

Post Office Box 299
Peru, Illinois 61354

August 14, 2020

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

RE: Petition of GK Real Estate, Inc
Peru Mall Redevelopment

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, August 13, 2020, at 5:05 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of GK Real Estate, Inc. (hereinafter "Petitioner") concerning property generally located between Wenzel Road and 38th Street west of U.S. Route 251 in the City of Peru, commonly known as the Peru Mall, legally described as follows:

Parcel #1:

Lot 4 in Peru Mall Subdivision recorded 2 July, 1974 as doc. #604947 and re-recorded to correct certain scrivener's errors on 1 April, 1976 as Doc. #625460 in the City of Peru, being a part of the East Half of the Southeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, except coal and minerals and the right to mine and remove the same.

Parcel #2:

Lot 3 in the Resubdivision of Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Peru Mall Subdivision recorded 12 June, 1978 as doc. #657490, all in the City of Peru, being a part of the East Half of the Southeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, except coal and minerals and the right to mine and remove the same.

Parcel #3:

That part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, in the City of Peru, described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 5; thence North 88° 52' 00" East along the South Line of said Section for a distance of 112.78 feet; thence North 01° 08' 00" West for a distance of 60.00 feet to a point on the North Right-of-Way Line of Wenzel Road, said point being the Point of Beginning; thence North 88° 52' 00" East along said North Right-of-Way Line for a distance of 69.00 feet; thence North 00° 43' 00" West for a distance of 150.00 feet; thence South 88° 52' 00" West for a distance of 150.00 feet to a point on the East Right-of-Way Line of Peoria Street; thence South 00° 21' 20" East along said East Right-of-Way Line for a distance of 97.89 feet to a point on the Northerly Right-of-Way Line of Wenzel Road; thence South 58° 27' 20" East along said Northerly Right-of-Way Line for a distance of 96.52 feet to the Point of Beginning.

Parcel #4:

Together with nonexclusive easements for gas, water, storm and sanitary sewer lines, telephone and electric power lines, parking lots, driveways, perimeter roads, use of sidewalks and pedestrian mall ingress and egress, and all other easements for the benefit of Parcel #1 and #2 as contained in that certain Reciprocal Construction, Operation and Easement Agreement dated 30 December, 1969 and recorded 8 May, 1970 as Doc. #560807 as amended by Supplemental Agreement dated 15 June, 1972 and recorded 10 July, 1972 as Doc. #581765 between Montgomery Ward Development Corporation and Herman Ross which supplements Reciprocal Construction, Operation and Easement Agreement dated 30 December, 1969 and recorded 8 May, 1970 as Doc. #560807 and as further amended by amendment to Reciprocal Construction, Operation and Easement Agreement dated 31 October, 1977 and recorded 20 June, 1978 as Doc. #657620 between Montgomery Ward Development Corporation, and LaSalle National Bank, not individually, but as trustee under Trust No. 48670, established by Trust Agreement dated 8 June, 1976 and as further amended by second amendment to Reciprocal Construction, Operation and Easement Agreement recorded 2 October, 1978 as Doc. #662643, and as further amended by third amendment to Reciprocal Construction, Operation and Easement Agreement dated 18 December, 1978 and recorded 22 January, 1979 as Doc. #666910; all situated in LaSalle County, Illinois.

PINs: 17-05-410-003, 17-05-410-004, 17-05-410-000 ("Property")

Petitioner desires to resubdivide the Property and seeks approval of the preliminary plat for "The Crossroads at Peru" providing for a new Lot "A" (9.0883± ac.), Lot "B" (.1410± ac.), Lot "C" (22.8551± ac.), Lot "D" (1.1616± ac.), Lot "E" (1.1877± ac.), Lot "F" (1.3153± ac.), Lot "G" (1.0890± ac.), Lot "H" (1.1615± ac.), and Lot "I" (.4691± ac.).

Petitioner further requests the following relief, to wit:

1. Rezoning of the Property from B-2 Community Shopping District to B-4 Highway Business District;
2. A Special Use for Lot "A" to allow for multiple-family dwellings pursuant to Section 11.05(d)(24) of the City's Zoning Ordinance;
3. A variance/waiver from Section 4.03(a) of the City's Zoning Ordinance for Lot "A" and Lot "C" to allow for more than one primary structure on a lot;

4. A variance from Section 6.01(a) of the City's Zoning Ordinance for Lot "A" to increase the maximum allowable gross floor area for an accessory structure to 4,000 sq. ft.;
5. A variance from Section 6.01.1(e) and Section 6.01.3(c) of the City's Zoning Ordinance for Lot "A" to increase the maximum allowable gross floor area for all detached private garages and accessory structures to 16,800 sq. ft.;
6. A variance from Section 7.03(b)(2) of the City's Zoning Ordinance for Lot "A" to reduce the number of required parking spaces per unit for multiple-family dwelling to 1.65 spaces per unit;
7. A variance from Section 11.05(j) of the City's Zoning Ordinance for Lot "A" to increase the maximum allowable building height to three (3) stories, not to exceed fifty-two (52) feet;
8. A variance for Lot "A" to reduce the front yard setback from Peoria Street from not less than forty feet (40'), as provided in Section 11.05(h)(1) of the City's Zoning Ordinance, to not less than thirty feet (30');
9. For such other relief as may be equitable and just.

The Property is located in a B-2, Community Shopping District.

Planning/Zoning Commission Members Miller, Atkinson, Lucas, Kalsto, and Brady were present at the hearing. Members Grabowski and Moreno were absent. Due to COVID-19, this meeting was also streamed live on the internet.

Petitioner's Attorney, Mary Riordan; Director of Development Management, Andy Patras; Architect, Andrew Koglin; and Professional Engineer, Mike Perry, were all present and duly sworn.

Attorney Riordan introduced the team and stated Petitioner is requesting rezoning of the Property from B-2 to B-4, several variances, a special use permit for multi-family residential, and approval of the Preliminary Plat for The Crossroads at Peru. Riordan stated Petitioner has been working with the City on a Peru Mall redevelopment since 2015. Last year, the City Council created a TIF District and adopted a redevelopment plan. Riordan stated the redevelopment has been a challenge since the beginning given what has been going on in retail, and then COVID-19 happened.

Attorney Riordan stated Petitioner is also working with the City to negotiate a Redevelopment Agreement and assured the P/Z Commission that everything being presented would be incorporated into the Agreement. She added that this is not going to be a bait and switch, where the eventual build doesn't match the quality of the project presented. However, it is not certain what building will go where at this point because Petitioner is still working with retailers.

Attorney Riordan testified that Petitioner initially planned on doing a multi-family residential development as part of a later phase of the redevelopment project. However, due to COVID-19, multi-family residential has moved to phase 1 because it is important for retailers to see the investment and know the redevelopment is real. It is anticipated that the residential portion of the project will cost approximately \$30 million. Riordan reiterated that all of this will be incorporated into the Redevelopment Agreement with the City.

Attorney Riordan then turned her attention to Petitioner's Powerpoint presentation, reviewing the current state of the Peru Mall. She noted it isn't pretty and needs a lot of work and investment. Petitioner is excited and committed to the redevelopment. A copy of Petitioner's Powerpoint presentation slides is attached hereto as Exhibit A.

Attorney Riordan then discussed Petitioner's request to rezone the Property from B-2 to B-4. Displaying the City's Zoning Map, Riordan noted the rezoning the Property to B-4 is consistent with the surrounding area. She added that Petitioner does not see the redevelopment posing any threat to public health, safety, or welfare in terms of traffic or stormwater since it is already developed and covered with impervious surface. It also will not have a deleterious impact on surrounding land values.

With respect to Petitioner's request for a special use permit for multi-family residential component, Attorney Riordan stressed the residential component comprises of high-quality, market-rate multi-family residences. The redevelopment contemplates 93 one-bedroom and 63 two-bedroom apartments. These units are not intended for families, but rather empty-nesters and young professionals.

Petitioner's Architect, Andrew Koglin, testified this is a redevelopment of a single-purpose retail mall to a mixed-use development. The Peru Mall's ongoing issues are consistent with those facing shopping malls around the world over the last 5-7 years, especially regional malls in smaller markets. COVID-19 has only accelerated this. Koglin's firm, OKW Architects, is engaged in multiple projects similar to this redevelopment looking to incorporate multi-family residential, entertainment, and dining components to provide synergy to retail.

