



Post Office Box 299
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December 21, 2023

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

**RE: Petition of the City of Peru for Annexation and Zoning of Territory
15.9± acres located north of May Road, east of Peru Walmart, and south of
the former right-of-way of the LaSalle and Bureau County Railway (Part of
PIN# 11-33-317-000)**

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, December 20, 2023, at 5:00 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 (“Petitioner” or “City”) for annexation and zoning of territory pursuant to 65 ILCS 5/7-1-13.

Petitioner desires to annex certain real property generally located north of May Road, east of Peru Walmart, and south of the former right-of-way of the LaSalle and Bureau County Railway, legally described as follows:

That part of the North Half of the Southwest Quarter of Section 33, Township 34 North, Range 1, East of the Third Principal Meridian lying South of the former right of way of the LaSalle and Bureau County Railroad and East of Peru Marketplace Commercial Subdivision First Addition to the City of Peru, all located in the Township of Dimmick, County of LaSalle and State of Illinois.

Part of PIN# 11-33-317-000 (hereinafter, “Territory”)

The Territory consists of 15.9± acres and is not situated within the limits of any municipality but is contiguous to and wholly bounded by property already situated within the corporate limits of the City of Peru and zoned B-4 Highway Business District under the City’s Zoning Ordinance.

Petitioner seeks the following relief, to wit:

- (a) That the Territory be annexed to the City of Peru by Ordinance of the Mayor and City Council of the City of Peru pursuant to 65 ILCS 5/7-1-13;
- (b) That upon annexation, the Territory be zoned B-4 Highway Business District pursuant to

Section 4.13 of the City's Zoning Ordinance; and
(c) For such other and further action to be taken as is appropriate.

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

City of Peru Corporation Counsel, Scott Schweickert, appeared on behalf of the Petitioner and was duly sworn. Attorney Schweickert testified that this is a forced annexation pursuant to 65 ILCS 5/7-1-13 similar to the City's recent annexation of property near Grace Bible Fellowship Church. Under the statute, the City can annex property containing less than 60 acres that is wholly bounded by the City's corporate limits. Schweickert said this Territory is not only wholly bounded by the corporate limits of the City, but also by property owned by the City.

Attorney Schweickert testified further that the parcel is split by the 100' wide former railroad right of way now owned by the City. The Territory sought to be annexed is only that portion located south of the former railroad. The portion of the parcel located north of the former railroad will remain unannexed for now.

There were no public comments or objections.

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

Member 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 of the
Planning/Zoning Commission