



Post Office Box 299
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November 29, 2024

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

**RE: Petition of POJO Limited Partnership – POJO’s Commercial Addition
7.307± Acres Generally Located South of May Road and West of Illinois Route 251
PIN# 17-05-209-000**

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, November 27, 2024, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of POJO Limited Partnership (“Petitioner”) concerning property certain real estate consisting of 7.307± acres generally located south of May Road and west of Illinois Route 251 in the City of Peru, legally described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF PERU, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE DUE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION FOR A DISTANCE OF 806.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 496.62 FEET (SOUTH 00 DEGREES 42 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 496.75 FEET BY DEED) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF F. A. ROUTE 178; THENCE SOUTH 56 DEGREES 13 MINUTES 19 SECONDS WEST (SOUTH 56 DEGREES 23 MINUTES 00 SECONDS WEST BY DEED) ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 225.00 FEET; THENCE SOUTH 78 DEGREES 03 MINUTES 11 SECONDS WEST (SOUTH 77 DEGREES 55 MINUTES 00 SECONDS WEST BY DEED) ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 244.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF F. A. I. ROUTE

80; THENCE NORTH 87 DEGREES 15 MINUTES 57 SECONDS WEST (NORTH 87 DEGREES 09 MINUTES 00 SECONDS WEST BY DEED) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 89.42 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE AFORESAID SECTION 5; THENCE NORTH 00 DEGREES 42 MINUTES 27 SECONDS EAST (NORTH 00 DEGREES 42 MINUTES 30 SECONDS EAST BY DEED) ALONG SAID WEST LINE FOR A DISTANCE OF 668.17 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 5; THENCE DUE EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 514.10 FEET TO THE POINT OF BEGINNING, SITUATED IN PERU TOWNSHIP; SITUATED IN LASALLE COUNTY, ILLINOIS.

PIN: 17-05-209-000 (“Subject Property”).

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

- (a) A waiver of all fees under the City’s Subdivision and Site Development Regulations Ordinance (“Subdivision Ordinance”) including plat review, plan review, construction inspection, water and sewer acreage, water and sewer front footage, and infrastructure inspection fees;
- (b) A waiver of the requirement that a Preliminary Plat be prepared and submitted for approval as provided under Article III of the City’s Subdivision Ordinance;
- (c) A waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02 of the Subdivision Ordinance;
- (d) Approval of the Final Plat of POJO’s Commercial Addition to the City of Peru, consisting of two lots; and
- (e) For such other and further relief deemed necessary or appropriate.

The Subject Property is zoned B-4, Highway Business District.

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

Attorney Jonathan Brandt appeared on behalf of the Petitioner and was duly sworn.

Corporation Counsel, Scott Schweickert, provided some background information. Attorney Schweickert stated the Subject Property was annexed to the City of Peru in 1973. In 1974, a Howard Johnson’s motel was constructed upon the Subject Property. In the late 1980s, the motel became the Econolodge. In the 2000s, the Econolodge fell into disrepair. A foreclosure action was brought against the Subject Property in 2009. In 2014, Attorney Schweickert’s office filed suit on behalf of the City to have the Subject Property declared abandoned. In late 2015, the City acquired the Subject Property by judicial deed. On December 3, 2016, the City entered into a Sales and Redevelopment Agreement with POJO Limited Partnership and sold the property to POJO soon thereafter. As a condition of the Sale and Redevelopment Agreement, POJO completed the demolition of the dilapidated motel by April of 2017. The Subject Property has remained vacant and undeveloped since that time.

Attorney Brandt testified that Petitioner consists of certain members of the Pohar and Janko families. Petitioner's name, POJO, recognizes the history of the Subject Property as the former site of a Howard Johnson's, colloquially called "HOJO," while incorporating the owners' names. Attorney Brandt stated that the Petitioner worked with the City to acquire the Subject Property, abate asbestos, and demolish the former motel at a cost of approximately \$500,000. Petitioner has determined that subdividing the 7+ acre Subject Property into two 2+ acre lots will make it easier to market, sell, develop, and recoup its investment. The subdivided Subject Property consists of a 3.753± acre Lot 1 and a 3.082± acre Lot 2.

In response to questioning from Chairman Miller, City Director of Engineering and Zoning, Eric Carls, stated that he is in support of the Petition. Engineer Carls noted that his office has been working with Attorney Schweickert and the City Council to obtain a grant to construct a trunk sewer line underneath Interstate 80 that ties into the City's lift station just east of the Subject Property. That Project requires certain easements across the Subject Property, which are included in the Final Plat. Carls said the City seeks to obtain those easements soon so they can be certified and the Project can be bid.

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 recommends that the City Council grant the relief as prayed for in the Petition.

Member Brady moved, and Member Jones seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 6 aye, 0 nay, and Member Kalsto absent.

Respectfully submitted,

CARY MILLER, Chairman
Peru Planning/Zoning Commission