Mr. Koglin displayed the conceptual master plan for the redevelopment, testifying that the plan is to essentially demolish the east half, or 50%, of the existing mall. The movie theater and Joann Fabrics on the southern part of the Property would remain. This will allow for a more conventional, open-air layout that is attractive to small shops and junior boxes and anchor tenants. The reduced square footage also allows Petitioner to negotiate more rationally with retailers. The redevelopment will reduce the current square footage of the Peru Mall from 465,000 sq. ft. to approximately 187,000 sq. ft. Mr. Koglin noted the Sears parcel is not owned by Petitioner and not part of the redevelopment at this point.

Reviewing the Master Plan slides, Mr. Koglin noted Petitioner is not identifying the actual stores just yet because retailers are just now starting to think about growth, relocation and new developments again since the beginning of COVID-19. The new layout of the Property will include a ring road parallel to IL Route 251 and will split the heavily landscaped parking areas. The parking areas for the four outlots on the eastern portion of the Property will look like landscaped "rooms." The multi-family component will be located on the northwest part of the Property along Peoria Street.

Mr. Koglin testified that Petitioner has not settled on an exact design yet because they are still talking with retailers to address their specific needs. However, in terms of materials, Petitioner plans to utilize wood-look panel systems that are durable and attractive in addition to metal and masonry. The materials provide a much more contemporary and warm design that will tie in the residential component.

Mr. Koglin opined that one of the biggest evolutions of retail has been with outdoor landscape and hardscape that is more attractive, defines the quality of life for the place, and provides a greater experience. Landscaping is especially important to Petitioner to tie in the residential and retail components. Mr. Koglin presented slides showing the furniture, waste baskets, street/pedestrian lighting and other small details to be incorporated, as well as conceptual signage. Mr. Koglin stated these design details renew the personality of the mall and reinvent it into a more attractive, modern, and forward-thinking place.

Mr. Koglin testified that the residential component sits on about 9 acres. It presents an opportunity to utilize a huge piece of impervious asphalt, enhance existing detention areas on the very north end of the Property, and will feature a heavily landscaped public street buffer separating it from the retail area. There will be four three-story residential buildings with 39 units each. They will begin at ground level so there will not be a blank first-story wall. There will be freestanding garage buildings providing indoor parking for approximately 25% of the residential units. There will also be an amenity building with a pool and exercise facility. Interior finishings will be high-quality: quartz countertops, nice flooring, and stainless-steel appliances.

Mike Perry, P.E. of Chamlin & Associates stated their role thus far has been to create a preliminary plat that meets the technical requirements of the City's ordinances. Lot A, which will be the location of the phase one residential component, is approximately 9 acres or 25% of the total redevelopment. They have been working with Mr. Koglin and his firm to design the site layout to facilitate the reuse of existing utilities and stormwater detention and incorporate green space.

Andy Detorro, Petitioner's Director of Development Management, testified that Petitioner understands the nostalgic feeling local residents have about the Peru Mall and its importance to the community. Earlier that day he had spoken with a resident that told him he took his first date to the movie theater. However, Petitioner is also aware of the inevitable process that is occurring with malls across the country. They are never going to return to their former glory filled with people. The large department stores feeding traffic to small retailers is a thing of the past. That is largely in part due to the internet. The modern consumer has grown impatient with their shopping patterns. They don't want to sift through huge floor plates of items when they can order what they need off their phone and have it delivered to their door in a day or two. Hundreds of department stores have closed over the years and hundreds more will close this year and next. He believes that, eventually, there will not be a department store at all.

Mr. Patras stated that now is the time for the evolution of the Peru Mall. COVID-19 has only accelerated that. To move this Property away from a blighted situation, it needs to be redeveloped into a modern and inviting space that incorporates additional uses. The modern retailer does not want its customers to pull up to a windowless building on a sea of asphalt. "Live, eat, work, and play" is the new model, where everything is at your fingertips as soon as you walk out the door. Accordingly, the multi-family residential is an absolute need. That alone can help spur a lot of the other components of the redevelopment. Petitioner has been in discussion with dozens of retailers regarding their plans and many of them inquire about multi-family residential, which has pushed Petitioner to move that component to the forefront of the redevelopment. Mr. Patras stated that Petitioner is committed to working with the City and its residents to put something forward that recreates that nostalgic feeling for future generations. The residential component creates a captive audience for retailers while also providing residents with the unparalleled amenity of having a movie theater, restaurants, and shops within walking distance.

With respect to the redevelopment timeline, Mr. Patras testified the anticipated pre-development phase to take approximately 10 months to get through design and construction documents after receiving City approval. The anticipated construction time for the multi-family residential component will then take approximately 16-17 months. While the multi-family residential is the first phase of the redevelopment, Patras stated it doesn't preclude the retail and restaurant developments from happening in conjunction with it. The commencement of those components is largely dependent on the COVID-19 pandemic. Once started, the anticipated construction timeline for the retail/entertainment phase is approximately 18-24 months.

In response to questioning from Chairman Miller, Attorney Riordan stated that the multi-family residential component will be phase 1 and some demolition would occur simultaneously. Responding further, Mr. Patras stated the Bergner's building would be demolished because it is on the proposed residential Lot A. The east side of the mall would not be demolished until a later date. Attorney Riordan added that while the Sears parcel is not part of the current redevelopment plan, Petitioner is working to acquire that parcel and incorporating it later on.

Chairman Miller noted his desire for a guarantee that the retail component of the redevelopment would follow if the multi-family residential was approved. City Engineer Eric Carls commented that part of his role is working with developers on development agreements favorable to all parties involved and provide protections to the City. His main concern with any development is the potential for a bait and switch. Engineer Carls noted it was his recommendation that the P/Z Commission give a favorable recommendation to the City Council on the Petition, but approval should be contingent on Petitioner executing a Redevelopment Agreement with the City to protect against a potential bait and switch. Attorney Riordan testified that she represents multiple municipalities and they are always concerned about a bait and switch. Attorney Riordan stated that Petitioner has no issue with making all of their requests conditional on execution of a comprehensive redevelopment agreement. She added that Petitioner is investing \$30 million in the residential component and will have a huge incentive to complete the commercial component.

In response to questioning from Member Atkinson, Attorney Riordan said that Petitioner had a market study done and believes the two-bedroom units will rent for \$1,600-\$1,700 per month. The residential is market-rate and not subsidized housing.

In response to questioning from Member Lucas, Attorney Riordan said that Petitioner has met their construction timelines on other projects pre-COVID in 2-3 years, sometimes 4 depending on the size of the project. Right now, Petitioner has a huge ongoing development in Dallas, Texas. In response to further questioning from Chairman Miller, Mr. Patras stated that there would be some overlap in the construction timelines of the residential and retail phases.

In response to questioning from Member Lucas, Mr. Koglin stated there would not be any significant change in the grade of the Property but there will be landscaped berms.

In response to questioning from Chairman Miller, Attorney Riordan testified that Petitioner is in negotiations for the Sears parcel. Right now, the main issue is getting someone with Sears on the phone. However, acquisition of Sears will happen, and Petitioner plans to tear it down.

In response to questioning from Member Atkinson, Attorney Riordan stated Petitioner is looking for signed leases from tenants prior to starting the development. She added there was a lot of excitement in January and February of this year, but then COVID-19 happened. There are signed leases and leases being negotiated. In response to further questioning from Member Atkinson, Mr. Patras said about 45% is already leased. Attorney Riordan added that they expect a lot of interest for the outlots along Route 251.

In response to questioning from Member Lucas, City Engineer Eric Carls stated he had no concerns regarding Petitioner's requests other than making them contingent on execution of a Redevelopment Agreement. Attorney Riordan commented they have no problem with that at all.

In response to questioning from Member Kalsto, Engineer Carls stated that some recently constructed higher-end duplexes in the City have been filled quickly. Mr. Koglin added that the Tracy Cross study provided by Petitioner did a very in-depth analysis of the market and was relied on by Petitioner in

determining the size and number of units, as well as rent. Mr. Patras added that the study revealed pent up demand from mature households looking to relieve themselves from landscaping and property maintenance.

In response to questioning from Member Kalsto, Mr. Patras stated the plan is to have an on-site property manager. Petitioner plans to use berms to screen the view of the mall from the residential area while keeping it walkable.

In response to questioning from Member Kalsto regarding interest in the empty retail spaces in the Hobby Lobby property to the north, Engineer Carls said that property was foreclosed and will be sold at a sheriff's sale next week.

In response to questioning from Member Kalsto, Engineer Carls stated there is one parcel to the west of the mall across North Peoria Street not currently annexed to the City. Engineer Carls added that the City has made a commitment to growing this area of the City as evidenced by all of the ongoing construction activity on North Peoria Street and Midtown Road, and relocation of the Peru Police Station. He anticipates that the area immediately west of the mall will be zoned business/commercial. Engineer Carls noted the City has a unique situation with very close interstate exits and is in the City's interest to expand development in between. If you miss the I-80 exit going in either direction, you will be able to get off at the next one and easily reach the mall. Member Kalsto stated she was concerned with the multi-family residential being in the middle of retail/commercial development. Engineer Carls responded stating, in the future, he expects similar large, mixed use developments incorporating residential in that corridor. Member Kalsto stated her concern that the number of people interested in living in the development is too small and that she would like to see the retail redevelopment come first.

Similar to Member Kalsto, Member Brady stated his only concern was the area population and filling the residential development. However, he noted that if even half of the proposed redevelopment is completed, it would be a huge improvement over what we have now.

In response to questioning from Chairman Miller, Mr. Patras stated that details are still being worked out, but hopefully existing retailers like JoAnn Fabrics and Marshalls will remain open during redevelopment. In response to further questioning from Corporate Counsel Scott Schweickert, Mr. Patras stated the multi-family residential component will be constructed all at once and not phased.

A call for public comment and objectors was made.

After first being duly sworn, Dimmick School District Ryan Linnig stated that anytime there is residential development within a TIF district, it raises a red flag because it means increased enrollment without increased revenue. In response to questioning from Mr. Linnig, Attorney Riordan stated their study projected 10 additional children. Responding further, Attorney Riordan noted the law provides a formula for reimbursement based on the number of new students and the per capital cost per student. Mr. Linnig responded stating he was familiar with the statute but noted there are discrepancies because of changes to the evidence-based funding model, adding that he hopes any redevelopment agreement would consider the impact upon Dimmick School District and the tax-paying businesses in North Peru that provide 65% of the District's revenue. In response to questioning from Mr. Patras, Mr. Linnig said Dimmick School District is k-8. Mr. Patras then noted the market study analyzed the number of additional k-12 students and, therefore, would likely be lower than 10.

Mr. Linnig then asked what would happen if the market rent does not meet expectations and if that would cause the development to change into another form of housing. Mr. Patras said that would not

change the size of the units, which are one and two-bedroom units, and other incentives could be offered to meet occupancy. Mr. Linnig stated he did not want to see a situation where there are four kids living with a parent in one unit.

After first being duly sworn, Andy Arnold stated Mr. Linnig address many of his concerns as a parent. Mr. Arnold said the Planning/Zoning Commission recently denied another request for a large multi-family development south of the Property by the water tower due to the concern that it would result in too many additional children and strain on Dimmick School District. City Engineer responded stating that the reason that Petition was denied did not have anything to do with the school district. It was a single, stand-alone, multi-family development that he and the P/Z Commission felt did not fit into the long-term development goals of the City. Engineer Carls stated this Petition is distinguishable, noting that multi-family residential is just one component of a full mixed-use redevelopment.

Mr. Arnold stated that he is a business owner and was called upon to fill vacant space in the Peru Mall. He felt the mall did not have adequate foot traffic or outside signage for his business. He also felt the rent was too high and asked GK to lower it, but they refused. He opined they could attract more retail and fill vacancies if they weren't so stubborn on rent. Mr. Arnold also voiced his concern for residential in the middle of the City's primary retail area.

In response to questioning from Chairman Miller, Engineer Carls reiterated that his favorable recommendation is based upon the execution of a Redevelopment Agreement with the City.

The Planning/Zoning Commission found that Petitioner's requests to approve the Preliminary Plat of The Crossroads at Peru, rezoning, special use, and variances/waivers 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 Petition be granted contingent on the execution of a Redevelopment Agreement.

Chairman Miller moved, and Member Atkinson seconded, to favorably recommend to the City Council that they approve Petitioner's Preliminary Plat of Crossroads at Peru. The motion passed: 4 aye, Member Kalsto voting nay, and 2 Members absent.

Member Brady moved, and Chairman Miller seconded, to favorably recommend to the City Council that they approve Petitioner's request to rezone the Property from B-2 Community Shopping District to B-4 Highway Business District. The motion passed: 5 aye, 0 nay, and 2 Members absent.

Member Lucas moved, and Member Atkinson seconded, to favorably recommend to the City Council that they approve Petitioner's request for a special use for Lot "A" to allow for multiple-family dwellings. The motion passed: 4 aye, Member Kalsto voting nay, and 2 Members absent.

Member Brady moved, and Member Lucas seconded, to favorably recommend to the City Council that they approve Petitioner's request for a variance/waiver from Section 4.03(a) for Lot "A" and Lot "C" to allow for more than one primary structure on a lot. The motion passed: 4 aye, Member Kalsto voting nay, and 2 Members absent.

Chairman Miller moved, and Member Atkinson seconded, to favorably recommend to the City Council that they approve Petitioner's request for a variance from Section 6.01(a) for Lot "A" to increase the maximum allowable gross floor area for an accessory structure to 4,000 sq. ft.. The motion passed: 4 aye, Member Kalsto voting nay, and 2 Members absent.

Member Lucas moved, and Member Brady seconded, to favorably recommend to the City Council that they approve Petitioner's request for a variance from Section 6.01.1(e) and Section 6.01.3(c) for Lot "A" to increase the maximum allowable gross floor area for all detached private garages and accessory structures to 16,800 sq. ft. The motion passed: 4 aye, Member Kalsto voting nay, and 2 Members absent.

Chairman Miller moved, and Member Atkinson seconded, to favorably recommend to the City Council that they approve Petitioner's request for a variance from Section 7.03(b)(2) for Lot "A" to reduce the number of required parking spaces per unit for multiple-family dwellings to 1.65 spaces per unit. The motion passed: 4 aye, Member Kalsto voting nay, and 2 Members absent.

Member Lucas moved, and Member Brady seconded, to favorably recommend to the City Council that they approve Petitioner's request for a variance from Section 11.05(j) for Lot "A" to increase the maximum allowable building height to three stories, not to exceed fifty-two feet. The motion passed: 4 aye, Member Kalsto voting nay, and 2 Members absent.

Member Lucas moved, and Member Atkinson seconded, to favorably recommend to the City Council that they approve Petitioner's request for a special use for Lot "A" to allow for multiple-family dwellings. The motion passed: 4 aye, Member Kalsto voting nay, and 2 Members absent.

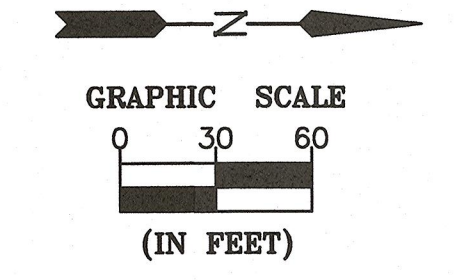
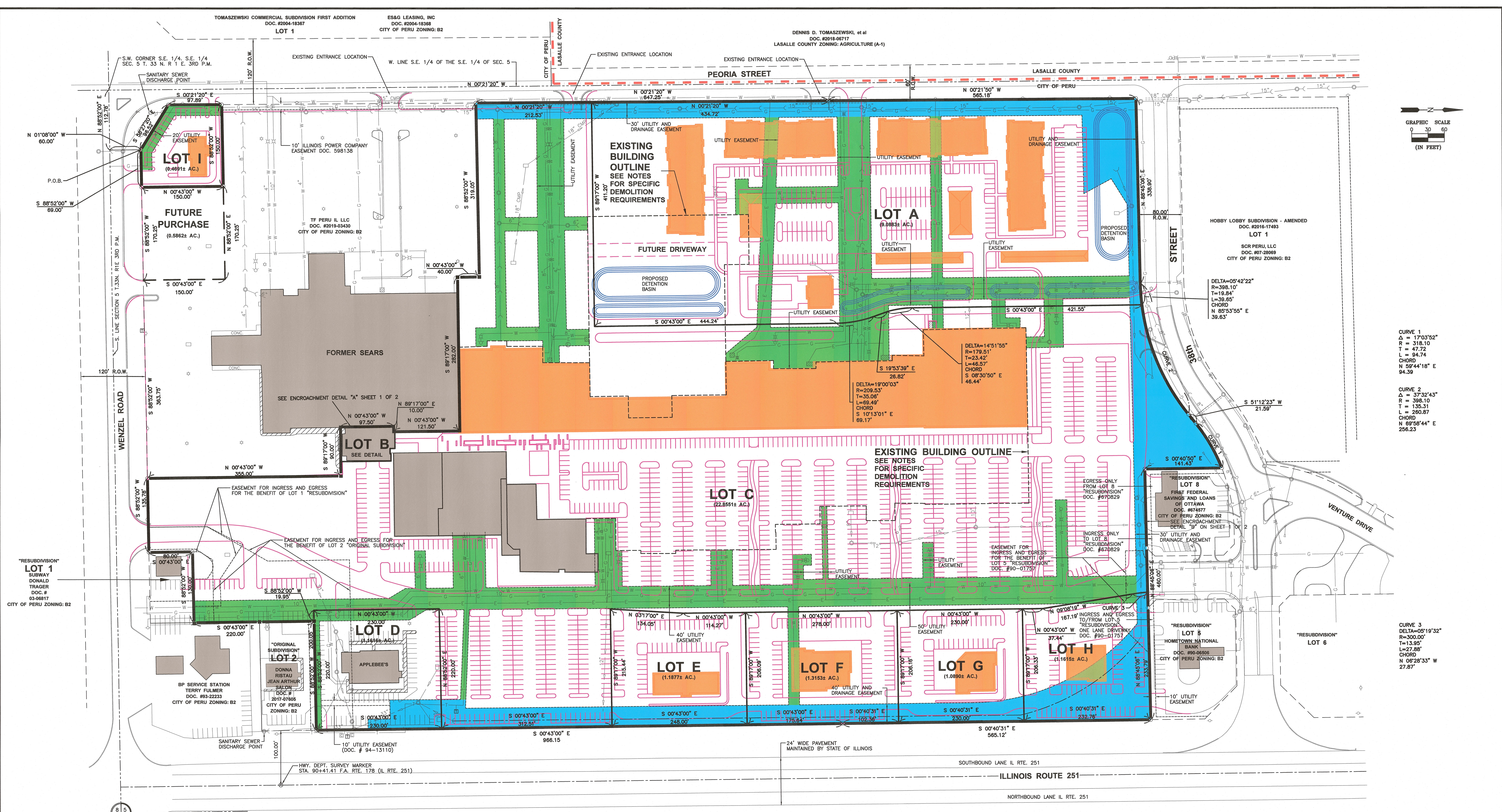
Member Atkinson moved, and Chairman Miller seconded, to favorably recommend to the City Council that they approve Petitioner's request for a variance for Lot "A" to reduce the front yard setback from Peoria Street from not less than forty feet, as provided in Section 11.05(h)(1), to not less than thirty feet. The motion passed: 4 aye, Member Kalsto voting nay, and 2 Members absent.

Each of the forgoing favorable recommendations is contingent on the execution of a Redevelopment Agreement between the City and Petitioner.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission

City of Peru, Illinois - Resubdivision - City of Peru - Plat - 07/27/2020 - 12:23:18 PM - by Lynn Goss
Drawing Name: C:\Users\LV250-00\Documents\City of Peru - Plat - 07/27/2020 - 12:23:18 PM - by Lynn Goss
Last Modified: Monday, July 27, 2020, 12:23:18 PM. Printed on: Monday, July 27, 2020, 12:23:18 PM. by Lynn Goss



