

Post Office Box 299
Peru, Illinois 61354

February 2, 2023

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

RE: Petition of LKJ Properties Peru, LLC, and Maitri Path to Wellness, PLLC
710 Peoria Street, Peru, IL (PIN# 17-17-436-010 & 17-17-436-009)

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, February 1, 2023, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of LKJ Properties Peru, LLC (“Owner”), and Maitri Path to Wellness, PLLC (“Operator”) (collectively, “Petitioners”), concerning property generally located 710 Peoria Street in the City of Peru, Illinois, legally described as follows:

The South 40 feet of Lots 1 and 2 in Block 34 in Ninewa Addition to Peru, in the City of Peru, in LaSalle County, Illinois, except those portions thereof described as follows:

That part of the South 40 feet of Lot 2 in Block 34 in Ninewa Addition to the City of Peru, Illinois, described as follows: Beginning at the South West Corner of said Lot 2; thence due North along the West line of said Lot 2 for a distance of 6.41 feet to the point of beginning, continuing thence due North along the west line of said Lot 2 for a distance of 33.59 feet to the Northwest corner of the South 40 feet of said Lot 2; thence North 89°30' East along the North line of the South 40 feet of said Lot 2; for a distance of 33.00 feet: thence Southeasterly along the arc of a curve whose radius is 31.05 feet and is concave to the Southeast for a distance of 33.06 feet; thence South 25°12' West for a distance of 17.82 feet to the point of beginning, containing 325.09 square feet;

ALSO EXCEPT; That part of the South 40 feet of Lots 1 and 2 in Block 34 in Ninewa Addition to the City of Peru, Illinois, described as follows: Beginning at the Northwest corner of the South 40 feet of said Lots 1 and 2; thence North 89°30' East along the North line of the South 40 feet of said Lots 1 and 2 for a distance of 33.71 feet to the point of beginning; thence continuing North 89°30' East along the North line of the South 40 feet of said Lots 1 and 2 for a distance of 37.33 feet; thence South 00°30' East for a distance of 0.74 feet; thence South 89°30' West and parallel to the North line of the South 40 feet of said Lots 1 and 2 for a distance of 37.33 feet; thence North 00°30' West for a distance of 0.74 feet to the point of beginning, containing 27.62 square feet;

ALSO; That part of Lot 3 in Block 34 in Ninewa Addition to the City of Peru, County of LaSalle and State of Illinois, described as follows: Beginning at the Southeast corner of said Lot 3; thence South 89°30' West along the South line of said Lot 3 for a distance of 3.03 feet; thence North 25°12' East for a distance of 7.12 feet to the point on the East line of said Lot 3; thence due South along the West line of said Lot 3 for a distance of 6.41 feet to the point of beginning, containing 9.71 square feet;

ALSO; That part of Lot 8 in Block 34 in Ninewa Addition to Peru, in the City of Peru, in LaSalle County, Illinois, described as follows: Beginning at the Southeast corner of said Lot 8; thence South 89°30' West along the South line of said Lot for a distance of 24.00 feet; thence due North and parallel to the East line of said Lot 8 for a distance of 60.69 feet; thence Northeasterly along the arc of curve whose radius is 89 feet for a distance of 39.32 feet; thence North 25°12' East for distance of 29.20 feet to the point on the North line of said Lot 8; thence North 89°30' East along the North line of said Lot 8 for a distance of 3.03 feet to the Northeast corner of said Lot 8; thence due South along the East line of said Lot 8 for a distance of 125 feet to the point of beginning, containing 2489.45 square feet.

ALSO, Lots 9 and 10 in Block 34 in Ninewa Addition to Peru, in the City of Peru, in LaSalle County, Illinois. (Document #2022-08782 - LaSalle County Recorder's Office)

LaSalle County PINs: 17-17-436-010 & 17-17-436-009 (collectively, "Property")

On May 9, 2022, the City Council duly passed Ordinance No. 6654 approving a text amendment to Section 11.04(d) of the Zoning Ordinance and granting Operator a special use to operate a "professional licensed clinic offering outpatient substance use disorder treatment and recovery support services, mental health treatment and counseling services, inpatient transitional sober living, or a combination thereof" on part of the Property (PIN# 17-17-436-010). The Operator, having subsequently been awarded significant grant monies to redevelop the Property for those purposes, along with the Property Owner, desire to expand the scope of the redevelopment and seek the following relief, to wit:

- (1) An amendment to Ordinance No. 6654 to include the full legal description of the Property;
- (2) Waiver of the stormwater drainage requirements of Section 11.09 of the City Subdivision and Site Development Regulation Ordinance No. 3239;
- (3) Granting easements for existing encroachments of the parking area, canopy, and eaves on the east and south boundaries of the Property; and
- (4) For such other and further variances, relief, or action be taken as may be proper and appropriate.

The Property is zoned B3 Central Shopping District.

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

Attorney Cote Klinefelter of Herbolsheimer, Duncan, Eiten Hintz and Klinefelter, P.C.; Lisa Kelly Jones of the Operator, Brenden Faskan, Brian Barrett of Barrett Construction, and Dave Nelson of the architectural firm K2N Crest, P.C. all appeared on behalf of Petitioners and were duly sworn.

Attorney Klinefelter testified that Operator submitted its first petition in May and was approved for a special use for outpatient and inpatient transitional sober living. Since then, Petitioners have legally acquired the Property and have received significant grant monies which allows them to move forward with all phases of the proposed project, including the construction of an addition. A significant portion of the proposed addition is situated upon the adjacent parcel (PIN# 17-17-436-009). Accordingly, Petitioners seek to clarify and/or confirm the special use previously granted for PIN# 17-17-436-010 also applies to this adjacent parcel.

Attorney Klinefelter testified further that Petitioners had met with the City's Attorney and Engineer to review plans for the proposed addition, and are grateful for their input. A copy of those plans was provided to the P/Z Commission. Before reviewing the current plans and renderings for Petitioners project, Attorney Klinefelter stated he wanted to address the concerns he has heard from members of the P/Z Commission and City Council to this point.

The first concern is the impact of this transitional, sober living facility on the safety of the surrounding neighborhood and community. Attorney Klinefelter stated that safety of the community, which will include the facility's residents and staff, is paramount. Petitioners have a vested interest to ensure safety protocols are in place. Attorney Klinefelter explained these protocols have only improved with the developments following the April 27, 2022, hearing. The Operator will still be utilizing security cameras and a keycard entry system. This is an abstinence-based program in which residents must be 28 days clean before entry, and they will be subject to drug testing at least once per week and randomly without notice. The program's focus and priorities will be given to local residents. Curfew and quiet-time hours will be observed, including at the facility's outdoor space. A minimum of two staff persons will be on-site at all times during overnight hours.

Further addressing security concerns, Attorney Klinefelter noted that Petitioners have provided the P/Z Commission with several letters of support, including one from Peru Chief of Police, Sarah Raymond. Chief Raymond's letter was read into the record. The remaining letters of support from Illinois State Representative Lance Yednock, Gina Richie Dockins and Miranda Johnson, Adult Probation Officers at the LaSalle County Probation Department; and Dr. Stephen Holsford, Medical Director at Recovery Centers of America, were received into the record. The letters are attached hereto as Exhibit A.

The second concern Attorney Klinefelter addressed was the sustainability of the project, and the potential lack of uses for the building should the business fail. With respect to sustainability of the business, Attorney Klinefelter noted that, unfortunately, addiction is not going anywhere. Petitioners do not see the need for treatment going away any time soon. Furthermore, Operator's services are billed through both private and public insurance, and are not grant dependent. The grants that have been secured simply allow for this proposed renovation and addition. In the event the business is not sustainable, the building, which has sat empty for years, will have undergone hundreds of thousands of dollars in upgrades, increasing its value and marketability. It could then easily be converted to either residential or office uses.

Dave Nelson presented slides showing the proposed site and floor plans for the project, copies of which are attached hereto as Exhibit B. Men and women will have separate areas within the building, each

of which have six bedrooms, a bathroom, living room/lounge area, and laundry room. The balance of the building includes a shared kitchen lounge, function room and offices for outpatient services.

Mr. Nelson then presented slides showing concept renderings for the project from various angles, copies of which are attached hereto as Exhibit C. Mr. Nelson highlighted the private, landscaped outdoor terrace area on the south side of the Property, noting that the ground level of the terrace will be raised given the existing slope and will afford additional privacy to both residents and neighbors.

Attorney Klinefelter stated that if Petitioners receive approval for the relief requested, the next step is to go through the permitting process and finalize plans for construction.

Eric Carls, the City's Director of Engineering and Zoning, congratulated Petitioners on its grant awards, noting that one of his initial concerns at the first hearing was whether the existing building provided enough space for everything they wanted to do. The revised plans with the addition are much more functional. With respect to Petitioners request for waiver of stormwater drainage requirements, Engineer Carls noted that given the nature of the Property being a developed, impervious site located downtown, the City typically does not require stormwater retention. Accordingly, Engineer Carls favorably recommended approval of the requested waiver of stormwater drainage requirements.

Scott Schweickert, City Corporation Counsel, addressed the requested easements for two existing encroachments at the Property. A canopy on the east side of the existing structure encroaches on the Peoria Street right-of-way. Attorney Schweickert noted no easement or license is required for the canopy because it constitutes a "permissible encroachment" that does not impair the free and safe flow of traffic pursuant to Section 94-1 of the City's Code. The other encroachment involves the parking area south of the Property in the Third Street right-of-way. Schweickert explained that the Third Street right-of-way is 80' wide, and the approximately 23' encroachment has been, and currently is, used for parking and parking lot purposes for the benefit of the Property. Attorney Schweickert saw no issues with Petitioners making improvements and continuing to use the encroachment area for those purposes.

Engineer Carls acknowledged that Petitioners had addressed the City's privacy concerns with the outdoor terrace space by incorporating screening and landscaping. In response to questioning from Member Lucas, Engineer Carls noted that the planned parking spaces exceed the number required by the City's Zoning Ordinance. Lisa Kelly Jones reiterated that the parking area will be primarily used by staff and outpatient clients since many of the inpatient residents will not have automobiles.

In response to questioning from Chairman Miller, Ms. Jones testified that she did not expect maximum occupancy immediately after completion of the project. She stated that it will take some time to market the business, interview candidates and perform assessment screenings before that occurs, but acknowledged there is a huge demand for services and facilities like this.

In response to further questioning from Member Moreno, Ms. Jones said that the nearest facility that is comparable to that being proposed is between 65-80 miles away. There is one in Rockford and St. Charles.

Member Brady stated that he supports the Petitioner's intent. Brady acknowledged that these services are needed and that the renovated building looks great. However, as with the first hearing, he believes the Property is not the right location for the facility and indicated he would be voting no.

Chairman Miller called for public comment and objections.

Carol Alcorn from PADS homeless shelter said they have been looking for this type of facility and would be very grateful for these services locally. In the 17 years she has worked with the homeless population, they have had to take them to Bloomington, Rockford or Chicago for these services. Ms. Alcorn noted that PADS is also in a commercial area, and they have very few issues with security. She said this is a big perk for our community, stressed the need for it, and encouraged the Commission to support it.

Bob Powell, Director at the Marriage Resource Center on Peoria Street, also voiced his support for Petitioners. Mr. Powell said he doesn't work directly with alcohol abuse, but regularly sees alcohol being the cause a lot of marital problems, domestic violence and child abuse during his counseling.

Brian Zebron stated that he has been a narcotics officer in the area for 23 years. During that time, whether it is big cases over interstate lines or local cases, there is always a drug problem. They deal with it all the time and he doesn't think its going anywhere. Where things are going with law enforcement now, these people are not being put in jail anymore. Law enforcement is forced to deal with the same people again and again, and we need to do something. Mr. Zebron believes this is needed and a great opportunity to help people rather than lock them up or keep releasing them to the street.

Paul Hempel from Recovery Centers of America stated that he works with Will County Substance Abuse Coalition and has been active with similar sober living projects in Will County. He regularly works with the social workers, care managers and discharge planners at our area's hospitals. Mr. Hempel said there is nowhere to send these people. It is a revolving door at the other facilities, and they are sent back out to the street with a list of resources. There is one outpatient facility in LaSalle County he is aware of with a long waiting list. These people are not receiving any help and are plugging up the emergency rooms and jails. Mr. Hempel said they run Solid Ground Sober Living families, a not for profit that does sober living in Will County. They have 54 beds for men and 9 for women. When these people leave, they are productive, working, tax-paying members of society again. The residents that will come to Petitioners facility will be seeking area employment. Mr. Hempel said he knows these places work from experience; he is 12 years sober himself and it wasn't too long ago that he was plugging up the emergency room and jail cells. Everyone knows someone that is affected by alcoholism and drug abuse, and these problems are not going away. He wishes every community had one of these facilities. Mr. Hempel added that they have a 120-bed facility in Saint Charles, but that is only for those who are commercially insured; this facility will help more people.

Brian Zebron stated that he has known Ms. Kelly Jones for a while now and the reason why he likes her program in particular is because she holds people accountable for their actions. Other programs enable people, whereas Kelly understands the problem and hold people accountable.

Member Grabowski said its sad that we have this problem in society. Grabowski welcomed the project to our community and thanked Petitioners for choosing Peru.

Member Moreno thanked Petitioners for stepping up to help address this problem and for choosing Peru.

In response to questioning from Member Kalsto, Ms. Jones stated the maximum occupancy for residents at the proposed facility is 24 – 12 male and 12 female.

There was no further public comments or objections.

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

Member Moreno moved, and Member Grabowski seconded, to favorably recommend that the City Council amend and/or clarify Ordinance No. 6654 to confirm that the special use granted to Operator to operate a “professional licensed clinic offering outpatient substance use disorder treatment and recovery support services, mental health treatment and counseling services, inpatient transitional sober living, or a combination thereof” applies to the entire Property (including PIN #17-17-436-009). The motion passed: 5 aye, Member Brady voting nay, and 1 Members absent.

Member Lucas moved, and Member Moreno seconded, to favorably recommend that the City Council grant the Property a waiver from the stormwater drainage requirements of Section 11.09 of the City Subdivision and Site Development Regulation Ordinance No. 3239. The motion passed: 5 aye, Member Brady voting nay, and 1 Members absent.

Member Lucas moved, and Member Moreno seconded, to favorably recommend that the City Council grant Petitioners an easement or license for the existing 3rd Street right-of-way encroachment for parking and/or parking lot purposes. The motion passed: 5 aye, Member Brady voting nay, and 1 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission

Sarah L. Raymond
Chief of Police
sraymond@perupolice.org



2650 N. Peoria Street
Peru, Illinois 61354

February 1, 2023

Building and Zoning Department Members,

I'd like to express my gratitude to all of you for your consideration of this much needed service to our community. What Kelly Jones is attempting to establish in the City of Peru is not only beneficial to those who would be clients, but also to all City of Peru Community members. Helping people overcome addiction through these services gives them, members of our community, the opportunity to succeed and be productive members of not only society but also to the City of Peru.

Please remember during your consideration that this business is housing people who are clean, meaning substance free, and those that are trying as hard as they possibly can to get back on their feet. With the help of Kelly and this program, they can obtain and sustain their goals and get back to living life in a community that accepts them and wants to see them flourish.

Addiction and substance abuse surrounds everyone of us every single day. These people are already living in your neighborhoods, unclean. Please allow them the opportunity for the chance at sobriety and recovery. I could not be more happy to see this in the City of Peru and foresee no issues with it being here. I see it as a major benefit to us all.

Thank you for your consideration and continued support.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Raymond". The signature is fluid and cursive, with a large loop at the end.

Sarah Raymond
Chief of Police

January 31, 2023

City of Peru
Planning & Zoning Commission
1901 Fourth Street
Peru, Illinois 61354

Dear Planning & Zoning Commission:

Re: Maitri Path to Wellness, PLLC - Special Use Permit
710 Peoria Street, Peru, Illinois 61354

I had an opportunity to meet with Lisa "Kelly" Jones on December 21, 2022, regarding her intended development of the property located at 710 Peoria Street, Peru. It is my understanding she will present her Petition for a Special Use Permit before your Commission on February 1, 2023. I am writing to you to voice my full support of the project.

As I am sure you are all aware, our community has many healthcare needs. Not the least of which is much needed support of our neighbors struggling with addiction, especially in terms of extended care options. I have reviewed Ms. Jones' intended purpose, her scope of services, and her site plans for the project. The development will not only provide a safe place for our neighbors to continue their recovery, but will also beautify an otherwise vacant building.

I ask that you join Ms. Jones and I in our commitment to serving our neighbors by voting to recommend approval of the Petition. Thank you for your continued service to our District.

Very truly yours,

Lance Yednock
State Representative
76th District
628 Columbus St. Suite 204
Ottawa, IL 61350
(815) 324-5055

January 31, 2023

RE: Letter of Support for Recovery Home Services in LaSalle County

To Whom It May Concern,

I am writing to you at this time in support of recovery support services for the citizens of LaSalle County. My name is Gina Dockins, and I currently work as an Adult Redeploy Intensive Probation Officer with La Salle County Adult Probation. I have held this position for nearly 9 years, and have been charged with the responsibility of supervising high risk offenders who suffer from addiction and mental health issues. My career and work experience with this population has provided me with an education and understanding about the comprehensive needs of individuals suffering from substance use and mental health disorders.

To this end, I am specifically writing in support of Counselor, Kelly Jones, LCSW, CADC, who I worked with closely while she was employed as the mental health counselor at the La Salle County Jail. Many of the clients who are referred to the Adult Redeploy program are routed through the LaSalle County Jail. That shared experience gave me an opportunity to interact with Ms. Jones in a professional capacity, as she worked to provide many clients with mental health services during their period of incarceration. I found Ms. Jones to be conscientious, detail-oriented and client focused. She consistently worked to advocate for clients, while concurrently holding them accountable.

Ms. Jones is keenly aware of the need for more mental health services for the clients of LaSalle County. This also includes her understanding of the desperate need for safe, structured, housing to support successful stabilization in the community. It is my understanding that Ms. Jones is currently pursuing property in La Salle County to open and operate a licensed Recovery Home in order to help meet this need. I fully support her endeavor to fill this gap through providing structured services to complement our community's service system; and once these services are in place, they will no doubt improve the lives of so many individuals in need.

My work with Ms. Jones over time has provided me with confidence in her ability to run an efficient and effective Recovery Home; she has a commitment to hiring competent and capable staff, and to providing a program that is designed to help clients reach their goals in a stable, recovery-oriented environment. I encourage you to fully support this initiative.

If you need further information from me, or if I can answer any questions about my experience with working with Ms. Jones, please feel free to contact me by phone at: 972-567-3844.

Thank you for your time and consideration in this important matter.

Sincerely yours,

Gina Richie Dockins

Gina Richie Dockins
Intensive Adult Probation Officer
La Salle County Probation Department

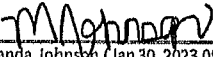
January 30, 2023

City of Peru
Planning & Zoning Commission
1901 Fourth Street
Peru, Illinois 61354

Dear Planning & Zoning Commission:

Re: Maitri Path to Wellness, PLLC - Special Use Permit
710 Peoria Street, Peru, Illinois 61354

My name is Miranda Johnson. I work as an Adult Probation Officer for the Lasalle County Drug and Mental Health Court programs. I wanted to reach out to express my support and the community's need for the proposed abstinence based transitional living and outpatient behavioral health clinic by Kelly Jones of Maitri Path to Wellness. The need in Lasalle County is real and is seen firsthand daily. Lasalle County has an extreme lack of service options for those struggling with addiction. As a Probation Officer to consistently have to refer out for services to locations such as Addison and Peoria, it is not only frustrating but extends the timeframe to provide adequate support and services to those who need it immediately. The more people that can receive amazing support and services the better in our community. I want to speak also of how dedicated and hardworking Kelly Jones truly is. Kelly Jones does not see this as a problem, but more an opportunity to help others find hope and meaning in life. Her passion and drive to help the community and make a difference is seen daily. I write this letter to ask each and everyone of you to stand behind Kelly and support this amazing opportunity and true need to make a difference. Please know recovery is possible!


Miranda Johnson (Jan 30, 2023 09:52 CST)

Miranda Johnson
Lasalle County Adult Probation



Recovery Centers *of* America

January 31, 2023

City of Peru

Planning & Zoning Commission

1901 Fourth Street

Peru, IL 61354

Re: Maitri Path to Wellness, PLLC-SUP

Dear Planning & Zoning Commission:

My name is Steve Holtsford. I am the Medical Director at Recovery Centers of America and Lighthouse Recovery, both in St. Charles, IL. I'm writing to urge you to support the opening of a transitional living and outpatient behavioral health facility by Kelly Jones of Maitri Path to Wellness.

Your community is fortunate to have such a dedicated advocate and expert clinician as Kelly Jones. I've known Kelly for several years from our work with patients involved in the criminal justice system. A stable, sober living situation is vital early in the recovery process. People in recovery from substance use disorder are healthier, maintain employment, don't use excessive health resources, and do not commit crimes. Your entire community will benefit from this facility.

People often start to use drugs because they are suffering. Their needs are not being met and substances are a way of dealing with their complex emotions. Having a community supported, healthy, stable housing facility will tell every patient that the community of Peru cares about them. When patients that are suffering from substance use disorder know that someone cares about them, it gives them strength to remain in recovery.

In solidarity with Kelly and the patients of your community,

Stephen Holtsford, MD

Medical Director

holtsford@sbcglobal.net

1-800-RECOVERY | recoverycentersofamerica.com/stcharles

Recovery Centers of America at St. Charles
41W400 Silver Glen Road | St. Charles, IL 60175

Job No.
 22534
Sheet No.
 D100

Drawn by: PJ
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 All work shall be in accordance with the specifications and standards for the project.

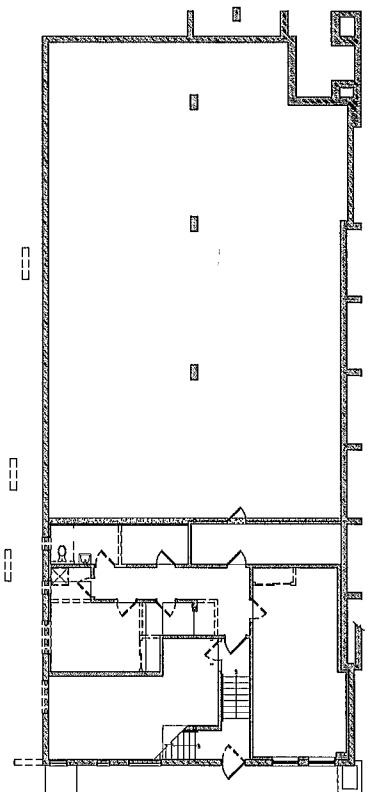
DEMOLITION PLANS

**PERU MEDICAL CENTER
 REMODEL**
 1100 S. 11TH ST.
 CHICAGO, IL 60605

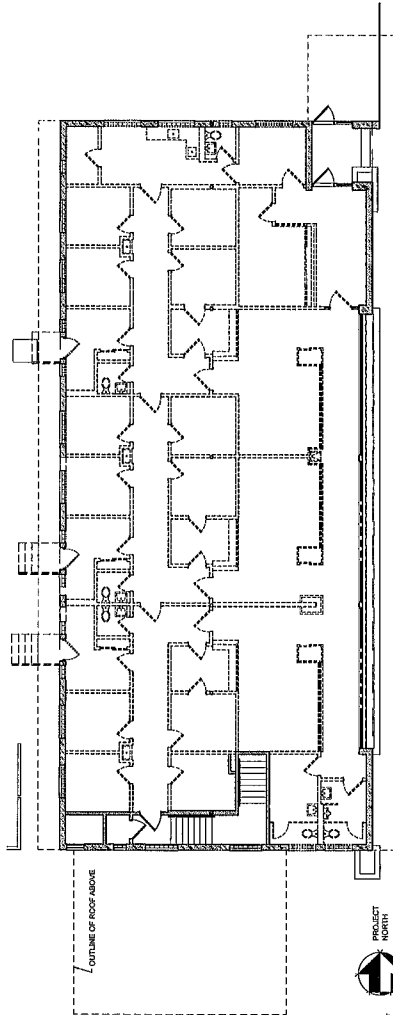
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No.	By	Date	Description
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2	DN	12/08/22	ISSUED FOR PERMITS
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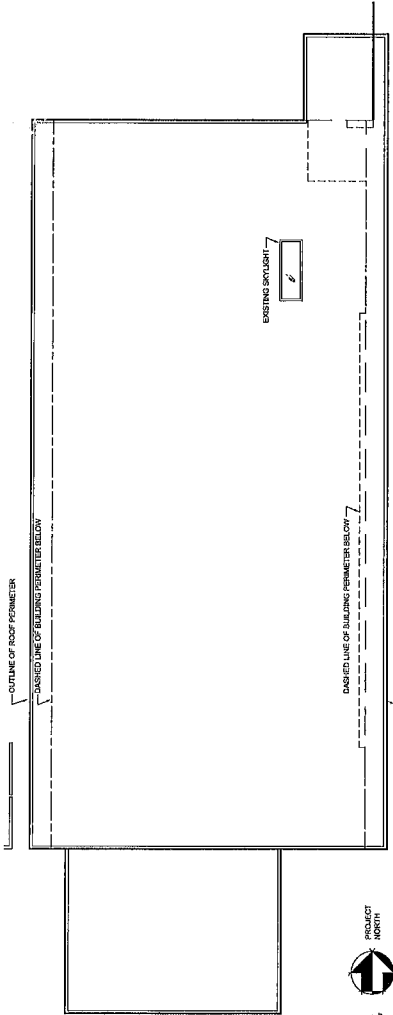
K2NCREST
 1010 Jodie Blvd., Suite 320
 Oak Brook, IL 60521
 P: 630.590.0585
 F: 630.590.0585



A BASEMENT DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"
 D100

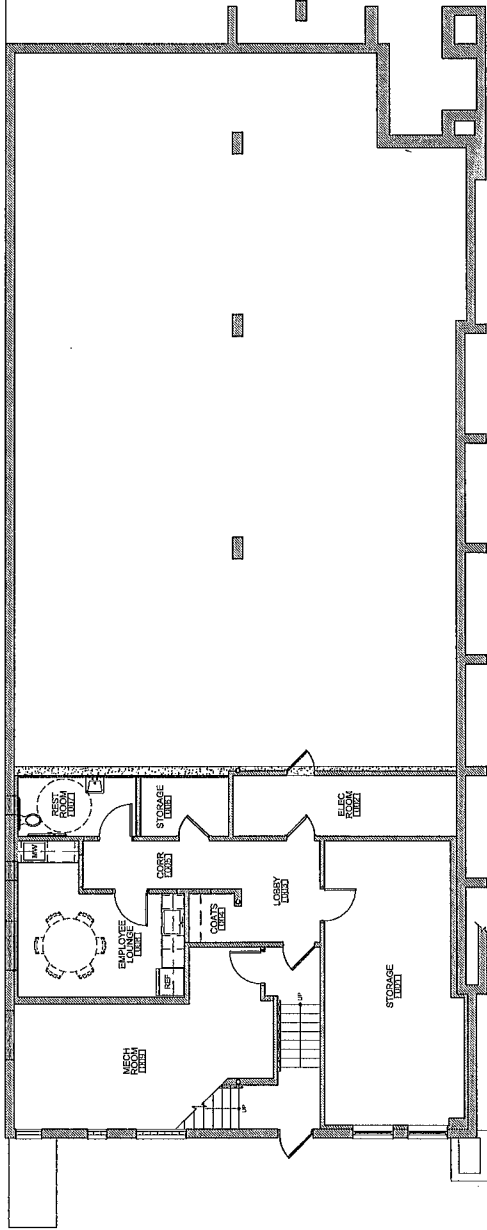


B FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"
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C ROOF DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"
 D100

A LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"



Job No.
22534

Sheet No.
A100

Drawings and Specifications are only to be used with K2N Crest. It is intended as a guide only and is not to be used for construction purposes.

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 Date: 11/02/22
 Design By: PJ

LOWER LEVEL PLAN
 PERU MEDICAL CENTER
 THIRD ST AND PEROMA ST
 REMODEL

No.	By	Date	Description
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3	DN	12/06/22	ISSUED FOR OWNER REVIEW
4	DN	12/09/22	ISSUED FOR PRICING
5	DN	02/01/23	ISSUED FOR OWNER REVIEW
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K2NCREST
 1010 Jamie Blvd., Suite 320
 Oak Brook, IL 60523
 P: 630.990.0585
 F: 630.990.0586

Job No.
22534
Sheet No.
A101

A FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
A101

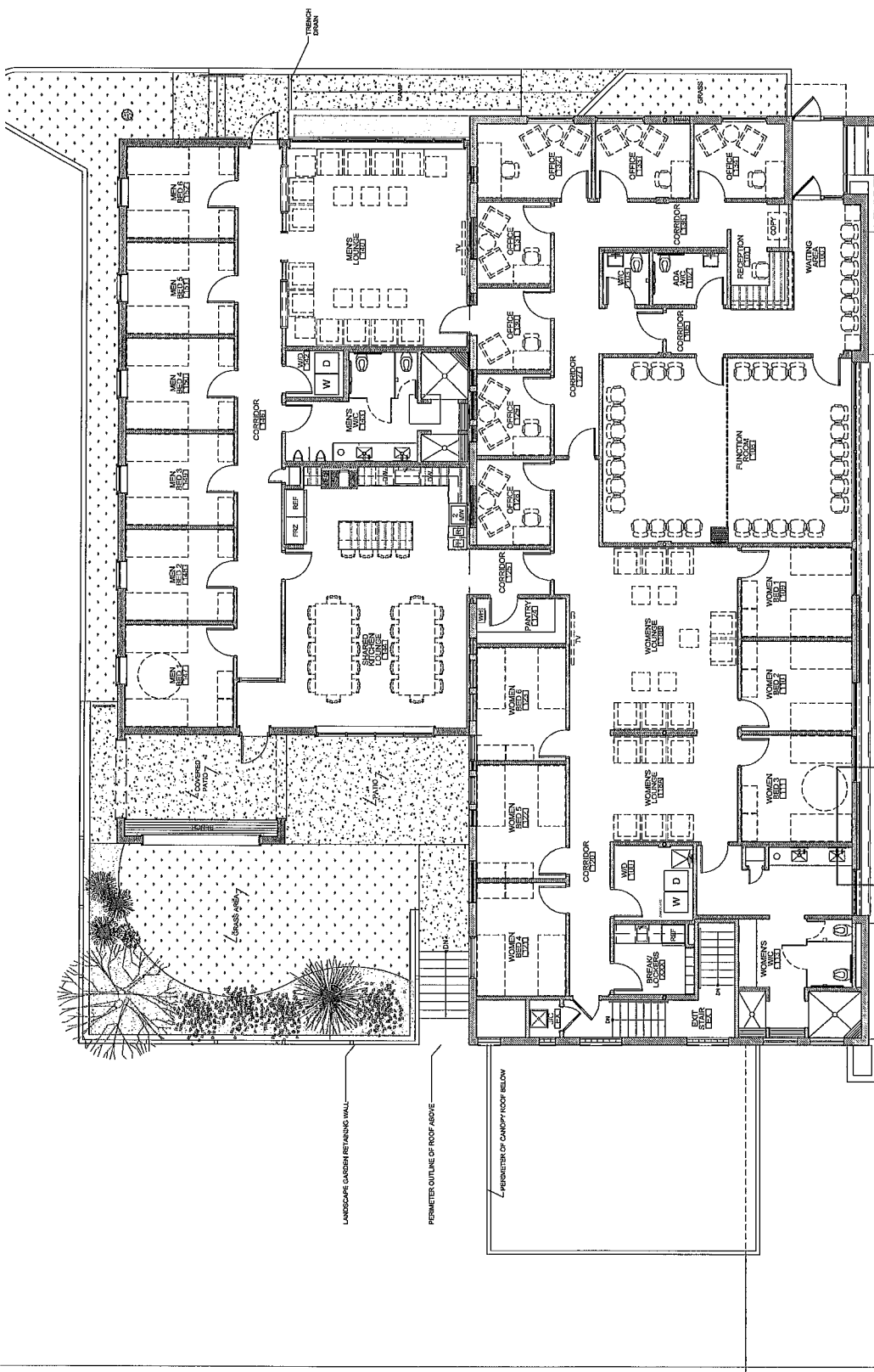


FIRST FLOOR PLAN
PERU
THIRD ST. AND PERONA ST.
REMODEL
PERU MEDICAL CENTER

Drawn By: PJ Date: 1/10/22
Checked By: PJ
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No.	By	Date	Description
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3	DN	1/28/22	ISSUED FOR PERMITS
4	DN	1/29/22	ISSUED FOR OWNER REVIEW
5	DN	02/17/23	ISSUED FOR OWNER REVIEW
6			
7			
8			

K2NCREST
1010 Jodee Blvd., Suite 320
Oak Brook, IL 60523
P: 630.599.9595
F: 630.599.1588



Job No.
22534
Sheet No.
A300

BUILDING ELEVATIONS

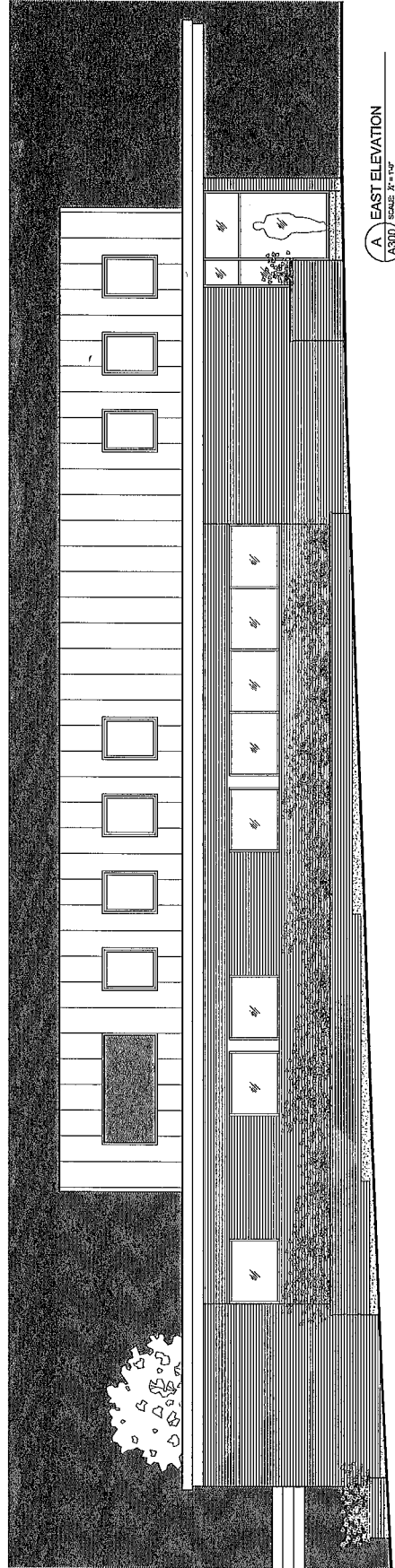
PERU MEDICAL CENTER
REMODEL
THIRD ST AND PERMA ST
PERU

Drawn By: PJ Date: 1/10/22
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ILLINOIS
Architect/Engineer
With ICAI Seal. It remains the user's responsibility to verify that the drawings and specifications are only to be used for the project and location indicated.

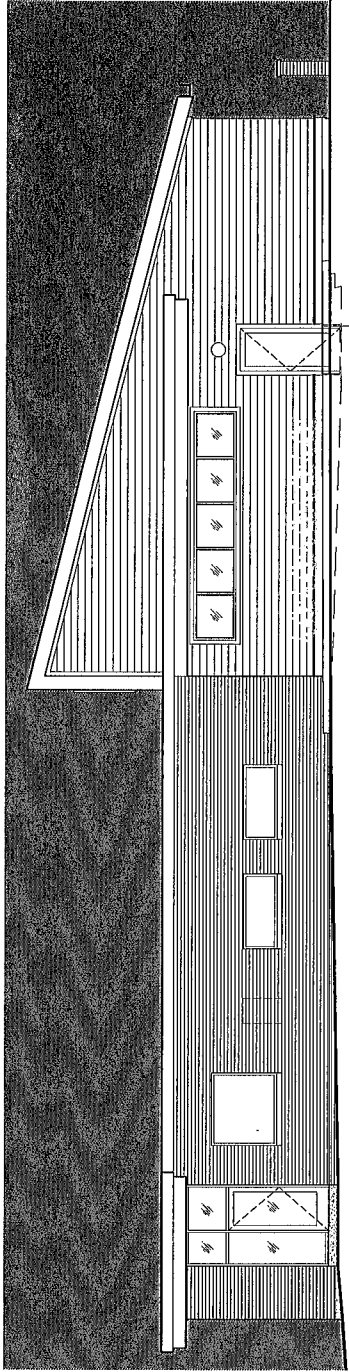
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3	DN	12/09/22	ISSUED FOR OWNER REVIEW
4	DN	02/01/23	ISSUED FOR OWNER REVIEW
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7			
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K2NCREST
1010 Jolie Blvd., Suite 320
Oak Brook, IL 60523
P: 630.990.9585
F: 630.990.5588

A EAST ELEVATION
SCALE: 3/4" = 1'-0"
A300



B NORTH ELEVATION
SCALE: 3/4" = 1'-0"
A300



Job No.
22534
Sheet No.
A301

Drawings and Specifications are to be used with K2N Crest. It is intended as a design reference only.

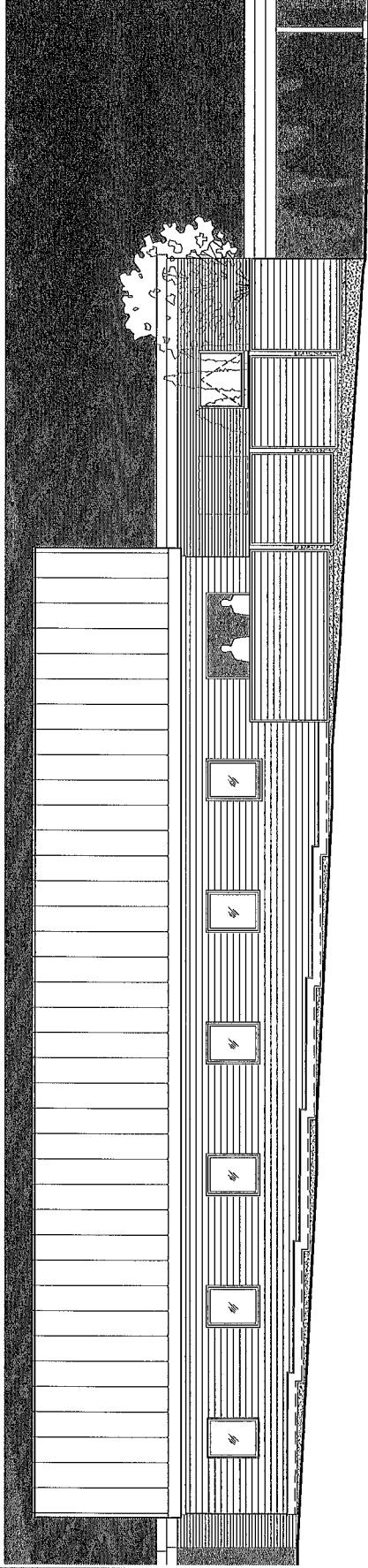
Scale: 1/4" = 1'-0"
Created by: PJ

Date: 1/10/22
ILLINOIS

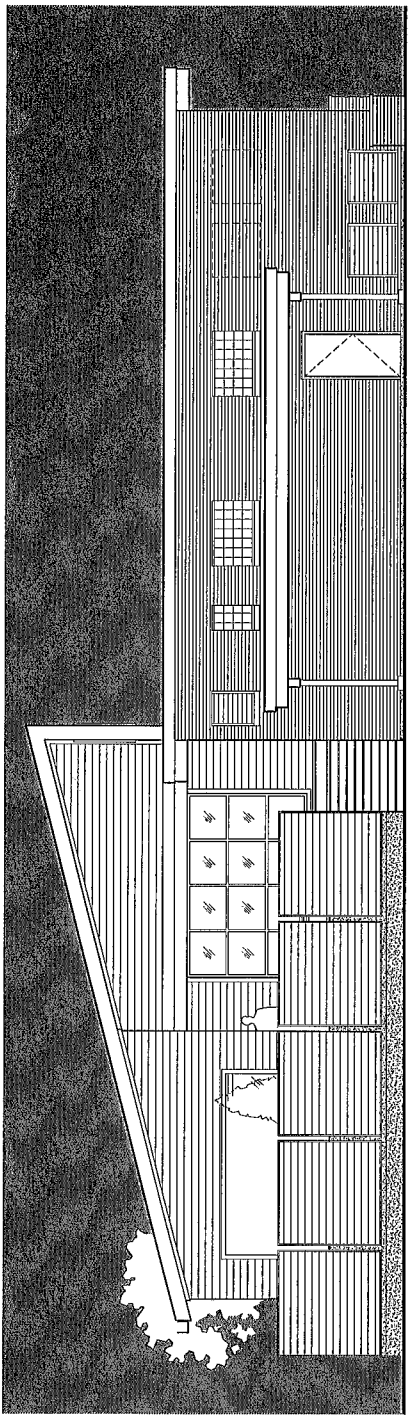
BUILDING ELEVATIONS
PERU MEDICAL CENTER
THIRD ST AND PEROMA ST
REMODEL
PERM

No.	By	Date	Description
1	PJ	1/10/22	ISSUED FOR OWNER REVIEW
2	DN	12/06/22	ISSUED FOR OWNER REVIEW
3	DN	12/06/22	ISSUED FOR OWNER REVIEW
4	DN	02/01/23	ISSUED FOR OWNER REVIEW

K2NCREST
1010 Jodie Blvd., Suite 320
Oak Brook, IL 60523
Tel: 630.580.5588



A WEST ELEVATION
A301 SCALE: 1/4" = 1'-0"



B SOUTH ELEVATION
A301 SCALE: 1/4" = 1'-0"



K2NCREST

EXHIBIT
C



K2NCREST



K2NCREST



K2NCREST