalle County, Illinois.

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

Isa Parelko, Designated Representative
IBI Ventures, LLC
IDOT CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to the provisions of the Illinois Department of Transportation's Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Date: _____
Trisha Thompson, P. E. Region 2 Engineer

CITY CERTIFICATE

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

Approved and accepted by the Council of the City of Peru, this _____ day of _____, A.D., _____, on file with the City Clerk of Peru, Illinois, entitled "An Ordinance Approving the Plat of IBI Ventures Second Subdivision, City of Peru, Illinois, as follows:

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

Section 1. That the plat of the IBI Ventures Second Subdivision, City of Peru, Illinois, as made by Michael S. Richetta, Professional Land Surveyor, under and by direction of the Owner of the premises described and platted herein, and the same is hereby approved and accepted.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval thereof. The above Ordinance was adopted at a meeting of the City Council of the City of Peru, Illinois, held on the _____ day of _____, A.D., _____, with _____ Aldermen voting "Aye" and _____ Aldermen voting "Nay" and the Mayor voting _____.

James Meriel, City Clerk
City of Peru, Illinois

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

Kamath Kolawski, Mayor
City of Peru, Illinois

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

Chairman

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

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

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

James Meriel, City Clerk
City of Peru, Illinois
COUNTY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

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

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

Jennifer Ebner, County Clerk

TAX CODE NOS: 17-04-106-002, 17-04-106-005, 17-04-106-001, 17-04-106-005

DRAWN BY: LAG/NV		REVISIONS	
LEVEL	BY	DATE	DESCRIPTION

CHECKED BY: MSR

DATE: 02/20/2026

CURRENT AS OF: 02/23/2026	
SCALE: AS NOTED	SHEET 2
FILE NO.: 3877.01 Y-	OF 2



Post Office Box 299
Peru, Illinois 61354

April 16, 2026

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

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

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, April 15, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Johnson Seed & Grain Services, LLC (“Petitioner”) concerning property commonly known as 6320 Meridian Road in the City of Peru, Illinois, legally described as follows:

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

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

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

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

The Property is zoned M-2, Manufacturing District.

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

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

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

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

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

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

There were no public comments or objections.

The Planning/Zoning Commission found the requested relief will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger the public safety, or diminish or impair property values and will not increase street congestion and, therefore, favorably recommends that the City Council grant the relief as prayed for in the Petition.

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

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission

ORDINANCE NO _____

**AN ORDINANCE GRANTING WAIVERS AS SOUGHT BY THE
PETITION OF JOHNSON SEED & GRAIN SERVICES, LLC
CONCERNING PROPERTY LOCATED AT 6320 MERIDIAN ROAD
IN THE CITY OF PERU**

WHEREAS, after legal ad notice duly published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru conducted a public hearing on April 15, 2026, to consider the Petition of Johnson Seed & Grain Services, LLC (“Petitioner”) concerning property located at 6320 Meridian Road in the City of Peru, Illinois, legally described as follows:

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

Bureau County PIN: 18-12-400-008 (hereinafter, “Subject Property”); and

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

- (1) Waivers from requirements of Section 7.04 of the City’s Zoning Ordinance concerning off-street parking surfacing, lighting, curbs and wheelstops, minimum standards of parking spaces, aisles, and parking bays; and landscaping;
- (2) Waivers from the stormwater drainage requirements of the City’s Subdivision and Site Development Regulations Ordinance; and

WHEREAS, the Planning/Zoning Commission has made its report of hearing and has unanimously recommended that the City Council approve the relief as sought by the Petitioner.

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 incorporates them herein by reference.

SECTION 2: The Subject Property is hereby granted the following relief:

- (1) Waivers from requirements of Section 7.04 of the City’s Zoning Ordinance concerning off-street parking surfacing, lighting, curbs and wheelstops, minimum standards of parking spaces, aisles, and parking bays; and landscaping; and

- (2) Waivers from the stormwater drainage requirements of the City’s Subdivision and Site Development Regulations Ordinance.

The relief granted herein shall be for the sole purpose of constructing a 50’ x 75’ finished steel building upon the Subject Property in accordance with plans on file with the City. Nothing in this Ordinance shall be construed to preempt any private covenants and restrictions that may be applicable to the Subject Property.

SECTION 3: 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 20th day of April, 2026.

APPROVED: April 20, 2026

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			



Post Office Box 299
Peru, Illinois 61354

April 16, 2026

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

RE: Petition of William and Lore Jones
118 Cross Street, Peru, IL (PINs: 17-20-113-005, 17-20-113-004 & 17-20-113-010)

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, April 15, 2025, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of William and Lore Jones (“Petitioner”) concerning property commonly known as 118 Cross Street in the City of Peru, Illinois, legally described as follows:

Lots One (1) and Ten (10), and also the East One-Half (E. ½) of Lots Two (2) and Nine (9), all in Block Eight (8) in C.C. Merrick’s Subdivision of the East fractional one-half (E. fr. ½) of the Northwest fractional one-quarter (NW fr. ¼) of Section Twenty (20) in Township Thirty-three (33) North Range One (1) East of the Third Principal Meridian, situated in the City of Peru, County of LaSalle and State of Illinois.

PINs: 17-20-113-005, 17-20-113-004 & 17-20-113-010 (collectively, the “Property”)

Petitioner desires to construct a 40’ x 48’ detached garage on the Property and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (a) A variance to increase the maximum floor area of all garages and all accessory structures from not more than 1,200 square feet as provided in Section 6.01.1(e), to not more than 2,496 square feet;
- (b) A variance to increase the maximum height for a detached private garage from not more than 18’, as provided in Section 6.01.3(b), to not more than 20’;
- (c) A variance to increase the maximum floor area for all detached private garage from not more than 714 sq. ft., as provided in Section 6.01.3(c), to not more than 2,496 sq. ft.;
- (d) A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;

- (e) A variance to increase the allowable height for garage doors from not more than 8', as provided in Section 6.01.1(f), to not more than 12';
- (f) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage;
- (g) A variance to increase the allowable width of a driveway from not more than 35', as provided in Section 7.02.(d)(3)a., to not more than 40'; and
- (h) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-3 Single and Two-Family Residence District.

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

Petitioner William Jones appeared and was duly sworn. Mr. Jones testified that he desires to construct a new garage for storage. He has two garages now, one at 118 Cross Street and one off Schuyler Street.

In response to questioning from Chairman Miller, Mr. Jones said the existing garage on the Property will remain. Mr. Jones said he was finally able to purchase additional property from Mertel Gravel (PINs 17-20-113-004 & 17-20-113-010) after 15 years of trying to do so where he plans to construct the garage.

Member Lucas noted that the Property is way down south by the river. In response to questioning from Member Lucas, Mr. Jones stated that his neighbor to the west had no objection. His neighbor to the east did not express any objection to him either. He said he has had flags in the yard and the zoning hearing notice sign posted for weeks. Mr. Jones added that he just saw the neighbor to the east the night prior due to a gas leak on her property, and she didn't voice any disagreement with his plan. Mr. Jones added that the garage is sitting back far enough along the hillside and off the property lines that it really doesn't affect any residential houses.

Member Brady commented that a large metal garage is not ideal but agreed that it is on a dead end pushed up against the back of the property against the railroad. In response to questioning from Member Brady, Mr. Jones confirmed that the garage door would be facing east towards Cross Street. Member Brady said that he would like to see a couple windows on the north side to make it appear more residential. Mr. Jones responded that the only problem with that is they provide an entry point for people to break in. However, he has thought about putting them in anyways just for lighting. Member Lucas noted that if they are installed high enough, it won't be a problem.

In response to questioning from Chairman Miller, Mr. Jones confirmed that access to the garage would be provided by a concrete drive, not gravel.

In response to questioning from Corporation Counsel, Scott Schweickert, Mr. Jones said the garage would be used for storage. Mr. Jones has an RV, a drag boat, multiple motorcycles and vehicles. Those things are currently being parked in his existing garages. One garage is 22' x 28' and the other is 24' x 24' and they are pretty full.

Member Kalsto noted that 40' x 48' is 1,920 sq. ft. but the Petition asks for 2496 sq. ft. Attorney Schweickert responded that all three parcels were being considered as one for zoning purposes, and that the existing 24' x 24' garage situated on the Property was included in the square footage calculation for all garages. Member Kalsto noted that the proposed garage would be constructed upon two of the three parcels and stated one issue she has is that the Zoning Ordinance does have a provision to not allow accessory structures to be built upon a lot without a principal structure. Mr. Jones said his wife owns the house, but he would be willing to talk with her about combining the parcels.

Member Kalsto said her other issue is that the proposed garage is a massive shed, and she is opposed to sheds in town no matter where they are located. She added she would not want this on her block or for her neighbors, present or future, to have to look at it. Mr. Jones responded that there is a similar building that is 40' x 60' two blocks north of the Property. Kalsto replied that she wasn't on the Planning/Zoning Commission when that garage went through. She is anti-morton building in the City of Peru and knows there are several that have been built and where they are located but will continue to vote against them.

Chairman Miller noted they just denied a metal garage earlier that night and each one is reviewed on a case-by-case basis. Chairman Miller agrees with Member Kalsto that this garage is huge, but it is also largely out of sight.

Mr. Jones stated it is his intent to make an improvement, not a distraction. In response to questioning from Member Brady, Mr. Jones said he would be landscaping around the garage after it is complete. Member Brady stated it is his opinion that it would look better with windows. Member Lucas stated he doesn't have a problem with it only because of where it is located.

There were no public comments or objections.

The Planning/Zoning Commission found the requested relief will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger the public safety, or diminish or impair property values and will not increase street congestion and, therefore, favorably recommends that the City Council grant the relief as prayed for in the Petition.

Member Lucas moved, and Member Brady seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed 4-3 with Chairman Miller and Members Lucas, Grabowski and Brady voting aye; Members Kalsto, Jones and Becker voting nay; and 0 Members absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission

ORDINANCE NO _____

AN ORDINANCE GRANTING VARIANCES AND WAIVERS AS SOUGHT BY THE PETITION OF WILLIAM AND LORE JONES CONCERNING PROPERTY GENERALLY LOCATED AT 118 CROSS STREET IN THE CITY OF PERU

WHEREAS, after legal ad notice duly published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru conducted a public hearing on April 15, 2026, to consider the Petition of William and Lore Jones (“Petitioners”) concerning property generally located at 118 Cross Street in the City of Peru, Illinois, legally described as follows:

Lots One (1) and Ten (10), and also the East One-Half (E. ½) of Lots Two (2) and Nine (9), all in Block Eight (8) in C.C. Merrick’s Subdivision of the East fractional one-half (E. fr. ½) of the Northwest fractional one-quarter (NW fr. ¼) of Section Twenty (20) in Township Thirty-three (33) North Range One (1) East of the Third Principal Meridian, situated in the City of Peru, County of LaSalle and State of Illinois.

PINs: 17-20-113-005, 17-20-113-004 & 17-20-113-010 (collectively, the “Property”); and

WHEREAS, Petitioners desire to construct a 40’ x 48’ detached garage on the Property and seek the following relief under the City’s Zoning Ordinance, to wit:

- (a) A variance to increase the maximum floor area of all garages and all accessory structures from not more than 1,200 square feet as provided in Section 6.01.1(e), to not more than 2,496 square feet;
- (b) A variance to increase the maximum height for a detached private garage from not more than 18’, as provided in Section 6.01.3(b), to not more than 20’;
- (c) A variance to increase the maximum floor area for all detached private garage from not more than 714 sq. ft., as provided in Section 6.01.3(c), to not more than 2,496 sq. ft.;
- (d) A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;
- (e) A variance to increase the allowable height for garage doors from not more than 8’, as provided in Section 6.01.1(f), to not more than 12’;
- (f) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage;
- (g) A variance to increase the allowable width of a driveway from not more than 35’, as provided in Section 7.02.(d)(3)a., to not more than 40’; and

WHEREAS, the Planning/Zoning Commission has made its report of hearing and has recommended that the City Council approve the relief as sought by the Petitioner.

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 incorporates them herein by reference.

SECTION 2: The Property is hereby granted the following relief from the requirements of the City's Zoning Ordinance:

- (a) A variance to increase the maximum floor area of all garages and all accessory structures from not more than 1,200 square feet as provided in Section 6.01.1(e), to not more than 2,496 square feet;
- (b) A variance to increase the maximum height for a detached private garage from not more than 18', as provided in Section 6.01.3(b), to not more than 20';
- (c) A variance to increase the maximum floor area for all detached private garage from not more than 714 sq. ft., as provided in Section 6.01.3(c), to not more than 2,496 sq. ft.;
- (d) A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;
- (e) A variance to increase the allowable height for garage doors from not more than 8', as provided in Section 6.01.1(f), to not more than 12'; and
- (f) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage.

The relief granted herein shall be for the sole purpose of constructing a detached garage upon the Property in accordance with plans on file with the City. Nothing in this Ordinance shall be construed to preempt any private covenants and restrictions that may be applicable to the Property.

SECTION 3: 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 20th day of April, 2026.

APPROVED: April 20, 2026

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

Jamey Mertel
City Clerk

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 42 – FIRE PREVENTION AND PROTECTION, OF THE CITY OF PERU CODE OF ORDINANCES TO PROVIDE FOR THE CREATION OF ARTICLE III. – SPILLER PAYS ORDINANCE

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

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the City maintains a fire department which provides fire protection and emergency response services; and

WHEREAS, the City Council finds and determines it is necessary and in the best interest of the City and its residents to amend Chapter 42 (FIRE PREVENTION AND PROTECTION) of the City’s Code of Ordinances to provide for the addition of ARTICLE III. – SPILLER PAYS ORDINANCE, addressing recovery of costs of remedial action incurred by the City through its fire department in responding to incidents involving hazardous materials and substances.

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 foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: City Code Amended. Chapter 42 (FIRE PREVENTION AND PROTECTION) of the Code of Ordinances of the City of Peru, Illinois shall be and is hereby amended by adding “ARTICLE III. – SPILLER PAYS ORDINANCE”, which shall read as provided on Exhibit A, attached hereto and incorporated herein.

SECTION 4: Repeal of Conflicting Provisions. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 5: Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 6: Publication; Effective Date. The clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

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 20th day of April, 2026.

APPROVED: April 20, 2026

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			

CITY OF PERU, ILLINOIS CODE OF ORDINANCES

Chapter 42 – FIRE PREVENTION AND PROTECTION

ARTICLE III – SPILLER PAYS ORDINANCE

Sec. 42-100. – Short Title.

This Article shall be called “Spiller Pays Ordinance.”

Sec. 42-101. - Definitions.

As used in this Article, the following terms shall have the meanings ascribed to them:

COSTS — All expenses incurred by the City of Peru ("City") or any of the public agency assisting the City, as a result of any removal or remedial action.

EMERGENCY RESPONSE AGENCY — A unit of local government, volunteer agency, or others support agency including licensed hazardous waste contractors that provide one or more of the following services: (1) firefighting services; (2) emergency medical services; (3) emergency medical treatment or transportation; (4) hazardous materials response teams; (5) emergency service, disaster response, or civil defense services; (6) public works or maintenance; (7) police agencies (federal, state, or local) or (8) remediation, mitigation, or disposal of hazardous materials by hazardous waste contractor.

FACILITY — Any building, structure, installation, equipment, pipe or pipeline, including, but not limited to, any pipe into a sewer or publicly-owned treatment works, well, pond, lagoon, impoundment, ditch, landfill, storage container, tank, motor vehicle, truck trailer, rolling stock or aircraft. Also, any site or area where hazardous material has been deposited, stored, disposed of, abandoned or otherwise come to be located.

HAZARDOUS MATERIALS — Any material, substance or mixture of materials or substances which are toxic, flammable, corrosive, explosive, carcinogenic or radioactive, including, but not limited to, any substance or material which is designated as hazardous material, pursuant to the "Hazardous Material Transportation Act" (49 USCA § 1801 *et seq.*) in a quantity and form which may pose as substantial present or potential hazard to human health, property or the environment when improperly released, treated, stored, transported, disposed of or otherwise managed.

MATERIALS INCIDENT — A situation involving an actual, suspected, or possible hazardous material for which the City of Peru Fire Department or other emergency response agency must respond in order to ensure the safety of personnel or property.

MUTUAL AID — Any action taken by the City or any other public agency, pursuant to an Intergovernmental Agreement including, but not limited, any and all Mutual Aid Agreements.

PERSON — Any individual, business, firm, partnership, corporation, association, trust, estate, joint venture, or other legal entity, or their legal representative, each of their assign.

RELEASE — Any spilling, leaking, pumping, pouring, emitting, escaping, emptying, discharging, injecting, leaching, dumping or disposing of a hazardous material into or on any land, air, water, well, stream, sewer or pipe so that such hazardous material or any constituent thereof may enter the environment.

REMEDIAL ACTION — Any action consistent with permanent remedy taken instead of, or in addition to, removal actions in the event of a release or threatened release of a hazardous material into the environment, to prevent or minimize the releases of hazardous materials so that they do not migrate to cause a substantial present or potential hazard to human health, property or the environment. The term includes, but is not limited to, such actions at the location of the release as storage, isolation, confinement, perimeter protection using dikes, trenches or ditches, clay cover, neutralization, cleanup of released diversion, destruction, segregation of reactive wastes, repair or replacement of leaking containers collection of leachate and runoff, on-site treatment or incineration, provision of alternate water supplies and any monitoring reasonably required to assure that such actions protect the public health and welfare and the environment.

REMOVAL — The cleanup or removal of released hazardous materials from the environment, such actions as may be necessary or appropriate to monitor, assess and evaluate the release or threat of release of hazardous materials, the disposal of removed material or the taking of such action as may be necessary to prevent, minimize or mitigate damage to the public health or welfare of the environment. The term includes, but is not limited to, security, fencing, and provision of alternative water supplies and temporary evacuation of threatened individuals.

RESPONSE — Any removal or remedial action to a materials incident or other incident.

Sec. 42-102. - Prohibited acts.

No person shall cause, threaten or allow the release of hazardous materials into the environment unless such release is in accordance with an appropriate permit granted by the Illinois Environmental Protection Agency or other State or Federal agency having primary jurisdiction over the release and such release is in such place and manner as will not create a substantial present or potential hazard to human health, property or the environment.

Sec. 42-103. - Response authority.

- A. The Fire Chief of the City of Peru or his authorized representative shall have authority to respond to any release or threatened release of hazardous materials within the territory of the City or affecting the water supply, wells or sewage treatment works located or servicing the City or pursuant to any lawful intergovernmental agreement of which the City of Peru is a party. This authority includes, but is not limited to, remedial action and removal.
- B. The Fire Chief shall have primary authority to respond to any release or threatened release of hazardous materials as described above. The Fire Chief shall report any release or threatened release of hazardous materials to all appropriate Federal, State, and local public health, safety, and emergency agencies within 24 hours of any substantial release of hazardous materials. The Fire Chief shall relinquish their response authority at such

time, if any, as the federal, state or local public health, safety or emergency agency having primary jurisdiction over the release or threatened release has assumed responsibility for response to the release or threatened release.

- C. The Fire Chief, during such time as response authority is vested in him, shall be authorized to utilize all Fire Department personnel and equipment and he may, in his sole discretion, take such remedial or removal action as he may deem necessary or appropriate to respond to the release or threatened release.
- D. All responding personnel shall cooperate with and operate under the direction of the Fire Chief or other person then exercising response authority under this Article until such time as the person exercising such response authority has determined that the response is complete or responsibility for response is assumed by the Federal, State or local public health, safety or emergency agency having primary jurisdiction over the release or threatened release.
- E. The person exercising response authority under this Article shall coordinate and/or cooperate with other Federal, State or local public health, safety or emergency agencies involved in response to the release or threatened release of hazardous materials.

Sec. 42-104. - Liability for costs.

- A. Notwithstanding any other provision or rule of law, and subject only to the defenses set forth in this Article, the following persons shall be jointly and severally liable for all costs of removal and remedial action incurred by the City of Peru, as a result of a release or threatened release of a hazardous material:
 - (1) The owner and operator of a facility or vessel from which there is a release or substantial threat of release of hazardous material.
 - (2) Any person who, at the time of disposal, transport, storage or treatment of a hazardous material, owned or operated the facility or vessel used for such disposal, transport, treatment or storage from which there was a release or substantial threat of a release of any such hazardous material.
 - (3) Any person who by contract agreement or otherwise has arranged with another party or entity for transport, storage, disposal or treatment of hazardous materials owned, controlled or possessed by such person at a facility owned or operated by another party or entity from which facility there is a release or substantial threat of a release of such hazardous materials.
 - (4) Any person who accepts or accepted any hazardous materials for transport to disposal, storage, or treatment facilities from which there is a release or a substantial threat of release of such hazardous substances.
- B. Costs for the remediation action shall be billed by the City within 45 days after the remediation activity. Payment for the costs billed shall be due back to the City within 30 days after issuance of the bill from the City.

Sec. 42-105. - Defenses.

There shall be no liability under this Article for a person otherwise liable who can establish by a preponderance of the evidence that the release or substantial threat of release of a hazardous material and the damages resulting therefrom were caused solely by any of the permitted defenses enumerated in 415 ILCS 5/22.2, except for the exception listed in 415 ILCS 5/22.2(j)(1)(C).

Sec. 42-106. - Costs and penalties.

- A. Any person who is liable for the release or threatened release of a hazardous material who fails without sufficient cause to pay for or provide removal or remedial action upon or in accordance with a notice and request of the City of Peru, or in accordance with any order of any court having jurisdiction on the matter, shall be liable to the City of Peru for any costs incurred by the City of Peru as a result of such failure to provide or take such removal or remedial action, together with the cost of any removal or remedial action taken by the City of Peru in accordance with this Article, and all attorneys' fees and related legal costs incurred in connection therewith.
- B. In addition, any such person shall be guilty of a violation of this Article and shall be fined not less than \$100, nor more than \$750 for each offense. A separate offense shall be deemed committed for each day on which a violation occurs or continues. Where such violation is found to be the result of willful and/or wanton conduct or gross negligence, or the person committing such violation attempts to evade responsibility hereunder by leaving the scene of the occurrence or by other means, that person shall be subject to a fine as provided for above or a fine in an amount equal to three times the costs, including attorneys' fees and legal costs for which it is liable under this Article, whichever is greater.
- C. Charges for removal or remedial action when rendered by the City of Peru or any other agency rendering mutual aid shall be as follows:
 - (1) The reasonable cost of each vehicle responding as determined by the responding agency, but in no case less than \$250 per hour per vehicle; and
 - (2) The cost of all personnel, including any overtime cost to the City of Peru or to any responding agency incurred as a result of the removal or remedial action, but in no case less than \$70 per hour; and
 - (3) The cost of all materials and equipment used, expended, depleted, destroyed or removed from service in accordance with Federal, State or local ordinance, as a result of the mitigation or containment operations if or at the request of the City of Peru or any responding agency; and
 - (4) The costs of service and/or goods provided by a private or public entity which are used, expended, depleted, or destroyed as a result of the response.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 70 – OFFENSES AND MISCELLANEOUS PROVISIONS, OF THE CITY OF PERU CODE OF ORDINANCES TO PROVIDE FOR THE ADDITION OF ARTICLE X. – ILLEGAL DRUGS, PARAPHERNALIA, KRATOM, AND OTHER SYNTHETIC ALTERNATIVE SUBSTANCES

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

WHEREAS, the corporate authorities of the City may do all acts and make all regulations necessary for the promotion of health or the suppression of diseases (65 ILCS 5/11-20-5) and pass all necessary police ordinances (65 ILCS 5/11-1-1); and

WHEREAS, the corporate authorities of the City have become aware of certain health-related incidents involving the substance known as “kratom”, which has known psychoactive and intoxicating effects and is currently prohibited in Illinois to sell to minors or to be possessed by minors under the Kratom Control Act (720 ILCS 624/1, *et seq.*); and

WHEREAS, substances such as kratom, kratom extract, 7-Hydroxymitragynine (7-OH), and tianeptine can produce depressant, stimulant, and hallucinogenic-like effects and are not presently approved by the U.S. Food and Drug Administration; and

WHEREAS, the sale, distribution, and possession of these substances is a danger to public health as these products may cause hallucinations, vomiting, tremors, anxiety, depression, dizziness, confusion, erratic behavior, aggression, suicidal ideation, psychosis, loss of consciousness, rapid heart rate, and insomnia as well as negatively affect cognitive function and possibly causing death; and,

WHEREAS, kratom, kratom extract, 7-Hydroxymitragynine (7-OH), and tianeptine are known to have addiction and withdrawal symptoms; and,

WHEREAS, the City Council finds and determines it is the best interests of the public health, safety, and welfare of the City and its residents to prohibit the sale, distribution, and possession of kratom, kratom extract, 7-Hydroxymitragynine (7-OH), and tianeptine, which have been associated with adverse health effects.

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 foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: City Code Amended. CHAPTER 70 - OFFENSES AND MISCELLANEOUS PROVISIONS, of the Code of Ordinances of the City of Peru, Illinois shall be and is hereby amended by adding “ARTICLE X. - ILLEGAL DRUGS, PARAPHERNALIA, KRATOM, AND OTHER SYNTHETIC ALTERNATIVE SUBSTANCES”, which shall read as provided on Exhibit A, attached hereto and incorporated herein.

SECTION 3: Repeal of Conflicting Provisions. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 4: Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

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 20th day of April, 2026.

APPROVED: April 20, 2026

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

Jamey Mertel, City Clerk

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

CHAPTER 70 – OFFENSES AND MISCELLANEOUS PROVISIONS

ARTICLE X. - ILLEGAL DRUGS, PARAPHERNALIA, KRATOM, AND OTHER
SYNTHETIC ALTERNATIVE SUBSTANCES

Sec. 70-440. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

7-Hydroxymitragynine (hereinafter, “7-OH”) means the indole alkaloid known as 7-OH, whether naturally occurring, synthesized, semi-synthetic, or otherwise produced, including any material, compound, salt, isomer, analog, or derivative thereof, and whether alone or in combination with other substances.

Controlled substance means a drug, substance, or immediate precursor in the schedules under Article II of Act 570, Chapter 720, Illinois Compiled Statutes, or a drug or other substance, or immediate precursor designated as a controlled substance by the Illinois Department of Human Services through this administrative rule. The term does not include distilled spirits, wine, malt beverages, or tobacco.

Distribute means to deliver, transfer, or provide a substance to another person, whether or not for consideration, and includes arranging for delivery or shipment.

Drug paraphernalia means all equipment, products and materials of any kind, other than methamphetamine manufacturing material as defined in section 10 of the Methamphetamine Control and Community Protection Act and Cannabis paraphernalia as defined in section 1-10 of the Cannabis Regulation and Tax Act, which are intended to be used unlawfully in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling or otherwise introducing into the human body a controlled substance in violation of the Illinois Controlled Substances Act or the Methamphetamine Control and Community Protection Act or a synthetic drug product or misbranded drug in violation of the Illinois Food, Drug and Cosmetic Act. It includes, but is not limited to:

- (1) Kits intended to be used unlawfully in manufacturing, compounding, converting, producing, processing or preparing a controlled substance;
- (2) Isomerization devices intended to be used unlawfully in increasing the potency of any species of plant which is a controlled substance;
- (3) Testing equipment intended to be used unlawfully in a private home for identifying or in analyzing the strength, effectiveness or purity of controlled substances;
- (4) Diluents and adulterants intended to be used unlawfully for cutting a controlled substance by private persons;
- (5) Objects intended to be used unlawfully in ingesting, inhaling, or otherwise introducing, cocaine or a synthetic drug product or misbranded drug in violation of the Illinois Food, Drug and Cosmetic Act into the human body including, where applicable, the following items:

- a. Water pipes;
 - b. Carburetion tubes and devices;
 - c. Smoking and carburetion masks;
 - d. Miniature cocaine spoons and cocaine vials;
 - e. Carburetor pipes;
 - f. Electric pipes;
 - g. Air-driven pipes;
 - h. Chillums;
 - i. Bonges;
 - j. Ice pipes or chillers.
- (6) Any item whose purpose, as announced or described by the seller, is for use in violation of this article.

Kratom means any part of the plant *Mitragyna speciosa*, including but not limited to the leaves, leaf powder, resin or any derivative thereof, and any compound, manufacture, salt, derivative, resin, mixture, or preparation of that plant, whether naturally occurring or synthetically produced or whether produced directly or indirectly by extraction, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, or as otherwise defined under the Kratom Control Act.

Kratom Extract means any substance or product derived from kratom in which the naturally occurring alkaloids have been concentrated, isolated, synthesized, or otherwise modified, including, but not limited to resins, tinctures, enhanced powders, liquids, or capsules containing concentrated kratom alkaloids.

Person means any natural person, firm, partnership, association, corporation, limited liability company, or other legal entity, and includes any retail establishment at which goods are offered for sale to the public.

Sell or *Sale* means to transfer, exchange, deliver, distribute, or offer for sale, including as part of a commercial transaction, promotion, or gift associated with a purchase.

Tianeptine means the synthetic compound known as tianeptine, including any salt, isomer, analog, derivative, or preparation thereof, whether alone or in combination with other substances, regardless of whether marketed as a dietary supplement, nootropic, or other consumer product.

Sec. 70-441. - Possession of paraphernalia.

A person who knowingly possesses an item of drug paraphernalia with the intent to use it in ingesting, inhaling, or otherwise introducing a controlled substance into the human body, or in preparing a controlled substance for that use. This section does not apply to a person who is legally authorized to possess hypodermic syringes or needles under the Hypodermic Syringes and Needles Act.

Sec. 70-442. - Use of intoxicating compounds.

- (a) No person shall ingest, breathe, inhale or drink any compound, liquid, or chemical containing toluol, hexane, trichloroethylene, acetone, toluene, ethyl acetate, methyl ethyl ketone,

trichloroethane, isopropanol, methyl isobutyl ketone, methyl cellosolve acetate, cyclohexanone, the alkaloids atropine, hyoscyamine, or scopolamine, or any other substance for the purpose of inducing a condition of intoxication, stupefaction, depression, giddiness, paralysis or irrational behavior, or in any manner changing, distorting or disturbing the auditory, visual or mental processes. For the purposes of this section, any such condition so induced shall be deemed to be an intoxicated condition.

- (b) No person shall knowingly sell or offer for sale, deliver or give to any person under 17 years of age, unless upon written order of such person's parent or guardian, any compound, liquid, or chemical containing toluol, hexane, trichloroethylene, acetone, toluene, ethyl acetate, methyl ethyl ketone, trichloroethane, isopropanol, methyl isobutyl ketone, methyl cellosolve acetate, cyclohexanone, or any other substance which will induce an intoxicated condition, as defined herein, when the seller, offeror, or deliverer knows or has reason to know that the compound is intended for use to induce such condition.
- (c) This section shall not apply to any person who commits any act described herein pursuant to the direction or prescription of a practitioner authorized to so direct or prescribe. For purposes of this section, practitioner shall mean any person authorized by law to practice medicine in all its branches in this state, to practice dentistry in this state, to practice veterinary medicine in this state, or to practice chiropody in this state.

Sec. 70-443. - Possession and Sale of Kratom and other synthetic substances.

- (a) No Person shall sell, distribute, or offer for sale within the City any product containing kratom, kratom extract, 7-Hydroxymitragynine (7-OH), or tianeptine.
- (b) No person shall knowingly possess any product containing kratom, kratom extract, 7-Hydroxymitragynine (7-OH), or tianeptine.
- (c) In addition to any fine, the City may seek the suspension or revocation of the City-issued business license held by a Person for violating this Section.

Secs. 70-444 – 70-460. – Reserved.

ORDINANCE NO. _____

AN ORDINANCE AMENDING AND ADOPTING CITY OF PERU NET METERING AND INTERCONNECTION POLICIES

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, the City owns and operates a municipal electric utility and is engaged in the retail sale of electricity; and

WHEREAS, on January 8, 2026, Governor J.B. Pritzker signed the Clean and Reliable Grid Affordability Act ("CRGA") (SB 25/P.A. 104-0458) into law, which makes certain statutory changes relating to customer self-generation of electricity; and

WHEREAS, the City Council finds and determines it is necessary to amend the City's policies and agreements relating to net metering and interconnection in order to comply with CRGA.

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.

SECTION 2: The City Council hereby approves and adopts the following City policies and agreements relating to net metering and interconnection:

- Interconnection Request Application Form (2026)
- Customer Self-Generation Interconnection Policy (2026)
- Customer-Owned Generating Facilities Interconnection Agreement (2026)
- Customer Self-Generation Net Metering Policy (2026)

SECTION 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication 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 20th day of April, 2026.

APPROVED: April 20, 2026

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			

**City of Peru Standard Distributed Generation Interconnection
Interconnection Request Application Form**

(Lab-Certified) Inverter-Based Distributed Generation Facilities 25 kW_{AC} and Smaller

Interconnection Applicant Contact Information

Customer Name: _____

Primary Contact: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone (Daytime): _____ (Evening): _____

Fax Number: _____ E-Mail Address: _____

Additional Contact Information (if different from primary contact)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone (Daytime): _____ (Evening): _____

Fax Number: _____ E-Mail Address: _____

Equipment Contractor

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone (Daytime): _____ (Evening): _____

Fax Number: _____ E-Mail Address: _____

Electrical Contractor (if Different from Equipment Contractor):

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone (Daytime): _____ (Evening): _____

Fax Number: _____ E-Mail Address: _____

Contractor License number: _____

Active License? Yes No

Registered with Municipality? Yes No

Is the Interconnection Customer requesting Net Metering? Yes No

Distributed Generation Facility (“Facility”) Information

Facility Address: _____

City: _____ State: _____ Zip Code: _____

City of Peru Electric Department serving Facility site? _____

Account Number of Facility site: _____

Inverter Manufacturer: _____ Model: _____

Is the inverter lab-certified as that term is defined in the Illinois Distributed Generation Interconnection Standard? Yes No

(If yes, attach manufacturer’s technical specifications and label information from a nationally recognized testing laboratory.)

Generation Facility Nameplate Rating: _____ (kW) _____ (kVA) _____ (AC Volts)

Prime Mover: Photovoltaic Turbine

Energy Source: Solar Wind

In-Service Date: _____

(If the In-Service Date changes, the interconnection customer must inform the utility as soon as it is aware of the changed date.)

Insurance and Licensing Disclosure

The attached terms and conditions contain provisions related to liability and indemnification, and should be carefully considered by the interconnection customer. The customer’s installation contractor must be licensed in the State of Illinois and must possess commercial general liability insurance coverage of at least \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate per year. The interconnection customer shall provide the City of Peru with proof of such coverage at the time of entering into a interconnection agreement. The interconnection customer shall carry general liability insurance coverage, such as, but not limited to, homeowner’s insurance.

Customer Signature

I hereby certify that: (1) I have read and understand the terms and conditions which are attached hereto by reference; (2) I hereby agree to comply with the attached terms and conditions; and (3) to the best of my knowledge, all of the information provided in this application request form is complete and true.

Applicant Signature: _____ Date: _____

Name _____ Title: _____

.....

Conditional Agreement to Interconnect Distributed Generation Facility

By its signature below, the City of Peru has determined the interconnection request is complete. Interconnection of the distributed generation facility is conditionally approved contingent upon the attached terms and conditions of this Agreement, the return of the attached Certificate of Completion, duly executed verification of electrical inspection and successful witness test.

Representative Signature: _____ Date: _____

Name: _____ Title: _____

Interconnection Request Application Form
(Greater than 25 kW_{AC})

Interconnection Applicant Contact Information

Customer Name: _____
Primary Contact: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone (Daytime): _____ (Evening): _____
Fax Number: _____ E-Mail Address: _____

Alternative Contact Information (if different from Primary Contact Information)

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone (Daytime): _____ (Evening): _____
Fax Number: _____ E-Mail Address: _____

Facility Address (if different from above): _____
City: _____ State: _____ Zip Code: _____
City of Peru Electric Department serving Facility site? _____
Account Number of Facility site (existing utility customers): _____
Inverter Manufacturer: _____ Model: _____

Equipment Contractor

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone (Daytime): _____ (Evening): _____
Fax Number: _____ E-Mail Address: _____

Electrical Contractor (if different from Equipment Contractor)

Name: _____
 Mailing Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone (Daytime): _____ (Evening): _____
 Fax Number: _____ E-Mail Address: _____
 License number: _____

Electric Service Information for Customer Facility Where Generator Will Be Interconnected

Capacity: _____ (Amps) Voltage: _____ (Volts)

Type of Service: Single Phase Three Phase

If 3 Phase Transformer, Indicate Type:

Primary Winding	Wye	Delta
Secondary Winding	Wye	Delta

Transformer Size: _____ Impedance: _____

Generator & Prime Mover Information

ENERGY SOURCE (Wind and Solar): _____

ENERGY CONVERTER TYPE (Wind Turbine, Photovoltaic Cell,): _____

GENERATOR SIZE: kW or kVA	NUMBER OF UNITS:	TOTAL CAPACITY: kW or kVA
------------------------------	------------------	------------------------------

GENERATOR TYPE (Check one):

Induction Inverter Synchronous Other

Distributed Generation Facility Information

In-Service Date: _____

List interconnection components/systems to be used in the distributed generation facility that are lab-certified.

Component/System	NRTL Providing Label & Listing
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Please provide copies of manufacturer brochures or technical specifications.

Energy Production Equipment/Inverter Information:

Synchronous Induction Inverter Other _____

Rating: _____ kW Rating: _____ kVA

Rated Voltage: _____ Volts

Rated Current: _____ Amps

System Type Tested (Total System):

Yes No; (attach product literature)

Additional Information For Inverter-Based Facilities

Inverter Information:

Manufacturer: _____ Model: _____

Type: Forced Commutated Line Commutated

Rated Output: _____ Watts _____ Volts

Efficiency: _____ % Power Factor: _____ %

Inverter UL 1741 Listed: Yes No

DC Source / Prime Mover:

Rating: _____ kW Rating: _____ kVA

Rated Voltage: _____ Volts

Open Circuit Voltage (if applicable): _____ Volts

Rated Current: _____ Amps

Short Circuit Current (if applicable): _____ Amps

Other Facility Information:

One Line Diagram attached: Yes

Plot Plan attached: Yes

Insurance Disclosure

The attached terms and conditions contain provisions related to liability and indemnification, and should be carefully considered by the interconnection customer. The interconnection customer shall carry general liability insurance coverage, such as, but not limited to, homeowner's insurance. Whenever possible, the interconnection customer shall name the **City of Peru** as an additional insured on its homeowner's insurance policy, or similar policy covering general liability.

Customer Signature

I hereby certify that all of the information provided in this Interconnection Request Application Form is true.

Applicant Signature: _____

Printed Name: _____ Title: _____

Title: _____ Date: _____

Utility Acknowledgement

Receipt of the application fee is acknowledged and this interconnection request is complete.

Utility Signature: _____ Date: _____

Printed Name: _____ Title: _____

Certificate of Completion

To be completed and returned to the City of Peru Electric Operations Manager when installation is complete and final electric inspector approval has been obtained*

Interconnection Customer Information

Customer Name: _____
Primary Contact: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone (Daytime): _____ (Evening): _____
Fax Number: _____ E-Mail Address: _____

Installer

Check if owner-installed

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone (Daytime): _____ (Evening): _____
Fax Number: _____ E-Mail Address: _____

Final Electric Inspection and Interconnection Customer Signature

The distributed generation facility is complete and has been approved by the local electric inspector having jurisdiction. A signed copy of the electric inspector's form indicating final approval is attached. The interconnection customer acknowledges that it shall not operate the distributed generation facility until receipt of the final acceptance and approval by the utility as provided below.

Signed: _____ Date: _____
(Signature of interconnection customer)

Printed Name: _____

Check if copy of signed electric inspection form is attached

Check if copy of as built documents is attached (projects larger than 10 kVA only)

.....

Acceptance and Final Approval for Interconnection (for City use only)

The interconnection agreement is approved and the distributed generation facility is approved for interconnected operation upon the signing and return of this Certificate of Completion by City:

City waives Witness Test? (Initial) Yes (___) No (___)

If not waived, date of successful Witness Test: _____ Passed: (Initial) _____

Utility Signature: _____ Date: _____

Printed Name: _____ Title: _____

* Prior to interconnected operation, the interconnection customer is required to complete this form and return it to the City.

City of Peru, Illinois
Customer Self-Generation Interconnection Policy
2026

Section 1: The City of Peru shall make available, upon request, interconnection services to any customer that meets the required guidelines. Interconnection services in this policy refers to on-site generating facilities (as defined in the City’s Customer Self-Generation Net Metering Policy) connected to the City of Peru’s electric distribution system in a manner that will allow excess electricity generated by the eligible on-site generating facility to be safely delivered onto the City of Peru’s electric distribution system.

Section 2: Guidelines for interconnecting to the City’s utility system are as follows:

- a. Only generating facilities that have been approved by the City’s Electric Operations Manager shall be interconnected with the City of Peru’s electric distribution system.
- b. All interconnections shall comply with codes established by National Electrical Code (NEC), National Electrical Safety Code (NESC), Institute of Electrical and Electronics Engineers (IEEE), and Underwriters Laboratories (UL) as they may be amended from time to time.
- c. Construction and development of generating facilities is required to follow all applicable building codes, permitting processes, and zoning rules.
- d. The City is under no obligation to purchase energy supplied to the City’s utility under this standard. This does not preclude the customer meeting applicable standards from supplying power onto the City’s system and receiving credit for such energy under the City’s Customer Self-Generation Net Metering Policy or the Public Utility Regulatory Policies Act (PURPA).
- e. The City may require periodic testing of systems. All test reports shall be submitted to the City’s Electric Department after completion of the testing.
- f. The City may charge reasonable fees associated with the implementation and application of this policy.

Section 3: The terms and conditions for any and all such interconnections are set forth in the attached model Interconnection Agreement, which may be reasonably adapted by City staff from time to time in implementing this policy and the Customer Self-Generation Net Metering Policy.

Section 4: City staff shall develop such documents as needed to implement this policy from time to time.



**Customer-Owned Generating Facilities
INTERCONNECTION AGREEMENT
for electric generation facilities that will be net metered
2026**

This Agreement, (“**Agreement**”) is entered into by and between the **City of Peru, Illinois** (“**Utility**”) and _____ (“**Customer**”). Customer and Utility are referenced in this Agreement collectively as “**Parties**” and individually as “**Party**.”

Recitals

WHEREAS, Utility is a municipality-owned electric utility engaged in the retail sale of electricity in the state of Illinois; and

WHEREAS, interconnection Customer is proposing to install, own, and operate an electric generating facility, or is proposing a generating capacity addition to an existing generating facility that qualifies under the Utility’s Customer Self-Generation Interconnection Policy consistent with the Interconnection Request Application Form completed by interconnection Customer on _____.

NOW, THEREFORE, in consideration of the covenants and promises herein, the Parties mutually agree as follows:

Article I
Scope and Limitation of Agreement

- 1.1 **Scope of Agreement.** This Agreement governs the terms and conditions under which the Customer’s generating facility will interconnect with, and operate in parallel with, the distribution system. Terms used in this Agreement and not otherwise defined shall have the respective meaning given to them in the Utility’s Customer Self-Generation Interconnection Policy.
- 1.2 **Eligibility.** Interconnection to the electric system shall be granted only to new or existing Customers in good standing under the Utility’s terms, conditions, rules, regulations and provisions for electric service. The Interconnection Agreement shall be between the Customer who owns a generating facility and the City of Peru.
- 1.3 **Request.** A Customer desiring to interconnect a qualifying generating facility must complete and return to the Utility an *Interconnection Request Application Form* with payment of the applicable processing fee. The processing fee for systems sized 25 kW_{AC} and under is \$250.00. The processing fee for systems sized greater than 25 kW_{AC} shall be determined on a case-by-case basis based on the size, complexity and electrical configuration of the system. The Utility may require additional details or clarifications as needed to properly evaluate the application.
- 1.4 **System Effects.** The Utility will analyze the overall impact of the proposed generating facility on the distribution system. Such analyses will be based on Good Utility Practice to determine thermal effects, voltage fluctuations, power quality, system stability, and other parameters.

- 1.5 **System Upgrades.** As a result of the analysis described in section 1.4, the Utility will provide the Customer with a cost estimate and projected timeframe for any distribution system upgrades that may be necessary to accommodate the generating facility.
- 1.6 **Metering.** The interconnection Customer shall be responsible for the cost to purchase and install appropriate metering. Appendix A illustrates the sample of interconnection and metering requirement, ownership and responsibilities of the Parties.
- 1.7 **Codes and Permits.**
- a) The interconnection Customer shall be responsible for procuring all building, operating, and environmental permits that are required by any governmental authority having jurisdiction for the type of generating facility and for the necessary ancillary structures to be installed, if any.
 - b) The equipment shall meet the standards listed in Section 2.7.
 - c) The construction and facilities shall meet all applicable building and electrical codes.

Article II **Technical Requirements**

- 2.1 **Character of Service.** The electrical service shall be 60 cycles per second (60 Hertz) alternating current (AC) at supply voltages and number of phases that apply under the Utility's terms, conditions, rules, regulations and provisions for electric service, including metering requirements.
- 2.2 **Codes Requirements.** Once the generating facility has been authorized to commence parallel operation, the interconnection Customer shall abide by all operating procedures established by the National Electrical Code (NEC), National Electrical Safety Code (NESC), Institute of Electrical and Electronics Engineers (IEEE), Underwriters Laboratories (UL), and Occupational Safety and Health Administration. Specific codes are listed in Section 2.7 below as "National Certification Codes and Standards". In addition, Manufacturer's Ownership, Operating and Maintenance Manuals shall be reviewed and accepted by both Parties prior to beginning operation.
- 2.3 **Generating Facility Control and Operation.** The control system of the generating facility shall comply with the IEEE specifications and standards for parallel operation with the Utility and in particular as follows:
- a) Power output control system shall automatically disconnect from distribution system upon loss of Utility voltage and not reconnect until Utility voltage has been restored and stabilized by the Utility.
 - b) Power output control system shall ride through voltage fluctuations but shall automatically disconnect from distribution system if Utility or Customer-owned generation voltage fluctuates beyond plus or minus 10% (ten percent). The interconnection Customer shall provide adequate protection to prevent damage to the distribution system from inadvertent over/under voltage conditions originating in Customer's generating facility and to protect the Customer's generating facility from inadvertent over/under voltage conditions originating from the distribution system.
 - c) Power output control system shall ride through frequency fluctuations but shall automatically disconnect from Utility if frequency fluctuates beyond plus or minus 2 cycles per second from 60 cycles per second (Hertz).

- d) Inverter output distortion shall meet IEEE requirements.
 - e) The generating facility shall meet the applicable IEEE standards concerning impacts to the distribution system with regard to harmonic distortion, voltage flicker, power factor, direct current injection and electromagnetic interference.
 - f) The voltage produced by the Customer's generating facility must be balanced if it is a three-phase installation. The interconnection Customer is responsible for protecting the generating facility from an inadvertent phase imbalance in the Utility's service voltage.
- 2.4 **Fault Current Contribution.** The generating facility shall be equipped with protective equipment designed to automatically disconnect during fault current conditions and remain disconnected until the voltage and frequency have stabilized.
- 2.5 **Reclosing Coordination.** The generating facility shall be coordinated with the distribution system reclosing devices by disconnecting from the system during the initial de-energized operation and shall remain disconnected until the voltage and frequency have stabilized.
- 2.6 **Disconnect Device.** A safety manual disconnect switch of the visible load break type shall be installed by the customer. The disconnect switch shall be visible to and readily accessible by Utility personnel. The switch shall be capable of being locked in the open position and shall prevent the generator from supplying power to the distribution system.
- 2.7 **Standards for Interconnection, Safety, and Operating Reliability.** The interconnection of a generating facility and associated interconnection equipment to the Utility's distribution System shall meet the applicable provisions of the following publications:
- a) ANSI/IEEE1547-2018 Standard for Interconnecting Distributed Resources with Electric Power Systems (including use of IEEE 1547.1-2020 testing protocols to establish conformity) as they may be amended from time to time. The following standards shall be used as guidance in applying IEEE 1547:
 - b) IEEE Std 519-2014, IEEE Recommended Practices and Requirements for Harmonic Control in Electrical Power Systems
 - c) IEEE1453, IEEE Recommended Practice for the Analysis of Fluctuating Installation on Power Systems
 - d) UL1741 requirement for inverter based generation
 - e) NESC Electric Safety Code
 - f) ANSI/NFPA 70, National Electrical Code
 - g) OSHA (29 CFR § 1910.269)

Article III

Inspection, Testing, Authorization, and Right to Access

- 3.1 **Equipment Testing and Inspection.**
- a) Upon completing construction, the interconnection Customer shall test and inspect its generating facility including the interconnection equipment prior to interconnection in accordance with updated IEEE standards 1547 and IEEE standard 1547.1 by the City of Peru Electric Department. The interconnection Customer shall not operate its generating facility in parallel with distribution system without prior written authorization by the Utility.

- b) All interconnection related protective functions and associated direct current supplies shall be tested prior to commencement of commercial service, and (if nameplate rating of Customer's generating facilities is greater than 25 kW_{AC}) periodically tested thereafter no less than every three (3) years.
- 3.2 **Certification of Completion.** The interconnection Customer shall provide the Utility with a copy of the Certificate of Completion with all relevant and necessary information fully completed by the interconnection Customer, as well as an inspection form from the City of Peru Electric Department demonstrating that the generating facility passed inspection.
- 3.3 **Witness Test.**
- a) The Utility shall perform a witness test after construction of the generating facility is completed but before parallel operation, unless the Utility specifically waives the witness test. The interconnection Customer shall provide the Utility at least 30 business days' notice of the planned commissioning test for the generating facility. If the Utility performs a witness test at a time that is not concurrent with the commissioning test, it shall contact the interconnection Customer to schedule the witness test at a mutually agreeable time within 10 business days after the commissioning test, the witness test is deemed waived unless the parties mutually agree to extend the date for scheduling the witness test, or unless the Utility cannot do so for good cause, in which case, the parties shall agree to another date for scheduling the test within 10 business day of the original scheduled date. For systems sized less than 25 kW_{AC} the 30 business days' notice shall be waived.
- b) If the witness test is not acceptable to the Utility, the interconnection Customer has 30 business days to address and resolve any deficiencies. This time period may be extended upon agreement between the Utility and interconnection Customer. If the interconnection Customer fails to address and resolve the deficiencies to the satisfaction of the Utility, this Agreement shall be terminated. The interconnection Customer shall, if requested by the Utility, provide a copy of all documentation in its possession regarding testing conducted pursuant to IEEE standard 1547.1.
- c) After the generating facility passes the witness testing, the Utility shall affix an authorized signature to the Certificate of Completion and return it to the interconnection Customer approving the interconnection and authorization parallel operation.
- 3.4 **Right of Access.** The Utility must have access to the disconnect switch and metering equipment of the generating facility at all times without notice. When practical, the Utility shall provide notice to the Customer prior to using its right of access.

Article IV

Effective Date, Term, Termination, and Disconnection

- 4.1 **Effective Date.** This Agreement shall become effective upon execution by all parties.
- 4.2 **Term of Agreement.** This Agreement shall become effective on the effective date and shall remain in effect unless terminated earlier in accordance with Article 4.4 of this Agreement.
- 4.3 **Governing Law, Regulatory Authority, and Rules.** The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the Codes and Regulations of the City of Peru as well as the laws of the State of Illinois without regard to its

choice of law principals. Nothing in this Agreement is intended to affect any other agreement between the Utility and the interconnection Customer.

- 4.4 **Termination.** This Agreement may be terminated under the following conditions:
- a) By interconnection Customer - The interconnection Customer may terminate this Agreement by providing written notice to the Utility. If the interconnection Customer ceases operation of the generating facility, the interconnection Customer must notify the Utility.
 - b) By the Utility - The Utility may terminate this Agreement if the interconnection Customer fails to remedy a violation of the terms of this Agreement within 30 calendar days after notice, or such other date as may be mutually agreed to prior to the expiration of the 30 calendar day remedy period. The termination date may be no less than 30 calendar days after the interconnection Customer receives notice of its violation from the Utility.
 - c) Upon termination of this Agreement, the generating facility will be permanently disconnected from the distribution system. Terminating this Agreement does not relieve either party of its liabilities and obligations that are owed or continuing when the Agreement is terminated.
 - d) Upon termination of this Agreement, the Utility shall open and padlock the manual disconnect switch on Customer's premises.
- 4.5 **Disconnection.** The Utility may temporarily disconnect the generating facility upon any of the following conditions, but must reconnect the generating facility once the condition is cured:
- a) For scheduled outages, provided that the generating facility is treated in the same manner as Utility's load Customers;
 - b) For unscheduled outages or emergency conditions;
 - c) If the generating facility does not operate in the manner consistent with this Agreement;
 - d) Improper installation or failure to pass the witness test;
 - e) If the generating facility is creating a safety, reliability or a power quality problem;
 - f) The interconnection equipment used by the generating facility is de-listed by the nationally recognized testing Laboratory that provided the listing at the time the interconnection was approved; or
 - g) Failure of the customer's contractor to obtain or maintain the insurance coverage set forth in Article 7 of this Agreement.
- 4.6 **Modification of Generating Facility.** The interconnection Customer must receive written authorization from the Utility before making any changes to the generating facility that could affect the distribution system. If the interconnection Customer makes such modifications without the Utility's prior written authorization, the Utility shall have the right to disconnect the generating facility immediately.
- 4.7 **Permanent Disconnection.** In the event the Agreement is terminated, the Utility shall have the right to disconnect its distribution system or direct the interconnection Customer to disconnect its generating facility.

- 4.8 **Lost Opportunity.** The Utility is not responsible for any lost opportunity or other costs incurred by the interconnection Customer as a result of an interruption of service under this Article 4.

Article V

Cost Responsibility for Interconnection Facilities and Distribution Upgrades

5.1 **Interconnection Facilities.**

- a) The interconnection Customer is responsible for the cost of additional interconnection facilities necessary to interconnect the generating facility with the distribution system.
- b) The interconnection Customer is responsible for its expenses, including overheads, associated with owning, operation, maintaining, repairing, and replacing its interconnection equipment
- c) **Distribution System Upgrades.** The Utility shall design, procure, construct, install, and own any distribution system upgrades. The cost of the distribution system upgrades shall be directly assigned to the interconnection Customer whose generating facility caused the need for the distribution system upgrades.

- 5.2 **Cost for Small Systems.** For qualifying systems sized 25 kW_{AC} or less the cost in section 5.1 shall be capped at \$3,750.00.

Article VI

Assignment, Limitation on Damages, Indemnity, Force Majeure

- 6.1 **Assignment/Transfer of Ownership of the Generating Facility.** This Agreement shall terminate upon the transfer of ownership of the generating facility to a new owner unless the transferring owner assigns the Agreement to the new owner, the new owner agrees in writing to the terms of this Agreement, and the transferring owner so notifies the Utility in writing prior to the transfer of ownership.
- 6.2 **Limitation of Liability.** Each Party's liability to the other Party for any loss, cost, claim, injury, liability, or expense, including reasonable attorney's fees, relating to or arising from any act or omission in its performance of this Agreement, shall be limited to the amount of direct damage actually incurred. In no event shall either Party be liable to the other Party for any indirect, incidental, special, consequential, or punitive damages of any kind whatsoever.
- 6.3 **Indemnification.** The interconnection Customer shall indemnify and defend the City of Peru, Utility and the elected officials, directors, officers, employees, and agents from all damages and expenses resulting from any third party claim arising out of or based upon the interconnection Customer's (a) negligence or willful misconduct; (b) breach of this Agreement; or (c) the operation of the Customer's generating facility, regardless of Customer's negligence or willful misconduct, except when and to the extent the loss occurs due to the grossly negligent actions of the Utility. The Utility shall indemnify and defend the interconnection Customer and the interconnection Customer's directors, officers, employees, and agents from all damages and expenses resulting from a third party claim arising out of or based upon the Utility's (a) negligence or willful misconduct or (b) breach of this Agreement.

6.4 **Force Majeure.** If a force majeure event prevents a Party from fulfilling any obligations under this Agreement, the Party effected by the force majeure event (Affected Party) shall notify the other Party of the existence of the force majeure event within one business day. The notification must specify the circumstances of the force majeure event, the expected duration, and the steps that the Affected Party is taking and will take to mitigate the effects of the event on its performance. If the initial notification is verbal, it must be followed up with a written notification within one business day. The Affected Party shall keep the other Party informed on a continuing basis of developments relating to the force majeure event until the event ends. The Affected Party may suspend or modify its obligations under this Agreement. The term “force majeure” shall mean any act of God, labor disturbance, act of the public enemy, war, insurrection, riot, fire, storm or flood, explosion, epidemic, pandemic, breakage or accident to machinery or equipment, an order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or any other cause beyond a Party's reasonable control. A Force Majeure event does not include an act of negligence or intentional wrongdoing by the Party claiming Force Majeure.

Article VII **Insurance**

7.1 **Insurance.** The customer’s installation contractor must be licensed in the State of Illinois and must possess commercial general liability insurance coverage of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate per year. The interconnection customer shall provide the Utility with proof of such coverage at the time of entering into this interconnection agreement and customer shall carry general liability insurance coverage, such as, but not limited to, homeowner’s insurance or commercial building insurance. The interconnection Customer shall provide the Utility with proof that it has a current homeowner's insurance or commercial building insurance policy, or other general liability policy. The interconnection customer shall notify the Utility immediately if such insurance policy is terminated or cancelled prior to the end of its term and if the insurance company has communicated an intent not to renew the policy.

Article VIII **Documents and Notices**

8.1 **Documents.** The Agreement includes the following documents, which are attached and incorporated by reference:

- a) One-line drawing
- b) Interconnection Request Application Form
- c) System Upgrade Estimated Costs
- d) Certificate of Completion
- e) Proof of the interconnection customer’s contractor’s insurance as described in Article VII

8.2 **Notice.** The Parties may mutually agree to provide notices, demands, comments, or requests by electronic means such as e-mail. Absent Agreement to electronic communication, or unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement shall be deemed properly given if delivered in person, delivered by recognized national courier service, or sent by first class mail, postage prepaid, to the person specified below:

If to Interconnection Customer:

Use the contact information provided in the interconnection Customer's application. The interconnection Customer is responsible for notifying the Utility of any change in the contact party information, including change of ownership.

If to Utility:

Use the contact information provided below. The Utility is responsible for notifying the interconnection Customer of any change in the contact party information.

City of Peru Electric Department
ATTN: Electric Operations Manager
4005 Plank Road
Peru, IL 61354
Phone: (815) 223-0044
Fax: (815) 223-3142
Email: electricdept@peru.il.us

With Copy to:

City of Peru
ATTN: City Clerk
1901 4th Street
Peru, IL 61354

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

For the Interconnection Customer:

For the Utility:

Name: _____

Name: _____

Title: _____

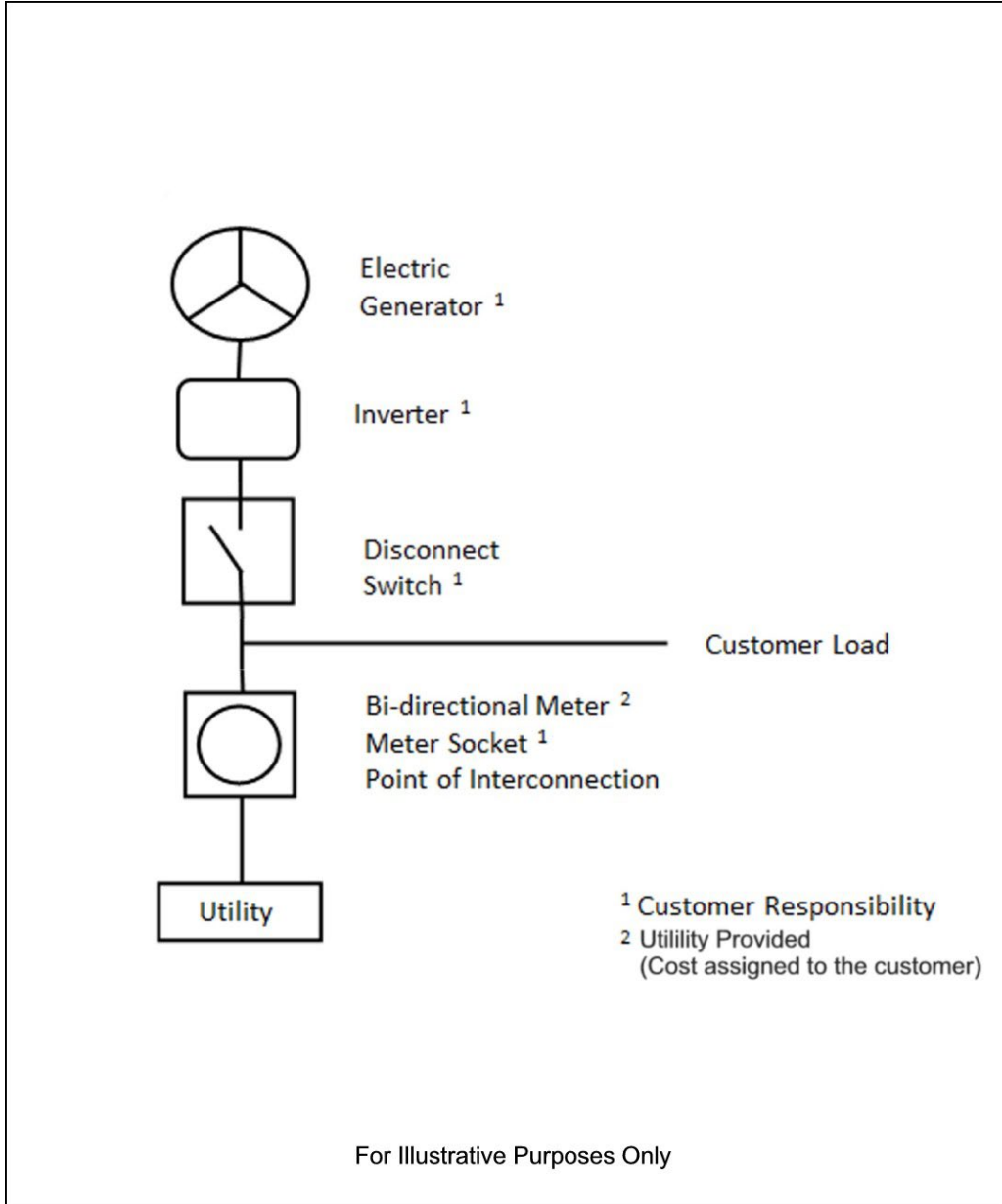
Title: _____

Date: _____

Date: _____

APPENDIX A

Sample One-line Interconnection Diagram



City of Peru, Illinois
Customer Self-Generation Net Metering Policy
2026

Section 1: The City of Peru, Illinois (hereinafter, the “City” or “Utility”) shall make available, upon request, net metering service to any customer taking service from the City and who meets the requirements set forth in this policy. For purposes of this policy “net metering” means service to an electric customer under which electric energy generated by that electric customer from an eligible on-site generating facility owned by that customer and, under some circumstances, delivered to the local distribution facilities, may be used to offset electric energy provided by the electric utility to the electric customer as provided for in this policy. The term “net metering” is not used as a limiting term, but rather is used in its general sense to include the full range of methods for valuing customer self-generation and implementing fair credits for excess energy delivered to the municipal distribution system by the customer. For multi-unit residential and commercial buildings, if all units are on the same account it qualifies as a single customer for purposes of this policy. If individual units are separately metered and individual tenants have individual accounts, then the term “customer” only refers to the building owner and any usage by the owner. The City cannot be responsible to allocate renewable generation facilities to individual accounts in a multi-unit residential or commercial building. Before the project starts construction, customer must complete the attached application form and receive approval from the City’s Electric Operations Manager. Before the project in service date, the contractor must complete and deliver the attached Certification of Completion to the City’s Electric Department.

Section 2: For purposes of this policy an eligible on-site generating facility shall be defined as a renewable generating facility, such as a photovoltaic facility and small wind turbines, and may include technology to store renewable energy at the customer’s premises. Other forms of renewable generation shall be considered on a case-by-case basis. In all cases, facilities interconnected must be deemed by the City to be renewable to qualify for this policy.

Section 3: The electric generating facility must also abide by the City’s Interconnection Standards currently in place at the time of installation to be an eligible on-site generating facility.

Section 4: Subject to the limitations set forth herein, City shall make net metering service available upon request to any City residential or small commercial electric customer with an eligible on-site generating facility owned by the customer up to and including 25 kW AC. The determination whether a customer is a residential or small commercial customer is based on the rate classification under which the customer takes electric service. The eligible on-site generating facility shall be located on the customer's premises and on the customer's side of the billing meter and be sized to primarily produce only enough electricity to offset the customer’s own electrical requirements. Proper sizing of eligible on-site generating facilities shall be determined as set forth in Section 13 below.

Section 5: Any request for net metering service by a customer that does not qualify under Section 4 above shall be considered on a case by case basis. The decision with respect to such facilities shall be made by the City’s Electric Operations Manager or his designee based on

potential impacts to the distribution system or portions thereof and to the property of other customers of the City. Customers considered on a case-by-case basis but not approved for net metering service under this Policy shall be permitted to interconnect and self-generate as required by and in accordance with the Federal Energy Regulatory Commission's rules under the Public Utility Regulatory Policies Act (PURPA) on a case by case basis.

Section 6: Notwithstanding the provisions in Section 4, City reserves the authority to withhold, deny or delay approval of the interconnection of proposed on-site generating facilities and of net metering service hereunder if the operation of the facility would be unsafe or pose a risk of adverse impacts to the distribution system or portions thereof or to the property of other customers of the City. City shall withhold approval for only so long as is reasonably necessary to remedy the risk of adverse impact. City shall only deny approval if the adverse impact cannot reasonably be remedied or if the customer refuses to meet all applicable State and local safety and electrical code requirements or refuses to provide for payment of the costs of the improvements to the facility or the system that are required to accommodate the otherwise eligible on-site generating facility. City shall not be required to make unscheduled improvements to its distribution system or portions thereof to remedy the situation causing the delayed or withheld approval unless the customer agrees to pay for the reasonable costs thereof. Likewise, City may require a customer with an approved on-site generating facility that has been installed and begun to operate to suspend operations of the facility if it becomes unsafe or causes adverse impacts to the distribution system or portions thereof or to the property of other customers of the City, and such suspension shall be in place only so long as is reasonably necessary to remedy the adverse impact. City may require the customer to disconnect the on-site generating facility from the distribution system in serious situations.

Section 7: [This Section left blank intentionally.]

Section 8:

(a) Energy generated by the customer-owned generator during the billing period may supply all or a portion of the energy required by the customer's load. The customer shall be credited for excess energy delivered by the customer to the Utility at the meter from the approved on-site generating facility.

(b) For eligible on-site generating facilities that were approved and in service on or prior to the effective date of the 2022 revisions to this Policy, the following credit method shall be used to determine excess energy credit until April 30, 2032: For any energy generated by the customer in excess of the energy required by the customer's loads for a given billing period a credit shall be carried forward to the customer's next billing period.

For all other eligible on-site generating facilities, and after April 30, 2032 for the above-referenced customers, the following credit method shall be used to determine excess energy credit: For energy delivered by the Utility to the customer at the meter, as reflected in the meter reading, shall be billed at the Utility's appropriate full retail energy rate. For any excess energy generated by the customer from an approved on-site generating facility and delivered by the customer to the Utility at the meter, as reflected in the meter reading, a credit shall be created and applied to the customer's bill based upon the lesser of the full retail energy rate for the customer class and the avoided cost

of energy. Avoided cost shall be determined as set forth in Section 12 below. The City shall install an appropriate meter to measure both the energy delivered by the Utility to the customer at the meter and the energy delivered by the customer to the Utility at the meter from the approved on-site generating facility.

(c) Credits from electric energy delivered to the municipal distribution system by the customer shall be used to offset usage based electric energy (kWh) charges only. No such credits shall be applied to, and the customer shall remain responsible for, (i) taxes, fees, and other charges that would otherwise be applicable to the net amount of electric energy (kWh) purchased by the customer from the Utility or consumed by the customer, and (ii) other charges to the customer under any other rules, regulations or rates that are not based on per kilowatt-hour (kWh) charges, including but not limited to, basic service charges, customer service charges, facilities charges, demand charges, kVAR charges, transformation charges, taxes and assessments billed on other than kWh basis, rental fees, and late fees.

(d) The City shall carry over any unused credits earned and apply those credits to subsequent billing periods to offset usage based electric energy (kWh) charges only for electric energy supplied to the customer by the Utility until all credits are used or until the end of the annual period. The annual period shall end each year on April 30; provided however for new net metering customers with generating facilities installed during an annual period, the annual period shall end on April 30 of the following year. At the end of the annual period or in the event that the customer terminates service at the service location with the City prior to the end of annual period, any remaining credits in the customer's account shall expire and no credit or payment shall be due to the customer for such expired credits. In the event of termination of an account qualifying for net metering under this policy, any outstanding credits are surrendered. No credit or payment shall be due to the customer for such surrendered credits. Under no circumstance will credits for excess energy transfer to a new customer at the service location after the customer's service with the City terminates.

Section 9: Any costs City incurs associated with the interconnection of generating facilities by a customer, including but not limited to changes in metering (to include installation of a bi-directional meter), or other physical facilities, whether on the customer's premises or a reasonably necessary upgrade to the municipal distribution system or a portion thereof that is not on the customer's premises, shall be borne by the customer seeking to install or for whom the generating facility was installed; provided however that such costs shall be capped at \$3,750.00 to each qualifying customer interconnecting facilities of 25 kW AC or less. For those facilities greater than 25 kW AC that are deemed to qualify under this policy, all costs associated with the interconnection of the generating facility shall be borne by the customer seeking to install or for whom the generating facility was installed. Costs assessed under this Section shall be demonstrable and cost-based. Such costs shall not include or be based on reduced sales by, or lost revenues to, the City associated with net metering service.

Section 10: [This Section left blank intentionally.]

Section 11: The City shall develop such documents as needed to implement this policy and any customer applying for or taking service hereunder shall execute all appropriate documents.

Section 12: For on-site generating facilities that were approved and in service on or prior to the effective date of the 2022 revisions to this Policy, “avoided cost” shall be deemed to be the average cost in cents/kWh billed to City by its wholesale power supplier for the previous month until April 30, 2032. For approved on-site generating facilities that are placed in service after the effective date of the 2022 revisions to this Policy, and after the expiration of the legacy period in the forgoing sentence on April 30, 2032, for all approved on-site generating facilities, including currently existing facilities, “avoided cost” shall be determined based on the sum of (1) and (2) below:

- (1) The rate in cents per kWh as published and approved annually by the governing body of the City based on the calculations and recommendation from the City’s electric wholesale supplier. Such rate shall be approved annually in a public meeting. The rate shall take into consideration the following:
 - (a) Historic real time pricing of prior calendar year of energy in the wholesale market as valued at the Locational Marginal Pricing (LMP) for that location as defined by the appropriately located Regional Transmission Organization (RTO).
 - (b) Solar-weighted LMP: The simple average of the LMP weighted using Solar Weighting. Solar Weighting is the expected production of each hour of a typical solar installation as determined using the National Renewable Energy Laboratory (NREL) System Advisory Model (SAM) as may be amended from time to time.
 - (c) Capacity value: Appropriate RTO capacity price with solar factors applied for average system peak times.
 - (d) Transmission Value: Appropriate RTO transmission cost recovery with solar factor applied for average peak times.
- (2) The rate in cents per kWh as calculated by the City for the avoidance of distribution system losses.

Section 13: The maximum size in kilowatts_{AC} of the eligible on-site generating facility for an individual customer service location in the rate categories identified in Section 4 shall be determined as follows:

The installation of a renewable generating facility under this Policy is intended to supply all or a portion of the customer’s own usage of electricity. Therefore, in order to be approved, a renewable generating facility must be properly sized so as not to exceed the customers expected annual usage based on the customer’s current energy needs. It is also important to the customer that the generating facilities are properly sized because the credits under this Policy for excess energy delivered to the distribution system expire if not used within the time period established in this Policy. As part of the interconnection application, customer’s energy usage will be analyzed using 36-months of historical energy usage (if available) in order to calculate the customer’s expected annual usage. If a customer provides documentation specifying why the usage has increased over that time, such as home renovation/addition or installation of electric heating or an electric vehicle charging station on the premises, then the previous 12-month period shall be used to determine the average for the expected annual usage. If the applicable months of data are not available for an individual customer, the average usage amounts by other similar customers of the City, as determined by City, shall be used to set the expected annual usage. If facilities are allowed for customers in other rate classes, the right-sizing shall be determined on a case-by-case basis.

In addition to the foregoing historic usage, the City shall consider potential adverse impacts to the distribution system and to other customers of the City that will be caused by or expected to be caused by the installation of the new renewable generating facility at the particular customer service location as part of the interconnection application review. The maximum size of the eligible on-site generating facility for an individual customer service location shall be reduced below the expected annual usage of the customer to mitigate the potential adverse impacts to the distribution system or portions thereof and to the other customers of the City unless the customer pays for any necessary upgrade to the system or portion thereof to avoid the potential adverse impact.

Section 14: Any customer with an approved on-site generating facility that was approved and in service on or prior to the effective date of the 2022 revisions to this Policy may elect to be treated as if it were placed in service after the effective date of the 2022 revisions to this Policy for purposes of the legacy netting and crediting provisions in Sections 8 and 12. There is a limited one-time option to make such election. The customer shall make any such election within 60 days of the effective date of the 2022 revisions to this Policy.

Section 15: The City reserves the right to interpret, amend or rescind this policy. Nothing herein is intended to nor shall it create a right for a customer to rely on any particular netting or crediting methodology contained in the policy from time to time, and all rates for excess credits are subject to change in accordance with the laws of the State of Illinois governing municipalities.

Section 16: Citizen and customer concerns generally with this Net Metering Policy may be raised in the public comment portion of any open meeting of the governing body of the City at any time and will be considered by the governing body in accordance with its normal processes. Individual customer complaints, disputes or concerns shall be raised in the first instance with the City Clerk's Office. If the matter cannot be resolved at the Utility staff level, this issue shall be reduced to writing and forwarded to the Electric Operations Manager who shall schedule a meeting in person or by telephone or other communications media (i.e., Zoom call) with the customer. The customer may invite its contractor or other consultant to participate in the meeting. If the matter cannot be resolved at this stage, the process will escalate to the City Mayor. If this process fails to resolve the matter, the customer may appeal it to the circuit court and exercise whatever rights and remedies the customer may have in law or equity. This policy shall be posted on the City's website along with appropriate contact information.



**CITY OF PERU
COUNTY OF LA SALLE,
STATE OF ILLINOIS**

ORDINANCE NO. _____

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

**AN ORDINANCE RESCINDING ORDINANCE NO. 7012 AND
APPROVING AND AUTHORIZING AN AMENDMENT OF THE TAX
INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

THE CITY OF PERU, LASALLE COUNTY, ILLINOIS

and

**POJO LIMITED PARTNERSHIP,
an Illinois Limited Partnership**

**ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PERU,
LASALLE COUNTY, ILLINOIS ON THE 20th DAY OF APRIL, 2026.**

CITY OF PERU, ILLINOIS: ORDINANCE NO. _____

PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT

**AN ORDINANCE RESCINDING ORDINANCE NO. 7012 AND
APPROVING AND AUTHORIZING AN AMENDMENT OF THE TAX
INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

**THE CITY OF PERU, LASALLE COUNTY, ILLINOIS
and
POJO LIMITED PARTNERSHIP**

WHEREAS, the Mayor and City Council of the City of Peru, LaSalle County, Illinois, an Illinois home-rule municipality (the “City”), previously approved and entered into a Tax Increment Financing District (TIF) Redevelopment Agreement with POJO Limited Partnership, an Illinois limited partnership (the “Developer”), on October 6, 2025, by City’s Ordinance No. 6985, for a Project located within the City of Peru; and

WHEREAS, the City previously approved adopting an amendment to said TIF Redevelopment Agreement, by City’s Ordinance No. 7012, dated January 26, 2026; and

WHEREAS, the amendment to said Agreement adopted by City Ordinance No. 7012 has not been approved by the Developer; and

WHEREAS, the parties desire to revise said amendment at Section D, *Incentives*, and Section W, *Term of the Agreement*; and

WHEREAS, the Mayor and City Council of the City of Peru, have determined that this revised First Amendment to the TIF Redevelopment Agreement is in the best interest of the citizens of the City of Peru.

THEREFORE, be it ordained by the Mayor and City Council of the City of Peru, LaSalle County, Illinois, as follows:

SECTION 1: City Ordinance No. 7012 and the amendment to the TIF Redevelopment Agreement previously approved and adopted by the City Council on January 26, 2026, is hereby rescinded.

SECTION 2: The revised First Amendment to the TIF Redevelopment Agreement with POJO Limited Partnership (the “Developer”) attached hereto as *Exhibit A*, is hereby approved.

SECTION 3: From and after the effective date of this Ordinance the Mayor and City Clerk of the City of Peru are hereby authorized and directed to execute the revised First Amendment to the TIF Redevelopment Agreement herein provided.

SECTION 4: This Ordinance is adopted pursuant to the home-rule authority of the City and shall be in full force and effect from and after its passage, approval as required by law.

PRESENTED, PASSED AND ADOPTED by the Mayor and City Council of the City of Peru on this 20th day of April, 2026.

CORPORATE AUTHORITIES	AYE	NAY	ABSENT / ABSTAIN
Jeff Ballard			
Bob Tieman			
Tom Payton			
Jason Edgcomb			
Rick O’Sadnick			
Mike Sapienza			
Jim Lukosus			
Andy Moreno			

APPROVED this 20th day of April, 2026.

Ken Kolowski, Mayor

ATTEST:

City Clerk

ATTACHMENTS:

Exhibit A – First Amendment to the TIF Redevelopment Agreement by and between the City of Peru and POJO Limited Partnership.

EXHIBIT A

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

BY AND BETWEEN

CITY OF PERU

AND

POJO LIMITED PARTNERSHIP

PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT

**FIRST AMENDMENT TO
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF PERU, LA SALLE COUNTY, ILLINOIS

and

**POJO LIMITED PARTNERSHIP,
an Illinois Limited Partnership**

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

APRIL 20, 2026

PERU MIDWEST INDUSTRIAL TAX INCREMENT FINANCING DISTRICT

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

by and between

CITY OF PERU, LASALLE COUNTY, ILLINOIS

and

POJO LIMITED PARTNERSHIP

THIS AGREEMENT (including *Exhibit 1*) is entered into this 20th day of April, 2026, by the City of Peru (“City”), an Illinois Municipal Corporation, LaSalle County, Illinois; and POJO Limited Partnership, an Illinois Limited Partnership, (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, by promoting the development of private investment property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5 a municipality may expend funds for economic development purposes to commercial enterprises that are necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 et seq., as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues and enter into contracts with developers necessary or incidental to the implementation of its redevelopment plan pursuant to 65 ILCS 5/11-74.4-4(b) and (j); and

WHEREAS, included in the Redevelopment Project Area is property owned by the Developer located in the **Peru Midwest Industrial Nexus TIF District** (the “TIF District”) which is generally located at 1840 May Road, Peru, Illinois (PINs: 17-05-211-001 and 17-05-211-002, formally PIN#: 17-05-209-000 (retired 2025)) (the “Property”), further identified on *Exhibit 1*; and

WHEREAS, the Parties previously entered into a Redevelopment Agreement regarding such Property on October 6, 2025, as approved by City Ordinance No. 6985; and

WHEREAS, the Parties desire and agree to amend certain terms of the previously approved Agreement as set forth herein:

NOW, THEREFORE, the Parties, for good and valuable consideration, the receipt of which is acknowledged, agree as follows:

AMENDMENTS:

- I. **Section D, *Incentives***, of the previously approved Agreement is deleted in its entirety and replaced by the following:

D. INCENTIVES

In consideration for the Developer substantially completing the Project as set forth herein, the City agrees to extend to the Developer the following incentives to assist the Developer's Project:

1. **Pay-As-You-Go Reimbursement.** For the parcel identified as PIN: 17-05-211-002, **Fifty Percent (50%)** of the annual "net" incremental increases in real estate taxes generated over the base year by the parcel for the reimbursement of the Developer's Eligible Project Costs (*Exhibit 2*), up to a maximum reimbursement sum of **Five Hundred Fifty Thousand and 00/100th Dollars (\$550,000.00)** for the first to occur of expiration of the initial life of the TIF District, which is to be tax year 2048 with final payment to be received in 2049, or until the full reimbursement of Developer's Eligible Project Costs, up to a maximum reimbursement of \$550,000.00 Dollars of TIF Eligible Project Costs as described in *Exhibit 2*. These funds to be reimbursed to Developer are to be allocated to and when collected shall be paid to the City Treasurer for deposit in a separate account within the Special Tax Allocation Fund for the Peru Midwest Industrial Nexus TIF District designated as the "**POJO Special Account**" (the "Special Account"). All monies deposited in the Special Account shall be used exclusively by the City for the purposes set forth in this Agreement.

The Parties agree that the Property acquisition costs, prior demolition and site preparation costs incurred by Developer are an Eligible Project Cost. That cost was incurred by Developer at the time the Property was within the Peru North Commercial TIF District. City accepts such as an Eligible Project Cost and may use funds from either TIF District, at City's sole discretion, such TIF Districts being contiguous, to reimburse Developer pursuant to the TIF Act of Illinois.

The reimbursement amount of Fifty percent (50%) of the annual net increment is contingent upon Sunrise Hospitality, Inc. acquiring fee simple title to parcel identified as PIN: 17-05-211-002 from Developer and upon a Redevelopment Agreement between the City of Peru and Sunrise Hospitality, Inc, being approved and executed on or before April 30, 2026, obligating Sunrise Hospitality, Inc. to commence construction of a new extended stay hotel on or before November 1, 2026 and achieve substantial completion on or before May 1, 2028. Notwithstanding the foregoing, Sunrise Hospitality, Inc. shall have the right to extend (a) the deadline for commencement of construction by six (6) months to May 1, 2027, and/or (b) the deadline for substantial completion of the Project by six (6) months to November 1, 2028, in each such case for good cause shown. If such contingency does not occur, or fails, then the reimbursement amount to POJO shall increase to **Seventy-Five percent (75%)** of the annual net increment.

For parcel number 17-05-211-001, Seventy-five percent (75%) of the annual net increment shall be reimbursed to POJO upon the same terms and provisions until the first to occur of expiration of the initial life of the TIF District, which is to be tax year 2048 with final payment to be received in 2049, or until the full reimbursement of Developer's Eligible Project Costs, up to a maximum reimbursement of \$550,000.00 Dollars.

“**Net Increment**” is defined as increases in annual real estate tax increment derived from the Developer's Project as previously described after payment for a proportionate amount of administrative fees and costs and payments pursuant to Intergovernmental Agreements approved by the City.

2. Limitation of Incentives to Developer. If, during the Term of this Agreement, the Developer is in default of this Agreement and remains in default after the applicable notice and cure periods set forth in *Section F. and G.* below, the Developer shall receive no further reimbursements hereunder.

- II. **Section W, *Term of the Agreement***, of the previously approved Agreement is deleted in its entirety and replaced by the following:

W. TERM OF THE AGREEMENT

This Agreement shall expire upon the first to occur of: (1) the initial scheduled expiration date of the TIF District, which is tax year 2048 payable in 2049; (2) full reimbursement of Developer's TIF Eligible Costs up to the maximum cap of \$550,000.00 Dollars; (3) upon default by Developer under this Agreement after the applicable notice and cure periods provided herein; (4) upon the filing of a bankruptcy petition by Developer; or (5) filing of a foreclosure proceeding against the Property subject to this Agreement.

- III. **Exhibit 2, *Summary of Estimated TIF Eligible Project Costs***, shall be deleted in its entirety and replaced by the attached Amended Exhibit 2.
- IV. **Prior Agreement Terms**: All terms of the previously approved Agreement and any Exhibits thereto shall apply to this First Amendment and remain effective unless specifically modified by this First Amendment to the Redevelopment Agreement

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to the Redevelopment Agreement to be executed by their duly authorized officers on the above date at Peru, Illinois.

CITY:

City of Peru, Illinois, an Illinois
Municipal Corporation

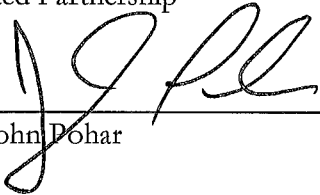
By: _____
Ken Kolowski, Mayor

Attest:

By: _____
Jamey Mertel, City Clerk

DEVELOPER:

POJO Limited Partnership, an Illinois
Limited Partnership

By:  _____
John Pohar

By: _____

AMENDED

EXHIBIT 2

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

Project by: POJO Limited Partnership
Peru Midwest Industrial Nexus TIF District
City of Peru, LaSalle County, Illinois

Project Description: The Developer owns said Property and intends to attract an investor for the purpose of constructing a hotel and other retail uses thereon (hereinafter the “Project”).

Property Description: (PINs See Attached Exhibit 1) located at 1840 May Road Peru, Illinois.

Reimbursable Estimated TIF Eligible Project Costs:

Demolition, Site Clearing and Grading	\$ 500,000.00
Legal Fees	\$ 50,000.00
Total Estimated TIF Eligible Project Costs:	\$550,000.00*

**Maximum Reimbursable TIF Eligible Project Costs: \$550,000.00*

**CITY OF PERU
COUNTY OF LA SALLE,
STATE OF ILLINOIS**

ORDINANCE NO. _____

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

**AN ORDINANCE RESCINDING ORDINANCE NO. 7013 AND
APPROVING AND AUTHORIZING THE EXECUTION OF A TAX
INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

THE CITY OF PERU, LASALLE COUNTY, ILLINOIS

and

**SUNRISE HOSPITALITY, INC.,
an Ohio Corporation**

**ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PERU,
LASALLE COUNTY, ILLINOIS ON THE 20th DAY OF APRIL, 2026.**

CITY OF PERU, ILLINOIS: ORDINANCE NO. _____

PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT

**AN ORDINANCE RESCINDING ORDINANCE NO. 7013 AND
APPROVING AND AUTHORIZING THE EXECUTION OF A TAX
INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

**THE CITY OF PERU, LASALLE COUNTY, ILLINOIS
and
SUNRISE HOSPITALITY, INC.**

WHEREAS, the Mayor and City Council of the City of Peru, LaSalle County, Illinois, an Illinois home-rule municipality (the “City”), previously approved adopting a Tax Increment Financing District (TIF) Redevelopment Agreement with Sunrise Hospitality, Inc, an Ohio Corporation (the “Developer”) for a Project located within the City of Peru, by City’s Ordinance No. 7013, dated January 26, 20226; and

WHEREAS, the Agreement adopted by City Ordinance No. 7013 has not been approved by the Developer; and

WHEREAS, the parties desire to revise said Agreement at Section M, *Notices*, and Exhibit 2, *Summary of Estimated TIF Eligible Project Costs*; and

WHEREAS, the Mayor and City Council of the City of Peru, have determined that this revised TIF Redevelopment Agreement is in the best interest of the citizens of the City of Peru.

THEREFORE, be it ordained by the Mayor and City Council of the City of Peru, LaSalle County, Illinois, as follows:

SECTION 1: City Ordinance No. 7013 and the TIF Redevelopment Agreement previously approved and adopted by the City Council on January 26, 2026, is hereby rescinded.

SECTION 2: The revised TIF Redevelopment Agreement with Sunrise Hospitality, Inc, an Ohio Corporation (the “Developer”) attached hereto as *Exhibit A*, is hereby approved.

SECTION 3: From and after the effective date of this Ordinance the Mayor and City Clerk of the City of Peru are hereby authorized and directed to execute the said TIF

Redevelopment Agreement herein provided for, and to do all things necessary and essential, to carry out the provisions of said TIF Redevelopment Agreement.

SECTION 4: This Ordinance is adopted pursuant to the home-rule authority of the City and shall be in full force and effect from and after its passage, approval as required by law.

PRESENTED, PASSED AND ADOPTED by the Mayor and City Council of the City of Peru on this 20th day of April, 2026.

CORPORATE AUTHORITIES	AYE	NAY	ABSENT / ABSTAIN
Jeff Ballard			
Bob Tieman			
Tom Payton			
Jason Edgcomb			
Rick O'Sadnick			
Mike Sapienza			
Jim Lukosus			
Andy Moreno			

APPROVED this 20th day of April, 2026.

Ken Kolowski, Mayor

ATTEST:

City Clerk

ATTACHMENTS:

Exhibit A – TIF Redevelopment Agreement by and between the City of Peru and Sunrise Hospitality, Inc.

EXHIBIT A

REDEVELOPMENT AGREEMENT

BY AND BETWEEN

CITY OF PERU

AND

SUNRISE HOSPITALITY, INC.

PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT

**TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF PERU, LA SALLE COUNTY, ILLINOIS

and

**SUNRISE HOSPITALITY, INC.,
an Ohio Corporation**

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

APRIL 20, 2026

PERU MIDWEST INDUSTRIAL TAX INCREMENT FINANCING DISTRICT

REDEVELOPMENT AGREEMENT

by and between

CITY OF PERU, LASALLE COUNTY, ILLINOIS

and

SUNRISE HOSPITALITY, INC.

THIS AGREEMENT (including *Exhibit 1*) is entered into this 20th day of April, 2026, by the City of Peru (“City”), an Illinois Municipal Corporation, LaSalle County, Illinois; and Sunrise Hospitality, Inc., an Ohio corporation, (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, by promoting the development of private investment property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5 a municipality may expend funds for economic development purposes to commercial enterprises that are necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 et seq., as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues and enter into contracts with developers necessary or incidental to the implementation of its redevelopment plan pursuant to 65 ILCS 5/11-74.4-4(b) and (j); and

WHEREAS, property to be acquired by the Developer, generally located at 1840 May Road, Peru, Illinois, having a Permanent Index Number of 17-05-211-002, (the “Property”), further identified on *Exhibit 1*, and is located in the **Peru Midwest Industrial Nexus TIF District** (the “TIF District”); and

WHEREAS, based on incentives offered by the City, the Developer intends to develop the Property by constructing an extended stay hotel with a minimum of 90-guest rooms (hereinafter the “Project”); and

WHEREAS, the City established the Peru Midwest Industrial Nexus TIF District on July 28, 2025 by adopting Ordinance Numbers 6968, 6969, and 6970, which area includes the Property identified by the Developer as necessary for development of its Project; and

WHEREAS, the Developer agrees to proceed promptly with its plans to develop its Project provided certain economic incentives are made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax base of the City and the tax base of other taxing bodies, which increased incremental taxes will be used, in part, to finance incentives to assist development within the Tax Increment Financing District; and

WHEREAS, the Developer's Project is consistent with the TIF District Redevelopment Plan and Projects for the Project Area and further conforms to the land uses and Comprehensive Plan of the City as adopted; and

WHEREAS, pursuant to Section 5/11-74.4-4(b) of the Act, the City may make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and other necessary or incidental to the implementation and furtherance of the Redevelopment Plan; and

WHEREAS, pursuant to Section 5/11-74.4-4(j) of the Act, the City may incur redevelopment project costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement and further defined in Section 5/11-74.4-3(q) of the Act, including those Estimated TIF Eligible Redevelopment Project Costs as herein listed in the attached *Exhibit 2* of this Redevelopment Agreement; and

WHEREAS, the Developer requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that Developer's Project requires the incentives requested herein and that Developer's Project would, as a part of the TIF Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment, providing employment for its citizens, and generally enhance the economy of the City; and

WHEREAS, the City has reviewed the conditions of the Property and has reason to believe that the costs of the necessary public and private improvements incurred by the Developer in furtherance of the Project are eligible project costs under the Act and would be consistent with the intended Redevelopment Plan of the City; and

WHEREAS, the City is entering into this Agreement to induce Developer to develop its Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer shall continue with plans to prepare and develop its Project; and

WHEREAS, the parties have agreed that the City shall reimburse the Developer for a portion of its Redevelopment Project Costs as set forth below; and

AGREEMENTS

NOW, THEREFORE, the Parties, for good and valuable consideration, the receipt of which is acknowledged, agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement and are to be construed as binding statements of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The City is extending incentives for this Project and is relying on the representation of the Developer contained herein to substantially complete the Project as set forth herein.
4. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.
5. This Agreement is contingent upon Developer acquiring title to said parcel identified as PIN: 17-05-211-002 on or before April 30, 2026, commencing construction of the extended stay hotel on or before November 1, 2026, and achieving substantial completion of the Project on or before May 1, 2028. Notwithstanding the foregoing, Developer shall have the right to extend (a) the deadline for commencement of construction by six (6) months to May 1, 2027, and/or (b) the deadline for substantial completion of the Project by six (6) months to November 1, 2028, in each such case for good cause shown.
6. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision, and building codes. Failure to cure the violation of any such ordinance with thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.
7. In order to continue receiving the incentives set forth herein, the Developer agrees to provide any information to the City upon written request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and/or by the Illinois Comptroller. Failure to provide such information within forty-five (45) days of the date of City's request shall be cause for City, at City's sole discretion, to declare the Developer in default and/or for the City to withhold any payments due Developer until such time as the City's request is satisfied.

B. DEFINITIONS

“TIF Eligible Project Costs” shall mean those costs which are eligible for reimbursement under the TIF Act and are further described in *Exhibit 2* attached hereto.

C. ADOPTION OF TAX INCREMENT FINANCING

The City adopted a Tax Increment Financing District, known as the “Peru Midwest Industrial Nexus TIF District” which includes the Developer’s Property.

D. INCENTIVES

In consideration for the Developer substantially completing the Project as set forth herein, the City agrees to extend to the Developer the following incentives to assist the Developer’s Project:

1. **Pay-As-You-Go Reimbursement.** Beginning with the first year that the Project receives full assessment, Developer shall receive **Fifty Percent (50%)** of the annual “net” incremental increases in real estate taxes generated over the base year by the Developer’s Project for the reimbursement of the Developer’s Eligible Project Costs (*Exhibit 2*), and continuing thereafter until the reimbursement obligations to POJO Limited Partnership, approved by City in a Redevelopment Agreement, as amended (City Ordinance No. 6985 and _____), are fully satisfied. Upon full satisfaction of the reimbursement obligations to POJO Limited Partnership, Developer shall receive **One Hundred Percent (100%)** of said annual “net” incremental increases in real estate taxes generated over the base year by the Developer’s Project for the reimbursement of the Developer’s Eligible Project Costs up to a maximum reimbursement sum of **One Million Five Hundred Thousand and 00/100th Dollars (\$1,500,000.00)**.

Regardless, all reimbursements shall expire at the end of the initial life of the TIF District, which is to be tax year 2048 with final payment to be received in 2049, or upon the full reimbursement of Developer’s Eligible Project Costs, up to a maximum reimbursement of \$1,500,000.00 Dollars of TIF Eligible Project Costs as described in *Exhibit 2*. These funds to be reimbursed to Developer are to be allocated to and when collected shall be paid to the City Treasurer for deposit in a separate account within the Special Tax Allocation Fund for the Peru Midwest Industrial Nexus TIF District designated as the “**Sunrise Special Account**” (the “Special Account”). All monies deposited in the Special Account shall be used exclusively by the City for the purposes set forth in this Agreement.

“**Net Increment**” is defined as increases in annual real estate tax increment derived from the Developer’s Project as previously described after payment for a proportionate amount of administrative fees and costs and payments pursuant to Intergovernmental Agreements approved by the City.

2. **Limitation of Incentives to Developer.** If, during the Term of this Agreement, the Developer is in default of this Agreement and remains in default after the applicable notice and cure periods set forth in *Section F. and G.* below, the Developer shall receive no further reimbursements hereunder.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. A request for payment to the Developer for Eligible Project Costs as set forth by the Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs (*Exhibit 3*). Request for Verification of TIF Eligible Project Costs as submitted by the Developer to the City's TIF Administrator, Jacob & Klein, Ltd. And The Economic Development Group, Ltd., (collectively the "Administrator"). Payment is subject to the Administrator's approval of the costs and to the availability of funds in the Special Account.
2. The Requisition must be accompanied by verified bills and invoices, cancelled checks or statements of suppliers, contractors, or professionals together with Mechanic's Lien Waivers as required by the City Administrator or Clerk.
3. In order for the Developer to receive reimbursement of TIF Eligible Project Costs for costs it has incurred in any year as set forth in Paragraphs 1 and 2 above, the Developer must submit such proposed eligible costs to the City by March 1st of the following calendar year. If there are no accumulated outstanding costs previously submitted and approved by the City and if the Developer does not submit such proposed eligible costs by this deadline, the Developer will forfeit reimbursement of such costs from the prior year's real estate tax increment to be paid in the current year. Any approved eligible costs submitted after this deadline will be eligible for reimbursement from the next year's real estate increment receipts.
4. Any real estate increment not required to be paid to the Developer under the terms of Paragraph 3 above shall be available to the City for any purpose set forth in the TIF Plan and allowed by the Act.
5. The Developer shall use such sums as reimbursement for TIF Eligible Project Costs only to the extent permitted by law and the Act and may allocate such funds for any purpose for the terms of this Agreement or the term of the TIF District whichever is longer.
6. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois law. The City shall pay such approved Eligible Costs annually, provided the Developer has satisfied the terms of this Agreement and costs which exceed the amount available to pay the Developer shall carry forward, until paid, without further action of the Developer. Payment shall be made within forty-five (45) days after approval subject to the terms of this Agreement and after receipt of the increment generated by the Developer's Redevelopment Project from the County.
7. The Parties acknowledge that the determination of TIF Eligible Project Costs and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules, or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions but will assist the Developer in every respect as to obtaining approval of Eligible Project Costs.
8. The Developer may submit for prior approval by the City as Eligible Project Costs under the Act estimates of costs before they are incurred subject to later confirmation by actual bills.

9. The Administrator shall approve or disapprove the Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If the Requisition is disapproved by the Administrator (or subsequently by the Illinois Department of Revenue), the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisitions with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.

F. DEFAULT BY THE DEVELOPER

1. Each of the following shall constitute an event of default by the Developer under this Agreement:
 - a. The Developer fails to cure the violation of any municipal ordinance relating to property development, property conditions, zoning, subdivision or building codes within sixty (60) days upon being provided written notice of such violation by the City, except where such failure is not reasonably susceptible to cure within such 60-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 60-day period and continues to diligently prosecute the same to completion.
 - b. The Developer files for bankruptcy or otherwise becomes insolvent during the term of this Agreement.
 - c. Dissolution of the Developer's corporation/company during the term of this Agreement.
 - d. The Property becomes the subject of foreclosure proceedings during the term of this Agreement which proceedings are not vacated within thirty (30) days following the notice of filing of such foreclosure action.
 - e. Except as required by applicable law, or circumstances beyond Developer's reasonable control, including Acts of Nature, (including fire, flood, earthquake, storm or other natural disaster, action or inaction of government authority, war, terrorism, riot, epidemics, labor disputes, or interruption or loss of utilities, transportation, computer or communication capabilities, retail operations on the Property, upon the completion of the Project, cease for a period of greater than ninety (90) consecutive days during the term of this Agreement.

G. DEFAULT; CURE; REMEDIES.

In the event of a default under this Redevelopment Agreement by any Party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other Party (the "Non-defaulting Party") shall have an action for damages, or in the event damages would not fairly compensate the Non-defaulting Party's for the Defaulting Party's breach of this Redevelopment Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Redevelopment Agreement, it shall not be deemed to be in default under this Redevelopment Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of the receipt of a notice from a Non-defaulting party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Part fails to perform any nonmonetary covenant as and when it is required to under this Redevelopment Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

H. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Redevelopment Project Costs is a limited obligation to be paid solely from the incremental property tax revenue generated by the Project. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against any City fund or require the City to utilize its taxing authority to fulfill the terms of this Agreement.

I. WAIVER

Any Party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the Party waiving such right of remedy does so in writing. No such waiver shall obligate such Party to waive any right of remedy hereunder or shall be deemed to constitute a waiver of other rights and remedies provided said Party pursuant to this Agreement.

J. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any Party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to Parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

K. VERIFICATION OF REAL ESTATE TAX INCREMENT

1. It shall be the sole responsibility of the Developer or its successors in interest to provide to the City, as requested in writing, copies of all annual PAID real estate tax bills for the Property.
2. The failure of Developer to provide any additional information required herein after written notice from the City, including verification of TIF Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditioned upon receipt of the foregoing information.

**L. REIMBURSEMENT OF THE DEVELOPER'S SHARE OF
TAX OBJECTION REFUNDS**

If a refund of incremental property tax revenue (including any accrued statutory interest thereon) is potentially due from the City's TIF Fund as the result of any tax objection, assessment challenge or formal appeal to the Illinois Property Tax Appeal Board (PTAB), issuance of a certificate of error or other such action, including any appeals therefrom concerning the potential reduction of assessed value of the Property, the City may at its sole discretion withhold the Developer's share of any such possible refund (including any accrued statutory interest thereon) from future reimbursements calculated to be paid to the Developer under this Agreement. Furthermore, the Developer is hereby obligated to provide written notice to the City within ten (10) days of filing any such objection, assessment challenge or formal appeal to the PTAB or other such action, including any appeals therefrom, that could potentially reduce the assessed value of the Property. Failure to provide such notice shall be considered a breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer.

Any funds withheld by the City under this *Section L* shall be deposited by it into a special interest-bearing bank account. Upon final determination of the assessed value of the Property, the City shall pay to the Developer the principal amount due under this Agreement as recalculated. The City shall be entitled to retain any interest earned on the account as partial payment for the administration of the account due to the delay of the determination of the final evaluation and recalculation of the benefits due the Developer under this Agreement.

If it appears to the City that it will be unable to recover the Developer's share of any such refund (including any accrued statutory interest thereon) from the remaining future reimbursements due the Developer under the Agreement, the Developer shall reimburse the City for the Developer's remaining unpaid share of such refund within thirty (30) days upon receiving written demand of the same from the City.

Notwithstanding anything contained in this Agreement to the contrary, the obligations contained in this *Section L* shall remain in effect for the initial life of the TIF District, (identified by the City as tax year 2048 payable 2049), or until Developer has received the maximum reimbursement sum of TIF Eligible Project Costs. Furthermore, the obligations set forth in this *Section L* shall survive the expiration of the TIF District if a tax objection or other such action taken by the Developer is pending prior to the expiration of the TIF District and shall continue until final disposition of such action.

M. NOTICES

All notices, demand, request, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, returned receipt requested, with postage prepaid addressed as follows:

TO CITY:

City Clerk
City of Peru
1901 4th Street
Peru, IL 61364
Telephone: 815-223-0061

TO DEVELOPER:

Sunrise Hospitality, Inc.
Attn: Navin Patel, V.P.
310 Eastgate Drive
Danville, IL 61824
Telephone: _____

With copy to:

Jacob & Klein Ltd. And
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, IL 61704
Telephone: 309-664-7777

With copy to:

Meyer Capel
Harold N. Adams, Esq.
306 W. Church St.
Champaign, IL 61820
Telephone: 217-352-1800 x112

N. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

O. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the current position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF Increment received by Private Developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website at:

<https://labor.illinois.gov/faqs/prevailing-wage-faq.html>

Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively the “Indemnified Parties”), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the Developer’s failure to comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et.seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. The Developer agrees to indemnify and hold harmless the City for any claim asserted against them arising from Developer’s Project and/or this Agreement related to any acts or omissions on the part of the Developer or any challenge to the eligibility of project costs reimbursed to Developer hereunder. This obligation to indemnify and hold harmless obligates the Developer to define any such claim and/or action, pay any liabilities and/or penalties imposed arising out of such action, and pay all reasonable and actual defense costs of the City in such action.

P. ASSIGNMENT

The rights and obligations of the Developer under this Agreement shall be assignable by the Developer provided written notice is provided to the City and the City’s consent is obtained prior to such assignment. The City’s consent shall not be unreasonably withheld provided that the nature of the Project is not substantially changed, and that the assignee is financially capable of fulfilling the obligation of the assignor. Any such assignment shall be subject to all the terms and conditions contained in this Agreement. Further, no such assignment shall be deemed to release the assignor of its obligations to the City under this Agreement unless the consent of the City to the release of the assignor’s obligations is first obtained.

Q. SUCCESSORS IN INTEREST / TIF SUCCESSION

Subject to the provisions of Section P, above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns, if any.

R. CITY PUBLIC PROJECTS

The City intends to use part or all of its share of the Project's real estate increment for other public projects within the TIF District or within contiguous TIF Districts as allowed by law. The City shall be eligible for reimbursement of the cost of doing so, as well as other eligible costs incurred by the City in the TIF District.

S. LIMITED LIABILITY OF CITY TO OTHER FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer (unless otherwise directed by the Developer pursuant to an assignment of the rights thereto made by the Developer and delivered to the City), nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman provided services or materials to the Developer for the Developer's Project.

T. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

U. ENTIRE AGREEMENT/MUTUAL COMMITMENTS

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

V. TERM OF THE AGREEMENT

This Agreement shall expire upon the first to occur of: (1) the initial scheduled expiration date of the TIF District, which is tax year 2048 payable in 2049; (2) full reimbursement of Developer's TIF Eligible Costs up to the maximum cap of \$1,500,000.00 Dollars; (3) upon default by Developer under this Agreement after the applicable notice and cure periods provided herein; (4) upon the filing of a bankruptcy petition by Developer; or (5) filing of a foreclosure proceeding against the Property subject to this Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Peru, Illinois.

CITY:

City of Peru, Illinois, an Illinois
Municipal Corporation

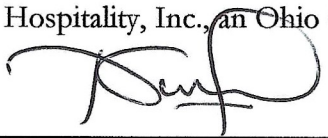
By: _____
Ken Kolowski, Mayor

Attest:

By: _____
Jamey Mertel, City Clerk

DEVELOPER:

Sunrise Hospitality, Inc., an Ohio Corporation

By:  _____
Navin Patel, Its Vice President

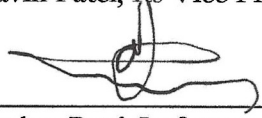
By:  _____
Neelam Patel, Its Secretary

EXHIBIT 1

PERMANENT INDEX NUMBER

Project by: Sunrise Hospitality, Inc.
Peru Midwest Industrial Nexus TIF District
City of Peru, LaSalle County, Illinois

Sunrise Hospitality, Inc. Parcels:

Parcel No.: 17-05-211-002

Address: 1840 May Road, Peru, IL 61354

Lot Two (2) of POJO's Commercial Addition to the City of Peru, LaSalle County Illinois, as shown on the plat thereof recorded in the Office of the LaSalle County Recorder on December 4, 2024, as Document No. 2024-13249.

EXHIBIT 2

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

Project by: Sunrise Hospitality, Inc.
Peru Midwest Industrial Nexus TIF District
City of Peru, LaSalle County, Illinois

Project Description: The Developer will develop said Property by constructing an extended stay hotel of at least 90-rooms thereon (hereinafter the “Project”).

Property Description: (See Attached Exhibit 1) (PIN: 17-05-211-002) 1840 May Road Peru, Illinois.

Reimbursable Estimated TIF Eligible Project Costs:

Land Acquisition	\$ <u>360,000.00</u>
Site Preparation/Clearing, Demolition and Grading	\$ <u>100,000.00</u>
Utilities	\$ <u>100,000.00</u>
Professional Fees (Architectural, Engineering)	\$ <u>252,742.00</u>
Legal Fees	\$ <u>5,000.00</u>
Total Estimated TIF Eligible Project Costs:	\$ _____*

**Maximum Reimbursable TIF Eligible Project Costs: \$1,500,000.00*

EXHIBIT 3

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

**PRIVATE PROJECT
REQUEST FOR VERIFICATION OF TIF ELIGIBLE PROJECT COSTS
by
SUNRISE HOSPITALITY, INC.**

Date _____

Attention: City TIF Administrator, City of Peru, Illinois

Re: TIF Redevelopment Agreement, dated _____, 2026
by and between the City of Peru and Sunrise Hospitality, Inc. (the “Developer”)

The City of Peru is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Sunrise Hospitality, Inc.
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Costs	Amount
Total:	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in *Exhibit 1* of the Redevelopment Agreement.
5. The undersigned certifies and swears under oath that the following statements are true and correct:
 - (i) The amounts included in (3) above were made, incurred, or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans, and specifications heretofore in effect; and
 - (ii) The amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and

- (iii) The expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the “Limitation of Incentives to Developer” described in *Section D* of the Redevelopment Agreement; have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer’s books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices is attached; and
- (iv) The amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
- (v) The Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.

Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.

6. Attached to this Request for Reimbursement is Exhibit 1 of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic’s Lien Waivers relating to all items for which reimbursement is begin requested.

BY: _____(Developer)

TITLE: _____

APPROVED BY CITY OF PERU, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

REVIEWED BY JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

ORDINANCE NO. _____

**AN ORDINANCE FIXING WAGES FOR EMPLOYEES OF THE
CITY OF PERU, ILLINOIS COMMENCING APRIL 26, 2026,
AND ENDING APRIL 24, 2027**

WHEREAS, the Finance Committee of the City of Peru, an Illinois home rule municipal corporation (“City”), has recommended revision in the wage rate schedule for employees of the City; and

WHEREAS, the City Council of the City concurs, for fiscal year 2027, to adjust City employee wages in accordance with Exhibit A.

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

SECTION 1: WAGE RATES. Effective April 26, 2026, wage rates for employees of the City shall be as shown on *Exhibit A*, attached hereto and made apart hereof.

SECTION 2: BENEFITS.

- (a) Full-time employees shall be allowed to participate in the group health insurance plan offered by the City. Employees shall contribute twenty percent (20%) of the insurance premium. The employee’s contribution shall be deducted from the employee’s paycheck on a semi-monthly basis.
- (b) \$3,500 annual health insurance waiver incentive to employees that terminated their health insurance coverage for the first time. \$2,500 annual health insurance waiver incentive to newly hired employees and employees that remain off the health insurance in subsequent years. Payments are made over 26 pay periods.
- (c) Full-time employees shall be allowed to participate in the group dental insurance plan offered by the City. Employees shall contribute fifty percent (50%) of the insurance premium. The employee’s contribution shall be deducted from the employee’s paycheck on a semi-monthly basis.
- (d) All other terms and conditions of employment are governed by the applicable collective bargaining agreement or the current version of the employee manual.

SECTION 3: DEPARTMENT HEAD DETERMINES RATES. Notwithstanding anything in this Ordinance to the contrary, with approval of the Finance Committee, each Department Head has the right to determine the hourly rate for each employee in the Department within the assigned minimum and maximum rates.

While adhering to the parameters listed below, Department Heads will have the sole discretion of wage adjustments for new employees within their first 36 months of employment.

Year 1: 0% - 6% increase

Year 2: 0% - 6% increase

Year 3: 0% - 6% increase

Employees can never exceed the maximum rate within the listed range for given position. All wage adjustments must be supported with a completed performance appraisal.

SECTION 4: COLLECTIVE BARGAINING AGREEMENTS. Any employee covered by a collective bargaining agreement approved by the City Council shall be compensated according to that agreement.

SECTION 5: EFFECTIVE DATE. That this ordinance shall take effect immediately upon passage and approval.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ___ voting aye, ___ voting nay, ___ absent, and Mayor Kolowski ___ voting ___, which meeting was held on the 20th day of April, A.D. 2026.

APPROVED: April 20, 2026

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			
Sapienza			
O'Sadnick			
Lukosus			
Moreno			

WAGE ORDINANCE FISCAL YEAR 2027

Exhibit A

DEPARTMENT	FISCAL YEAR 2027
Human Resources Department:	
Director of Human Resources	*Rates are Per Year \$110,333.60
Human Resources Assistant	*Rates are Per Hour \$26.01-\$33.10
Director of Human Resources and Human Resources Assistant shall also receive Section 2 Benefits as hereinafter provided.	
Finance Department:	
Director of Finance	*Rates are Per Year \$121,025.00
Senior Accountant	*Rates are Per Hour \$30.90-\$46.35
Staff Accountant	\$28.69-\$38.82
Part-time Staff Accountant	\$28.69-\$38.82
Director of Finance, Finance Officer, and Accountants shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.	
City Clerk's Office:	
Deputy City Clerk	*Rates are Per Hour \$26.01-\$33.10
Utility Billing Clerk	\$26.01-\$33.10
Office Assistant	\$20.96-\$26.01
Part-time Meter Reader / Office Assistant	\$20.96-\$26.01
City Clerk's Office Employees shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.	
Legal Department:	
Corporation Counsel	*Rate is Per Year \$172,120.42
Corporation Counsel shall also receive Section 2 Benefits as hereinafter provided.	
Public Services Department:	
Public Services Manager	*Rate is Per Year \$120,882.53
Electric Operations Manager	\$169,744.00
Public Services Manager and Electric Operations Manager shall also receive	

WAGE ORDINANCE FISCAL YEAR 2027

Exhibit A

DEPARTMENT	FISCAL YEAR 2027
Section 2 Benefits as hereinafter provided.	
Administrative Assistant	\$26.01-\$33.10
Office Assistant	\$26.01-\$33.10
Part-Time Receptionist	\$20.96-\$26.01
Public Services Administrative Assistant and Office Assistant shall also receive Section 2 Benefits as hereinafter provided. Except no benefits shall apply to part-time employees.	
Part-Time Seasonal Splash Pad Operations Manager	\$9,406.75
	*Rates are Per Hour
Part-Time Seasonal Crew Leader (3)	\$5.00 above minimum wage
Part-Time Seasonal Labor	\$3.00 above minimum wage
Part-Time Summer Labor	\$2.00 above minimum wage
Part-Time Summer Splash Pad Attendant	\$2.00 above minimum wage
Part-Time Seasonal Leaf Vac Labor	\$17.00
<hr/>	
Engineering & Zoning Department:	*Rates are Per Year
Director of Engineering & Zoning	\$189,332.46
City Engineer	\$73,868.35
	*Rates are Per Hour
Engineering Technician	\$30.89-\$46.34
Building & Zoning Inspector	\$30.89-\$46.34
Zoning Office Administrator	\$28.69-\$38.82
Administrative Assistant	\$26.01-\$33.10
Office Assistant	\$26.01-\$33.10
Director of Engineering & Zoning, City Engineer, Engineering Technician, Building & Zoning Inspector, Zoning Office Administrator, and Administrative Assistant shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.	
<hr/>	
Police Department:	*Rates are Per Hour
Community Service Officer	\$28.69-\$38.82
Evidence Custodian	\$28.69-\$38.82
Records Clerk / Administrative Assistant	\$28.69-\$38.82
Public Safety Telecommunicator/Records Clerk	\$26.01-\$33.10

**2026
MIN WAGE**

WAGE ORDINANCE FISCAL YEAR 2027

Exhibit A

DEPARTMENT	FISCAL YEAR 2027
Part-time Office Clerk	\$20.96-\$26.01
Custodian	\$17.51-\$20.96
<p>Uniform Allowance for the Community Service Officer, Evidence Custodian, Administrative Assistant/Records Clerk and Telecommunicator/Records Clerk shall be pursuant to a Quarter Master System with the City directly paying for all such approval uniform purchases with the maximum allowance per employee set in the amount of:</p>	
*Rate per year	\$363.00
<p>The aforesaid members of the Police Department shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.</p>	
Crossing Guards:	\$26.91
<p>No benefits shall apply to Crossing Guards.</p>	
Fire Department:	*Rates are Per Year
Fire Chief	\$19,804.51
Fire Marshall	
Safety Officer	
Deputy Fire Chief	\$2,611.82
<p>No other benefits shall be paid or allowed to the Fire Chief and Deputy Fire Chief.</p>	
	*Rates are Per Call
Paid On Call Firefighters Certified	\$48.54
Paid On Call Firefighters Non-Certified	\$38.54
	*Rate is Per Hour
Part Time Firefighter Certified	\$20.00
Special Event/Training/Detail Pay	\$20.00
<p>Additional \$15.00 per hour for any fire call that lasts more than two hours. Notwithstanding the foregoing, Paid on Call Firefighters shall be paid the MABAS established rate for MABAS callouts, hazardous material spills, and for statewide callouts by the Illinois Management Agency.</p>	
ESDA:	*Rates are Per Month

WAGE ORDINANCE FISCAL YEAR 2027

Exhibit A

DEPARTMENT	FISCAL YEAR 2027
Co-Director (Police)	\$228.89
Co-Director (Fire)	\$228.89
No other benefits shall be paid or allowed to the ESDA Co-Directors.	
<hr/>	
Recreation Department:	*Rates are Per Year
Recreation Director/Special Events Coordinator	\$74,984.00
Recreation Manager	\$13,048.96
Recreation Director/Special Events Coordinator shall also receive Section 2 Benefits as hereinaftre provided, except no benefits shall apply to part-time employees.	
<hr/>	
Information Technology Department	*Rate is Per Year
Director of Information Technology	\$126,883.64
Help Desk Technician	*Rates are Per Hour \$28.69-\$38.82
Director of Information Technology and Help Desk Technicians shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.	
<hr/>	
Elected Officials	*Rates are Per Year
Mayor and Liquor Commissioner	\$31,600.00
Full Time City Clerk	\$58,140.40
City Treasurer	\$5,800.00
Alderman	\$4,940.00
Mayor/Liquor Commissioner, City Clerk, and City Treasurer shall be paid in bi-weekly installments.	
Aldermen shall be paid in monthly installments.	
Full Time City Clerk shall receive Section 2 Benefits as hereinafter provided. No benefits shall apply to Mayor/Liquor Commissioner, City Treasurer, or Aldermen.	

ORDINANCE NO. _____

**AN ORDINANCE GRANTING AN ADMINISTRATIVE VARIANCE
AS SOUGHT BY CHRISTINE AND KRISTOPHER NEWTON
CONCERNING PROPERTY LOCATED AT 837 ST. VINCENTS
AVENUE, PERU, ILLINOIS**

WHEREAS, Christine Newton and Kristopher Newton (“Petitioners”) are the owners of certain real estate commonly known as 837 St. Vincents Avenue in the City of Peru, legally described as follows:

Lot eight (8) in Block one (1) in Truskowski Addition to Peru, according to the plat thereof filed for record in the office of the Recorder of Deeds of the County of LaSalle on August 9th, A.D. 1948 and there recorded in Book “H” of Plats at page 82, in the City of Peru, excepting and reserving the underlying coal and mining rights as the same have been heretofore severed from the fee thereof, situated in the County of LaSalle, in the State of Illinois.

PIN: 17-16-119-001 (“Property”); and

WHEREAS, Petitioners desire to place a 12’ x 16’ shed in the rear yard of the Property and seek an administrative variance to increase the maximum area of an accessory structure from not more than 150 sq. ft., as provided in Section 6.01(a)(1) of the City of Peru Zoning Ordinance, to not more than 192 sq. ft.; and

WHEREAS, the owners of the real estate contiguous to the Property have no objection to the requested administrative variance; and

WHEREAS, the City’s Planning/Zoning Commission Chairperson, Engineer, and both Aldermen of the Ward in which the Property is located have approved the requested administrative variance.

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

SECTION 1: The Property is hereby granted an administrative variance to increase the maximum area of an accessory structure from not more than 150 sq. ft., as provided in Section 6.01(a)(1) of the Zoning Ordinance, to not more than 192 sq. ft.

The administrative variance granted herein is for the sole purpose of allowing Petitioners to construct or place a 12’ x 16’ shed upon the Property in accordance with the plans and specifications filed with the City’s Engineering and Zoning Department. Nothing contained in this

Ordinance shall preempt any private covenants and restrictions which may be applicable to the Property.

SECTION 2: This Ordinance shall be effective immediately 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 20th day of April, 2026.

APPROVED: April 20, 2026

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			



Whereas, I (We) City of Peru

L-18177-26

(Name of Applicant)

(Application Serial Number)

221 W. Washington St.

(Mailing Address)

Morris

(City)

IL

(State)

60450

(Zip Code)

hereinafter termed the Applicant, request permission and authority to do certain work herein described on the right-of-way of the State

Highway known as May Rd. Route , Section ,

From Station * to Station

LaSalle County. The work is described in detail on the attached plan or sketch and/or as follows:

*LOCATION: IL ROUTE HALM SUBDIVISION & MAY RD.

Upon approval this permit authorizes the applicant to locate, construct, operate and maintain at the above-mentioned location, entrances and right of way improvements as shown on the attached plans which become a part hereof.

The applicant shall notify Dave Rennels, Field Engineer, Phone: 815-224-1800 or the District Permit Section, Phone: 815-434-8490 twenty-four hours in advance of starting any work covered by this permit.

The state right of way shall be left in good condition. (No advertising matter shall be placed on the state right of way).

All turf areas which are disturbed during the course of this work shall be restored to the original line and grade and be promptly seeded in accordance with Standard State Specifications.

Whenever any of the work under this permit involves any obstruction or hazard to the free flow of traffic in the normal traffic lanes, plans for the proposed method of traffic control must be submitted to and approved by the Regional Engineer at least 72 hours, and preferably longer, before the start of work.

(SEE ATTACHED SPECIAL PROVISIONS)

All work authorized by this permit shall be completed 180 Days after the date this permit is approved, otherwise the permit becomes null and void.

This permit is subject to the conditions and restrictions printed on the second page of this form.

This permit is hereby accepted, and its provisions agreed to this day of , .

Witness Signature

Date

Applicant Signature

Date

Witness Signature box

Witness Date box

Applicant Signature box

Applicant Date box

Address

Address

Witness Address box

Applicant Address box

City

State

Zip Code

City

State

Zip Code

Witness City/State/Zip box

Applicant City/State/Zip box

Sign and Return to: Regional Engineer

Regional Engineer Signature

Date

Approved by Department of Transportation:

Regional Engineer Signature box

Regional Engineer Date box

First: The Applicant represents and warrants that he/she is the party in interest respecting this Permit and that he/she is the agent in fact with authority to bind all parties in interest to the obligations and undertakings agreed to in this Permit. The Applicant represents and warrants that the property lines shown on the attached plan sheet(s) or sketch are true and correct, and that all proposed work is accurately depicted thereon.

Second: The proposed work shall be located and constructed to the satisfaction of the Regional Engineer or his/her duly authorized representative. No revision or additions shall be made to the proposed work on the right-of-way without the written permission of the Regional Engineer. The Applicant agrees to complete all work to the standards and specifications identified by the Regional Engineer or his/her authorized representative as a condition of granting this Permit. The Applicant agrees to furnish all labor, equipment and material, portions of the highway right-of-way to the condition satisfactory to the Regional Engineer or his/her authorized representative including, but not limited to, all landscape restoration. The Applicant shall not trim, cut or in any way disturb any trees or shrubbery along the highway without the approval of the Regional Engineer or his/her duly authorized representative. Any and all documents, writings and notes reflecting or identifying the standards, specifications, understandings and conditions applicable to the performance of the permitted work required by the Regional Engineer or his/her authorized representative are hereby incorporated into this Permit by reference as though fully set forth herein.

Third: The Applicant shall at all times conduct the work in such a manner as to minimize hazards to vehicular and pedestrian traffic. Traffic controls and work site protection shall be in accordance with the applicable requirements of Part 6 (Temporary Traffic Control) of the Illinois Manual on Uniform Traffic Control Devices and with the traffic control plan if one is required elsewhere in the permit. All signs, barricades, flaggers, etc., required for traffic control shall be furnished by the Applicant. The work may be done on any day except Sunday, New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Work shall be done only during daylight hours.

Fourth: The work performed by the Applicant is for the bona fide purpose expressed and not for the purpose of, nor will it result in, the parking or serving of vehicles on the highway right-of-way. Signs located on or overhanging the right-of-way shall be prohibited.

Fifth: The Applicant shall engage in only the proposed work approved herein, and subject to the hazards incident to such activities, assumes all risks associated therewith. The Applicant assumes full and strict liability for the actions of itself, all parties in interest, its agents and employees, contractors, subcontractors and consultants. The Applicant and all parties in interest shall save, defend, hold harmless and indemnify the State of Illinois and each of its officers, agents, employees, invitees and others associated with it from and against any and all suits, claims, actions, losses, injuries, damages, judgments and expenses that are based on, or that arise or are alleged to have arisen out of the performance of the work approved herein, including, but not limited to, any act, willful or intended, or negligence of the Applicant and any party in interest, its agents and employees, contractors, subcontractors and consultants whether at law, in equity or common law. In the event the Applicant or any party in interest fails, neglects, or refuses to comply with any provision of this indemnity, the State of Illinois may take any action necessary to protect itself from liability, including any action to pay, settle, compromise and procure the discharge thereof, in which case the Applicant or any party in interest, jointly and severally, shall be liable and bound unto the State of Illinois for any and all expenses related thereto, including attorney's fees.

Sixth: The State reserves the right to make such changes, additions, repairs and relocations within its statutory limits to the facilities constructed under this permit or their appurtenances on the right-of-way as may at any time be considered necessary to permit the relocation, reconstruction, widening or maintaining of the highway and/or provide proper protection to life and property on or adjacent to the State right-of-way. However, in the event this permit is granted to construct, locate, operate and maintain utility facilities on the State right-of-way, the Applicant, upon written request by the Regional Engineer, shall perform such alterations or change of location of the facilities, without expense to the State, and should the Applicant fail to make satisfactory arrangements to comply with this request within a reasonable time, the State reserves the right to make such alterations or change of location or remove the work, and the Applicant agrees to pay for the cost incurred.

Seventh: This permit is effective only insofar as the Department has jurisdiction and does not presume to release the Applicant from compliance with the provisions of any existing statutes or local regulations relating to the construction of such work.

Eighth: The Construction of access driveways is subject to the regulations listed in the "Policy on Permits for Access Driveways to State Highways". If, in the future, the land use of property served by an access driveway described and constructed in accordance with this permit changes so as to require a higher driveway type as defined in that policy, the owner shall apply for a new permit and bear the costs for such revisions as may be required to conform to the regulations listed in the policy. Utility installations shall be subject to the "Policy on the Accommodation of Utilities on Right-of-Way of the Illinois State Highway System".

Ninth: If the work covered by this permit includes construction of additional lanes, turn lanes, median cross-overs or traffic signals on, along or adjacent to a highway under Department jurisdiction, the permittee shall use only contractor(s) approved by the Department of Transportation for the performance of said work on the State highway. A contractor currently prequalified by the Department in the work rating governing the said work shall be approved. Prior to the commencement of the said work on the State highway, the applicant shall furnish the Regional Engineer a copy of the contractor's current Certificate of Eligibility, or, if the permittee proposes to use a contractor not currently prequalified by the Department, information satisfactory to the Department evidencing the contractor's qualification and ability to perform the said work. No work on the State highway shall be performed until the Department issues an approval of the proposed contractor.

SPECIAL PROVISIONS

All traffic control shall be in accordance with the State of Illinois Manual of Uniform Traffic Control Devices and amendments thereof. It should be noted that standards and typical placement of devices shown in the Uniform Manual are minimums. Many locations may require additional or supplemental devices.

The petitioner agrees to furnish the necessary barricades, lights, and flagmen for the protection of traffic.

Traffic shall be maintained at all times.

The applicant agrees to notify the Department of Transportation upon completion of work covered under the terms and conditions of this permit so that a final inspection and acceptance can be made.

To avoid any revisions to the work completed under the highway permit, the applicant should ensure the conditions and restrictions of this permit, the applicable supplemental permit specifications and permit drawing are fully understood.

If this permit work is contracted out, it will be the responsibility of the applicant to furnish the contractor with a copy of this highway permit, as the applicant will be responsible for the contractor's work.

A copy of approved permit shall be present on job site at all times the work is in progress.

The department reserves the right to reject or accept any contractor hired by the applicant.

Excavation adjacent to the edge of pavement shall be shored to prevent caving if the distance is less than ten feet plus the depth of excavation from the edge of pavement.

No person, firm, corporation or institution, public or private, shall discharge or empty any type of sewage, including the effluent from septic tanks or other sewage treatment devices, or any other domestic, commercial or industrial waste, or any putrescible liquids, or cause the same to be discharged or emptied in any manner into open ditches along any public street or highway, or into any drain or drainage structure installed solely for street or highway drainage purposes.

The excavation under the pavement shall be replaced with controlled low strength material and the pavement replaced in accordance with pavement replacement details. All excess material shall be removed from the highway right of way.

All excavations shall be promptly backfilled, thoroughly tamped and any excess material removed from the state right of way (including rock exposed during backfilling operations). Mounding or crowning of backfill will not be permitted.

All material or equipment stored along the highway shall be placed as remote as practical from the edge of pavement in a manner to minimize its being a hazard to errant vehicles or an obstacle to highway maintenance. If material is to be stored on the highway right of way for more than two weeks prior to installation, written approval must be obtained from the department.

RESOLUTION

WHEREAS, the City of Peru is located in the county of LaSalle, state of Illinois, wishes to construct entrances and right of way improvements which by law comes under the jurisdiction and control of the Department of Transportation of the state of Illinois, and

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

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

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

SECOND: Upon completion of the substation entrance and side road entrance by the contractor/developer and acceptance by the City, the City guarantees that all work has been performed in accordance with the conditions of the permit to be granted by the Department of Transportation of the state of Illinois.

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

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

THIRD: That we hereby state that the proposed work is, is not, (**delete one**) to be performed by the employees of the City of Peru.

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

I, _____, hereby certify the above to be a
City Clerk
true copy of the resolution passed by the City Council, county of LaSalle, State of Illinois.

Dated this _____ day of _____ A.D. 2026

(Signature)

(CORPORATE SEAL)

CHAIRMAN OF THE BOARD

Jeff Kling
Fire Chief
Peru

VICE CHAIRMAN

Jerry Janick
Fire Chief
LaSalle

BOARD OF DIRECTORS

LASALLE

Jeff Grove
Mayor
John Duncan IV
Finance Director
Jason Stubler
Police Chief

PERU

Ken Kolowski
Mayor
Joe Hogan
Peru Resident
Doug Bernabei
Police Lieutenant of
Administrative Services

OGLESBY

Jason Curran
Mayor
Gregory McDermott
Commissioner
Mike Margis
Police Chief
Steve Maltas
Fire Chief

MENDOTA

David Boelk
Mayor
Jason Martin
Police Chief
Dennis Rutishauser
Fire Chief
Brian Fisher
Retired Firefighter

EXECUTIVE DIRECTOR

Brandon Miller

SUPPORT STAFF

Abocus Tax & Accounting
Melissa Carruthers
Admin. Asst. - Peru



Illinois Valley Regional Dispatch (IVRD) – ValCom
1503 4th Street | Peru, IL 61354
T: 815-224-6029 | F: 815-780-8394

April 15, 2026

To my friends and colleagues with the City of Peru, the Illinois Valley Regional Dispatch Board, and the LaSalle County Joint Emergency Telephone System Board:

After much reflection, I've decided it's time to step back and officially retire from my positions representing the City of Peru on the Illinois Valley Regional Dispatch Board and the LaSalle County Joint Emergency Telephone System Board.

As many of you know, I first moved to Peru in 1966 to become News Director at WLPO Radio for what I thought was simply starting a new job. What my wife Shirley and I found instead is that Peru and the entire Illinois Valley would become our home where we could continue our journey together raising a family and being part of such a great community for nearly the next six decades, a community that welcomed us with open arms.

During this time, it was my privilege for nearly 40 years to share stories each morning on WLPO 1220 AM radio, serve my community in various roles, and be a part of the lives of so many wonderful people throughout the Illinois Valley. It's an experience that has shaped who I am and will always hold a special place in my heart.

Much of that service was the honor of serving on the city's 911 Board for several decades as board chair and being part of the group that helped bring enhanced 911 service to Peru citizens and then representing Peru on the Illinois Valley Regional Dispatch Board and the LaSalle County Joint Emergency Telephone System Board. Working together to help bring enhanced 911 services to Peru and improve public safety across the region was truly a team effort, and I'm proud of what we accomplished together. I've been blessed to work alongside so many dedicated individuals who care deeply about their neighbors and their community.

Though I'm now living fulltime back in my native Wisconsin, Peru will always feel like home to me. I carry with me countless memories of friendships, laughter, and shared purpose.

Thank you for letting me be a small part of this incredible community, and for the trust and kindness you've shown me over the years.

With sincere gratitude and warmest wishes, I remain,

Joe Hogan
Peru, Illinois