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May 16, 2024

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

RE: Petition of Central Bank Illinois
1721 Midtown Road, Peru, IL (PIN# 17-08-200-003)

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 15, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Central Bank Illinois (“Petitioner”) concerning property commonly known as 1721 Midtown Road in the City of Peru, Illinois, legally described as follows:

Lot Five (5) in the Re-Subdivision of Midway Commercial Subdivision according to the Plat thereof recorded on September 18, 1996 as Document #1996-15749, except coal and minerals and the right to mine and remove the same as heretofore severed from the fee thereof, situated in the City of Peru, LaSalle County, Illinois, and subject to the general taxes for the year of 2017 and thereafter, Operation and Easement Agreement recorded February 10, 1997 as Document No. 97-02202 and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record, all situated in the County of LaSalle and State of Illinois.

PIN #: 17-08-200-003 (“Property”)

Petitioner desires to subdivide the Property and seeks the following relief, to wit:

- (1) Waiver of all fees and impact fees including but not limited to, the plat review fee, the plan review fee, the construction inspection fee, water and sewer acreage fees, water and sewer front footage fees, and infrastructure construction inspection fees;
- (2) Waiver of the requirement that a Preliminary Plat be prepared and submitted for approval under Article III of the City’s Subdivision and Site Development Regulations Ordinance (“Subdivision Ordinance”);
- (3) Waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02 of the Subdivision Ordinance;
- (4) Approval of Final Plat of the Subdivision of Lot 5 of the Resubdivision of Midway Commercial Subdivision, consisting of two lots; and
- (5) For such other and further relief deemed necessary or appropriate.

The Property is zoned B-4 Highway Business District.

Planning/Zoning Commission Members Jones, Grabowski, Brady, and Becker were present at the hearing. Members Miller, Lucas, and Kalsto were absent.

Rick Clary appeared on behalf of the Petitioner and was duly sworn. Mr. Clary testified that Petitioner bought the Property and built a new bank on approximately one-half of the lot about 5 years ago. The other half of the lot is available to develop by some new business that comes to town or an expansion of an existing business. Petitioner does not have any use for the remainder of the lot, but it is in a great location. Petitioner seeks to subdivide so they can potentially sell it for future development.

City Corporation Counsel, Scott Schweickert, noted there is a 10' building setback in the rear yard of both lots on the proposed plat. Petitioner had previously received a variance to reduce that setback prior to the bank being built. Attorney Schweickert said he had some additional recommended changes to the proposed Final Plat. In reviewing the prior plat for the Resubdivision of Midway Commercial Subdivision, Schweickert noted the existence of a 10' sanitary sewer easement along the west property line of what is to become Lot 1 which is not shown on the proposed Final Plat. In the same area, Schweickert also identified an apparent City electric easement, as evidenced by a pole line running along the east side of Peoria Street. Attorney Schweickert recommended approval of the Plat with the addition of those and any other easements so there would be no question about them going forward.

City Director of Engineering and Zoning, Eric Carls, believed there was also an electric line running along the north property line of both Lot 1 and Lot 2. Member Brady noted there appears to be a transformer in the rear yard of Lot 2. Engineer Carls said they will need to verify if that is the City's transformer and any other required easements. Attorney Schweickert noted the proposed final plat only shows a 10' wide Ameren gas pipeline and general At&T easement along the north property line. Engineer Carls said they would like to verify all the easements are shown properly and carried through to the new plat. Other than that, Carls stated there was no objection from his office.

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 that the City Council grant the relief requested by the Petition subject to the recommendations of Engineer Carls and Attorney Schweickert.

Member Brady moved, and Member Grabowski seconded, to favorably recommend that the City Council approve the Petition as prayed for subject to the revisions recommended by Engineer Carls and Attorney Schweickert. The motion passed unanimously: 4 aye, 0 nay, and Members Miller, Lucas, and Kalsto absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission