



Post Office Box 299  
Peru, Illinois 61354

July 25, 2024

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

RE: Petition of COCAOL INVESTMENTS LLC  
2 Terminal Road, Peru, IL (PIN# 17-18-415-000)

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, July 24, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of COCAOL INVESTMENTS LLC (“Petitioner”), requesting annexation and zoning of certain real property commonly known as 2 Terminal Road, consisting of 2.76± acres in unincorporated LaSalle County, Illinois, legally described as follows:

Parcel 1:

That part of the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 18, which is 40 feet South of the center of the pavement of the highway which is known as United States Route 6, this point is on the South right-of-way line of said Route 6; thence in a Southerly direction, on the West line of said Southeast Quarter from the above described point, a distance of 300 feet to a point marked by a steel stake; thence Easterly and parallel with the South right-of-way line of said Route 6, a distance of 1106 feet to a point; thence South, on a line parallel with the West boundary line of said Southeast Quarter of Section 18, for a distance of 150 feet to the Place of Beginning; thence South on a line parallel with the West boundary line of said Southeast Quarter of Section 18, 300 feet to a point marked by a steel stake; thence West, on a line parallel with the South right-of-way line of said Route 6, a distance of 200 feet to a stake; thence North, on a line parallel with the West boundary line of said Southeast Quarter of said Section 18, 300 feet to a point marked by a stake; thence East, on a line parallel with the South right-of-way line of said Route 6, a distance of 200 feet to the Place of Beginning.

Parcel 2:

That part of the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 18, which is 40 feet South of the center of the pavement of the highway which is known as United States Route 6, this point is on the South right-of-way line of said Route 6; thence in a Southerly direction, on the West line of said Southeast Quarter from the above described point, a distance of 300 feet to a point marked by a steel stake; thence Easterly and parallel with the South right of way line of said Route 6, a distance of 1106 feet to a point; thence South, on a line parallel with the West boundary line of said Southeast Quarter of Section 18, for a distance of 150 feet to the Place of Beginning; thence South on a line parallel with the West boundary line of said Southeast Quarter of Section 18, 300 feet to a point marked by a steel stake; thence East, on a line parallel with the South right of way of said Route 6, a distance of 200 feet, more or less, to the West boundary line of the easement for ingress and egress previously granted to Trompeter Construction Company; thence North on the West boundary line of the aforesaid easement previously granted to Trompeter Construction Company, a distance of 300 feet, more or less, to a point; thence West, on a line parallel with the South right of way line of said Route 6, a distance of 200 feet, more or less, to the Place of Beginning.

PIN #: 17-18-415-000("Subject Property").

The Subject Property is not situated within the limits of any municipality but is contiguous to the City of Peru. No electors reside upon the Subject Property. Petitioner requests the following relief, to wit:

- (1) That the Subject Property be annexed to the City of Peru by Ordinance of the Mayor and City Council of the City of Peru pursuant to 65 ILCS 5/7-1-8;
- (2) That, upon annexation, the Subject Property be rezoned to ~~B-4, Highway Business District~~ [M-2 Manufacturing District]\* pursuant to Section 4.13 of the City's Zoning Ordinance; and
- (3) For such other and further relief as may be proper and appropriate.

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

Mr. Jay Alter appeared on behalf of the Petitioner and was duly sworn. Mr. Alter testified that Illinois Valley Container has been located at 2 Terminal Road since 1958. It was zoned agriculture by the county until approximately 2016, when it was rezoned B-1 following a small addition. Earlier this year, Petitioner purchased the approximately 15 acres contiguous to the west previously owned by Richard Boehm. The Boehm property was previously annexed to the City. Petitioner is looking at possibly doing a significant expansion and hiring additional employees and therefore desires to annex the Subject Property and merge it with the Boehm property.

---

\* It was noted during the hearing that rezoning to B-4 Business Highway District was in error. The Subject Property is sought to be zoned M-2 Manufacturing District, which is consistent with the zoning of all adjacent property already situated within the City (3 sides: south, west, and north), and the existing use of the Subject Property.

City Corporation Counsel Scott Schweickert stated that he had met with Mr. Alter and added that the expansion would be tied in to the existing facility, but would cross over the property line upon the Boehm property. Attorney Schweickert suggested annexing Subject Property and consolidating the parcels to resolve issues with setbacks and other zoning issues.

Chairman Miller stated this was cleaning things up and a great thing for the City. City Director of Engineering and Zoning Eric Carls agreed, noting it is a positive development and growth of the City.

Mr. Alter testified further that, during the purchase of the Boehm property, it was discovered that the City had recently obtained an easement along the north property line of that property and installed a new sewer line. Mr. Alter said they were interested in hooking into City sewer, which was another reason for the annexation.

There were no objectors or public comments.

The Planning/Zoning Commission found the requested annexation and rezoning of the Subject Property to M-2 Manufacturing District 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.

Member Brady moved, and Member Grabowski seconded, to favorably recommend that the City Council annex the Subject Property and rezone the Subject Property to M-2 Manufacturing District. The motion passed unanimously: 6 aye, 0 nay, and 1 Member absent.

Respectfully submitted,

---

CARY MILLER, Chairman of the  
Planning/Zoning Commission