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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
215 LaSalle Road, LaSalle, IL (5.2± Acres) (PIN: 11-33-316-000)**

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 consisting of one parcel commonly known as 215 LaSalle Road, LaSalle, Illinois, legally described as follows:

That part of the South Half of the Southwest Quarter of Section 33, Township 34 North, Range 1, East of the Third Principal Meridian in LaSalle County, Illinois, described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 33; thence North 90 degrees 00 minutes 00 seconds East 1032.56 feet along the South Line of said Southwest Quarter to the Point of Beginning of the tract of land to be described; thence North 0 degrees 11 minutes 18 seconds East 570 feet to a point; thence South 90 degrees 00 minutes 00 seconds East 400 feet to a point; thence South 00 degrees 00 minutes 00 seconds West to a point on the South Line of the Southwest Quarter of said Section 33; thence South 90 degrees 00 minutes 00 seconds West to the Point of Beginning, containing over 5 acres, except the coal and underlying minerals and the right to mine and remove the same, in LaSalle County, Illinois subject to the rights of the public to the portion being used for roadway purposes along the South side of the tract of land described above situated in LaSalle County, Illinois.

PIN: 11-33-316-000 (hereinafter, “Territory”)

The Territory contains 5.2± 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;
- (c) That upon annexation, the Territory be assigned a new address of 1301 May Road, Peru, IL; and
- (d) 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 the Territory's owner of record is Miguel Guerrero. The Territory is surrounded on by the corporate limits of the City and on the west, east, and north sides by property owned by the City known as the "Halm Farm." Schweickert said there has been development interest on the Halm Farm over the last several years, as well as some ongoing redevelopment along May Road with the new QuikTrip. Schweickert said the Halm Farm has also been considered as a potential location for a regional sports complex.

Attorney Schweickert testified further 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. The annexation will bring the Territory into the corporate limits of the City and subject it to the City's Zoning Ordinance.

In response to questioning from Member Lucas, Schweickert said it was his understanding that the owner of the Territory is currently living with his daughter in California and leases the property.

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 Jones 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 of the
Planning/Zoning Commission