



Post Office Box 299
Peru, Illinois 61354

June 27, 2024

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 Generally Located East of Peoria Street between 26th Street and Sunset Drive
PINs: 17-08-416-000; 17-08-425-000; 17-08-428-000 (19± Total Acres)

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, June 26, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of the City of Peru (“Petitioner”) seeking annexation and zoning of 19± acres generally located East of Peoria Street between 26th Street and Sunset Drive, legally described as follows:

The South Half of the North Half of the East Half of the Southeast Quarter, Section 8, in Township 33 North, Range 1 East of the Third Principal Meridian.

EXCEPTING THEREFROM THE FOLLOWING:

Commencing at the Northeast corner of said Quarter Section; thence South 01 degrees 10 minutes 22 seconds West 661.04 feet along the East line of said Quarter Section to the Northeast corner of said South Half, said point also being the Point of Beginning; thence South 01 degrees 10 minutes 22 seconds West 121.08 feet along said East line; thence North 89 degrees 59 minutes 57 seconds West 115.36 feet to a point on a curve concave to the Southeast and having a radius of 220.00 feet; thence Northeasterly 20.25 feet, along said curve, to a tangent curve concave to the Northwest and having a radius of 280.00 feet; thence Northeasterly 103.55 feet along said tangent curve to a tangent line; thence North 01 degrees 09 minutes 55 seconds East 1.21 feet along said tangent line to a point on the North line of said South Half; thence South 89 degrees 59 minutes 29 seconds East 90.00 feet along said North line to the Point of Beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

Beginning at the Northwest corner of Lot 41 in Marquette Manor Addition to the City of Peru, Illinois; thence South along a West line of said Addition for a distance of 220 feet; thence South 88 degrees 52 minutes West along a North line of said Addition for a distance of 125 feet; thence due North for a distance of 172.50 feet; thence North 64 degrees 13 minutes East for a distance of 92.02 feet to the Point of Curve of an arc whose radius is 100 feet and concave to the South; thence Easterly along the arc of said curve for a distance of 43.63 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

Beginning at the Southwest corner of Lot 40 in Marquette Manor Addition to the City of Peru, Illinois; thence due South along a West line of said Addition for a distance of 20 feet to a North line of said Addition; thence South 88 degrees 52 minutes 00 seconds West along said North line for a distance of 125 feet to a Point of Beginning; continuing thence South 88 degrees 52 minutes 00 seconds West along said North line for a distance of 20 feet; thence due North for a distance of 163.23 feet; thence North 64 degrees 13 minutes 00 seconds East for a distance of 22.21 feet; thence due South for a distance of 172.50 feet to the Point of Beginning.

All situated in LaSalle County, Illinois.

PINs: 17-08-416-000; 17-08-425-000; 17-08-428-000 (collectively, the "Territory")

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) Upon annexation, the Territory be zoned R-2 Single-Family, Detached Dwelling 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, Jones, Grabowski, Brady, and Becker were present at the hearing. Members Lucas and Kalsto were absent.

City Corporation Counsel, Scott Schweickert, testified that the Territory is comprised of three parcels totaling 19± acres. The Territory is not situated within the limits of any municipality but is contiguous to, and wholly bounded by property already within the corporate limits of the City of Peru. No electors reside upon the property.

Attorney Schweickert testified further that this is another involuntary annexation of a pocket of unincorporated property similar to those that had been done earlier this year with the annexation of 23.5± acres north of Gunia Avenue, 8.26± acres north of Shooting Park Road, and the two annexations north of May Road. Schweickert said that the City has been cleaning up these unincorporated islands because they receive all the benefits and services of living within the City, and should therefore be subject to the City's codes and ordinances and be treated the same as everyone else.

Schweickert said the reason for the Planning/Zoning Commission hearing was due to the rezoning request. Section 4.13 of the City's Zoning Ordinance provides that property is automatically zoned R-1, Single Family Residence District upon annexation. Petitioner seeks to rezone the Territory to R-2, Single Family, Detached Dwelling District, to match the zoning of all surrounding incorporated 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 that the City Council grant the relief as prayed for in the Petition.

Chairman Miller moved, and Member Jones seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 5 aye, 0 nay, and no Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission