

Post Office Box 299  
Peru, Illinois 61354

May 21, 2020

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

RE: Petition of the City of Peru  
2650 North Peoria Street, Peru, IL

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, May 20, 2020, at 5:45 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of the City of Peru, an Illinois home rule municipal corporation (hereinafter, "Petitioner"), concerning property located at 2650 North Peoria Street in the City of Peru, Illinois, legally described as follows:

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

PIN: 17-08-420-002 (hereinafter "Property").

Petitioner desires to construct a police station on the Property, which is located in a B-4 Highway Business District, and requests a text amendment to Section 11.05(d) of the City of Peru Zoning Ordinance to add "Public buildings erected by a governmental entity" as a special use, and further requests approval of said special use for that purpose.

Petitioner further requests the following variances, to wit:

- (a) To reduce the minimum front yard setback along Midtown Road from not less than forty feet (40') as required under Section 11.05(h)(1) of the Zoning Ordinance to not less than twenty-three feet (23'); and
- (b) For such other and further relief as the Planning/Zoning Commission deems appropriate.

Planning/Zoning Commission Members Miller, Grabowski, Atkinson, Lucas, Kalsto, Brady, and Moreno were present at the hearing. No members were absent. Due to COVID-19, this meeting was also streamed live on the internet.

City Engineer Eric Carls provided the Planning/Zoning Commission with conceptual renderings, drawings and site plans for the proposed police station, copies of which are attached hereto.

In response to questioning from Member Grabowski, Engineer Carls stated the maximum construction cost for the Police Station is \$16.3 million.

There were no objectors at the hearing.

Member Lucas moved, and Member Moreno seconded, that the requested text amendment adding “Public buildings erected by a governmental entity” as a special use to B-4 Highway Business Districts be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Kalsto abstaining, and 0 Members absent.

The Planning/Zoning Commission found that the requested special use 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, recommends to the City Council that the special use be granted.

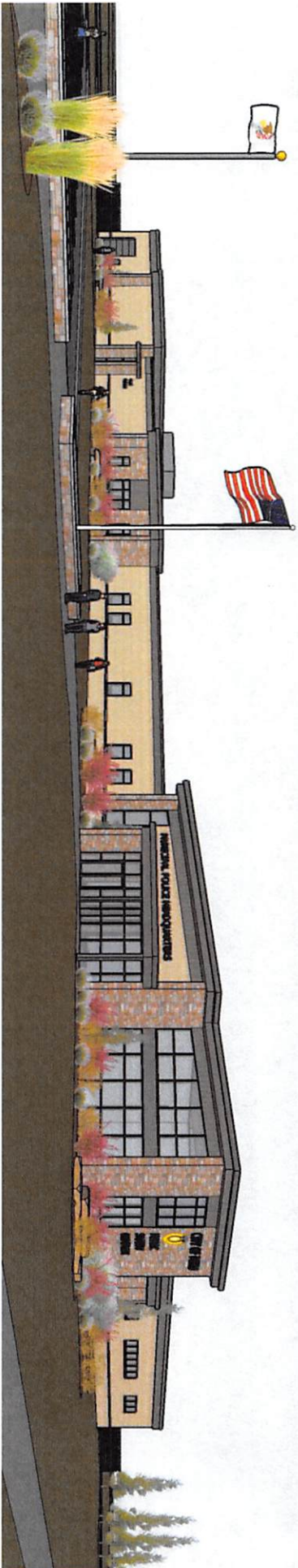
Member Grabowski moved, and Member Atkinson seconded, that the requested special use as prayed for be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Kalsto abstaining, and 0 Members absent.

Member Lucas moved, and Chairman Miller seconded, that the requested variance as prayed for be favorably recommended to the City Council. The motion passed unanimously: 6 aye, 0 nay, Member Kalsto abstaining, and 0 Members absent.

Respectfully submitted,

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CARY MILLER, Chairman of the  
Planning/Zoning Commission



**NORTHEAST ELEVATION**



**NORTH ELEVATION**



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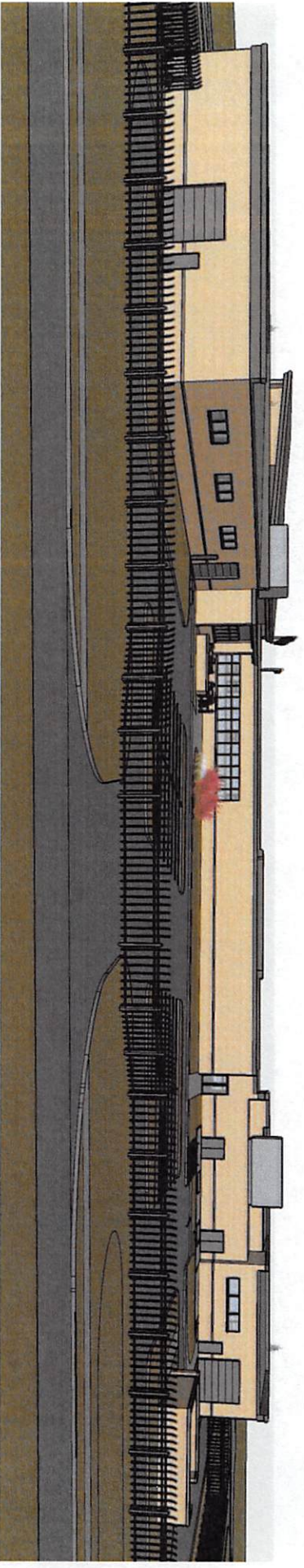
CITY OF PERU  
PUBLIC SAFETY COMPLEX  
MUNICIPAL POLICE HEADQUARTERS  
2650 NORTH PEORIA STREET  
PERU, ILLINOIS 61354