CURVE 1
Δ = 17°03'52"
R = 318.10
T = 47.72
L = 94.74
CHORD
N 59°44'18" E
94.39

CURVE 2
Δ = 37°32'43"
R = 398.10
T = 135.31
L = 260.87
CHORD
N 69°58'44" E
256.23

CURVE 3
Δ = 05°19'32"
R = 300.00
T = 13.95
L = 27.88
CHORD
N 08°28'33" W
27.87

- NOTES:**
- Owner: Peru GKD Partners, LLC
c/o GK Development, Inc.
303 East Main Street, Suite 201
Barrington, IL 60010
 - Common Property Address: 1607 26th Street, Peru, Illinois
 - Lots designated "Original Subdivision" on this plat indicate lots that are part of the Peru Mall Subdivision, recorded on July 2, 1974 as Document No. 604947 and re-recorded to correct certain scrivener's errors on April 1, 1978 as Document No. 625460. Lots designated "Resubdivision" on this plat indicate lots that are part of the Resubdivision of Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Peru Mall Subdivision, recorded July 12, 1978 as Document No. 657940.
 - Current Zoning Classification of Subject Property: B-2 Community Shopping District
Proposed Zoning Classification of Subject Property: B-4 Highway Business District
Zoning of adjacent properties as shown on plat.
 - No part of the property shown on this plat of survey is located within a Special Flood Hazard Area as identified by Federal Emergency Management Agency (FEMA) Panel No. 17090C0609P dated July 18, 2011.
 - The subject property will utilize City of Peru sewer, storm water, and water supply infrastructure.
 - As noted, existing structures will require demolition prior to completing proposed improvements as shown on this Preliminary Plat. Lot A will require the demolition of the existing Bergner's building currently shown as Lot 4 in the Peru Mall Subdivision recorded as Document No. 604947. Lot C will require the demolition of a portion of the remaining existing Peru Mall building currently shown as part of Lot 3 in the Resubdivision of Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 in the Peru Mall Subdivision recorded as Document No. 657940.
 - Shown on this plat are the existing utility easements and conflicts with proposed buildings. All or some easement locations will change once a proposed utility plan is prepared by the developer.
 - Requirements for B-4 Highway Business District Zoning:
Minimum lot area: 15,000 square feet
Minimum lot width: 150 feet
Maximum floor area ratio: 1.0
Minimum setbacks:
a. Front: 40 feet. (Variance will be required.)
b. Rear: 40 feet.
c. Side: 20 feet, except a side yard adjoining a street shall be 40 feet. (Variance will be required.)
Transitional Yards:
a. Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided.
b. A landscaped buffer strip of at least 12 feet in width shall be provided immediately adjacent to any residential district for sight screening.
Maximum building height: Three (3) stories, not to exceed 45 feet.

SURVEYOR'S CERTIFICATE

I, Michael S. Richetta, Illinois Professional Land Surveyor No. 035-003788, do hereby certify that the within plat is a true and correct representation of a survey made under my direction.

Bearings shown on this plat are for the purpose of showing the angular relationship of each side of the tract and are not based on true North datum.

Dated this 27th day of July, A.D., 2020

Michael S. Richetta

ENGINEER'S CERTIFICATE

I, Michael W. Perry, a Professional Engineer duly licensed under the laws of the State of Illinois, hereby affirm that this plat meets the requirements of the City of Peru's Subdivision Ordinance to the best of my knowledge. Any request for variance(s) has been submitted per Ordinance guidelines.

Dated this 27th day of July, A.D., 2020

Michael W. Perry

PLAN COMMISSION

Preliminary Plat approved by the City of Peru Plan Commission on the _____ day of _____, A.D., _____

Chairman _____

- LEGEND**
- PROPERTY BOUNDARY
 - SECTION LINE
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - EXISTING RIGHT OF WAY
 - CITY OF PERU CORPORATE BOUNDARY
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING GAS MAIN
 - EXISTING BURIED ELECTRICAL
 - EXISTING BURIED TELEPHONE
 - EXISTING SIDEWALK
 - EXISTING UTILITY EASEMENT DOC. #664735
 - EXISTING UTILITY AND DRAINAGE EASEMENT DOC. #664735
 - PROPOSED BUILDINGS
 - PROPOSED IMPROVEMENTS
 - EXISTING BUILDINGS TO REMAIN
- EXISTING IRON PIPE
 - EXISTING RAIL ROAD SPIKE
 - EXISTING SURVEY MARKER
 - EXISTING MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER SHUT OFF VALVE
 - EXISTING POWER POLE
 - EXISTING GUY WIRE
 - EXISTING INLET
 - EXISTING LIGHT STANDARD
 - EXISTING TRANSFORMER
 - EXISTING ELECTRICAL MANHOLE
 - EXISTING GAS VALVE
 - EXISTING TELEPHONE CANNISTER
 - EXISTING CABLE CANNISTER

PRELIMINARY PLAT FOR THE CROSSROADS AT PERU

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF PERU, ILLINOIS
38.4686± ACRES
JULY, 2008

PERU OTTAWA MORRIS
ILLINOIS

DRAWN BY: LAG
CHECKED BY: MSR
DATE: 07/2020

LEVEL	BY	DATE	REVISIONS	
			DESCRIPTION	

PROPOSED
DEVELOPMENT

CURRENT AS OF: 07/27/2020	SHEET 2
SCALE: AS NOTED	OF 2
FILE NO.: 7734.00 Y-	