PRELIMINARY  
NOT FOR CONSTRUCTION  
MAY 11, 2020

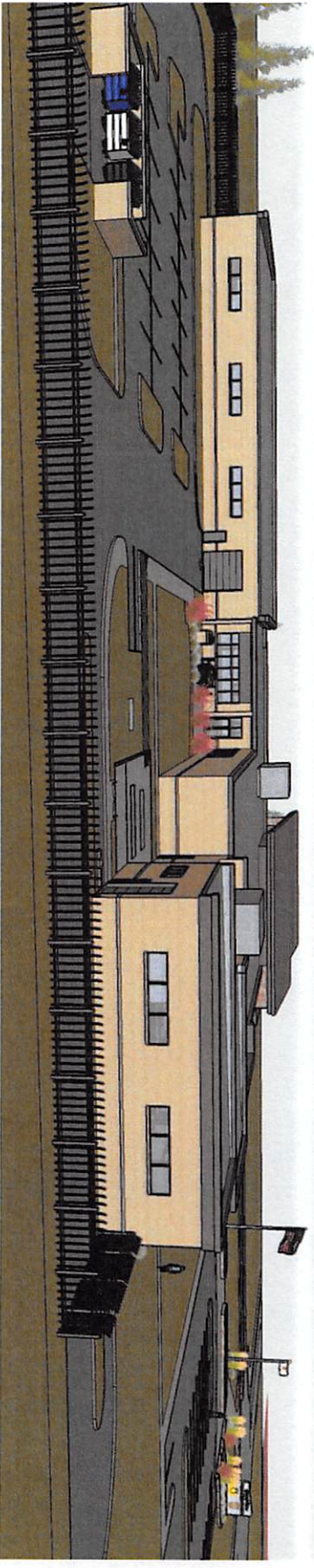


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**WEST ELEVATION**



**SOUTH ELEVATION**



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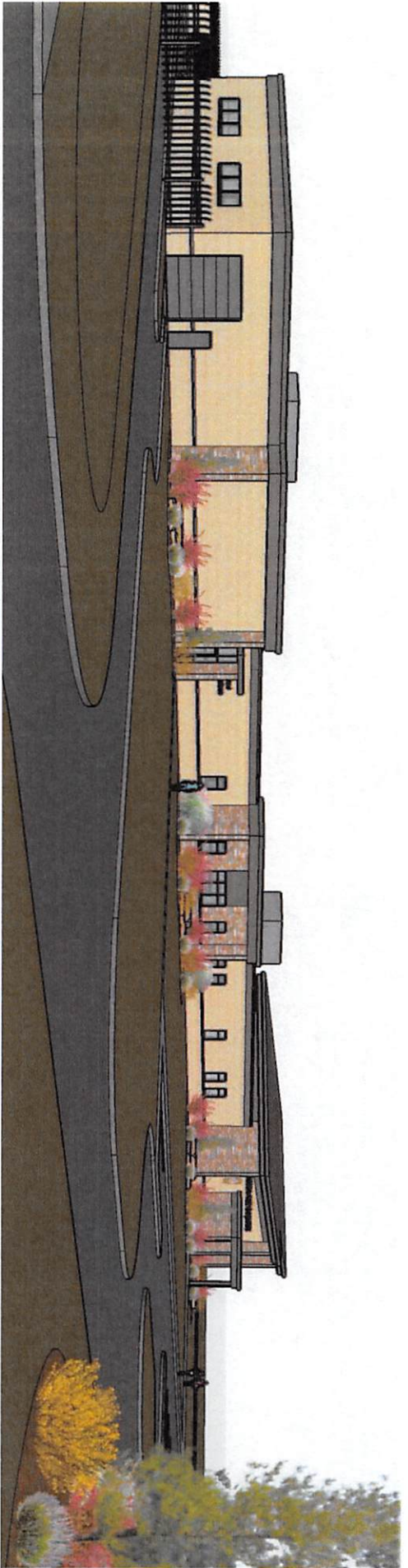
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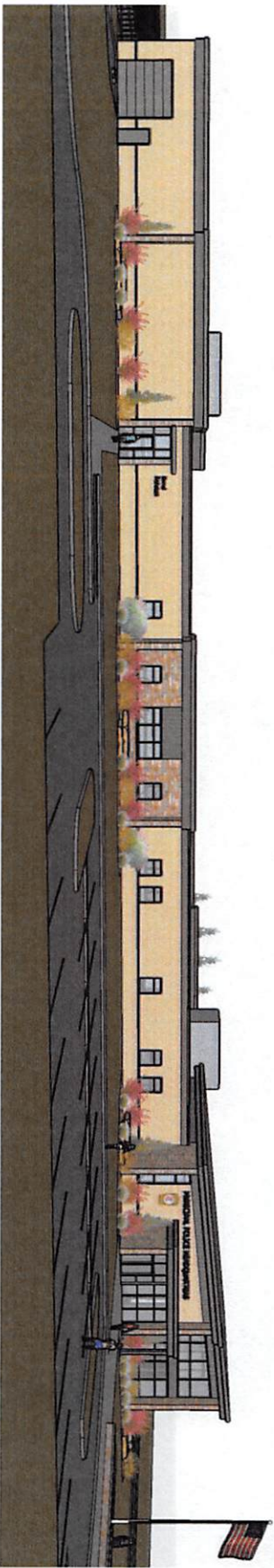


M+W  
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**SOUTHEAST ELEVATION**



**EAST ELEVATION**



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**NORTHEAST MAIN ENTRY  
ELEVATION**



**SOUTHEAST MAIN ENTRY  
ELEVATION**



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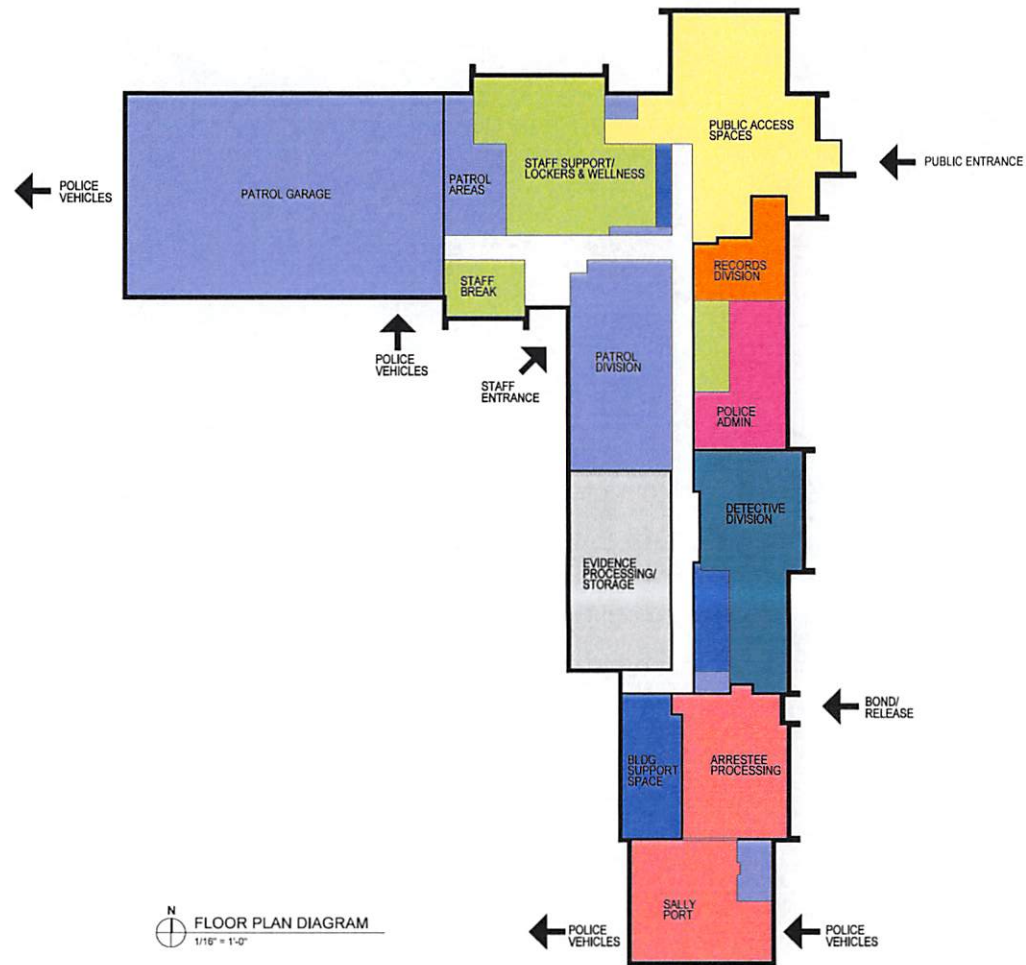
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N  
 FLOOR PLAN DIAGRAM  
 1/16" = 1'-0"

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 PUBLIC SAFETY COMPLEX  
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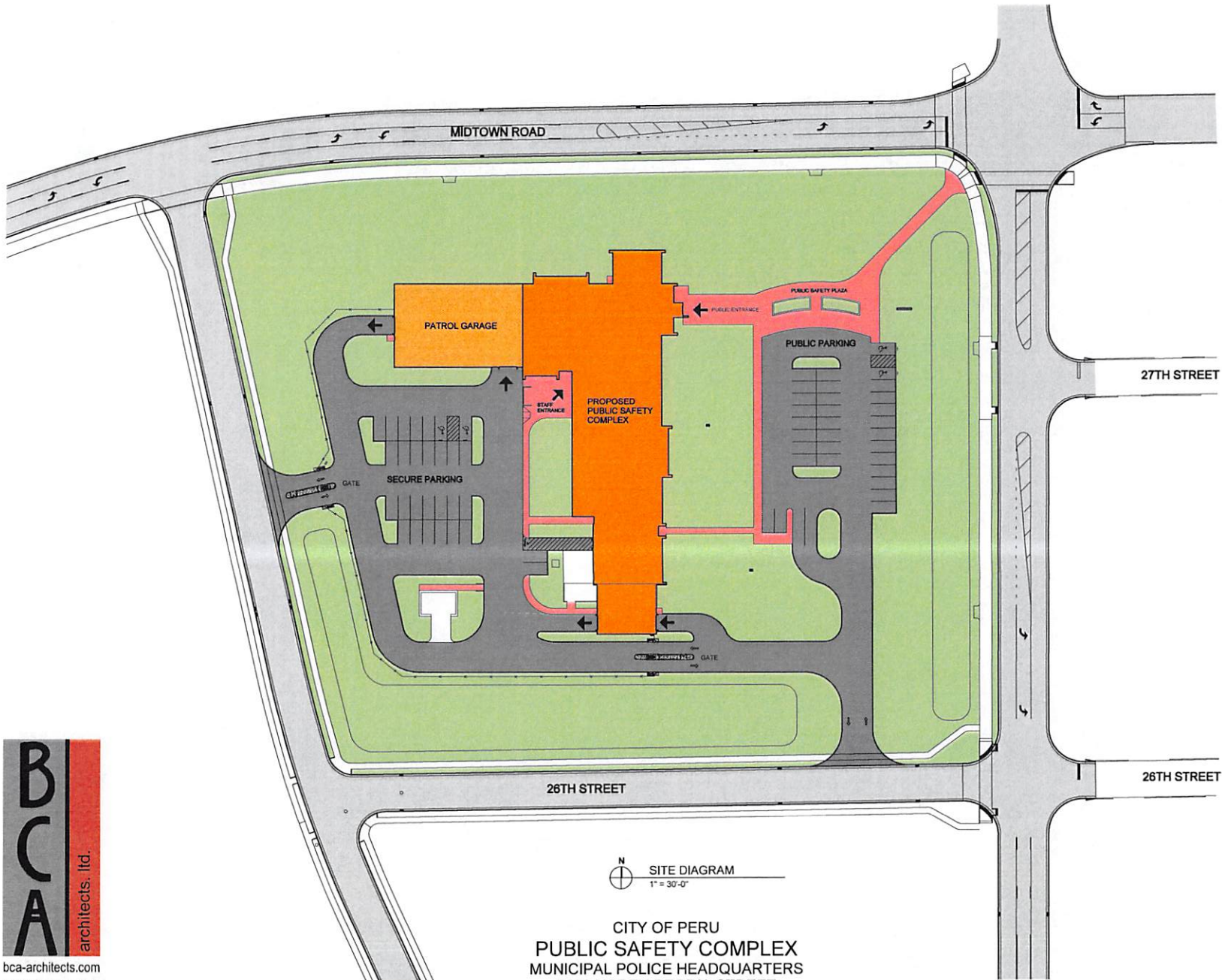


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N  
SITE DIAGRAM  
1" = 30'-0"

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