



Post Office Box 299  
Peru, Illinois 61354

March 5, 2026

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

**RE: Petition of City of Peru for Annexation and Zoning  
1.00± Acre Parcel north of May Road (PIN: 11-33-423-000)**

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, March 4, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of the City of Peru, Illinois (“Petitioner”) concerning certain city-owned property consisting of 1.00± acres generally located north of May Road near the I-80 overpass, legally described as follows:

Part of the Southeast Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian and part of the Northeast Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest Comer of the Southeast Quarter of said Section 33; thence North 88° 50' 59" East 1,374.36 feet along the South Line of said Southeast Quarter to the Point of Beginning; thence North 48° 22' 26" West 153.88 feet; thence North 41° 37' 34" East 177.54 feet; thence in a Southeasterly direction 320.03 feet along a 5,780.00 foot radius curve to the left whose chord bears South 43° 56' 29" East 319.99 feet to a point on the South Line of said Southeast Quarter; thence South 88° 50' 59" West 77.79 feet along said South Line; thence Southwesterly 104.23 feet along a 3,577.13 foot radius curve to the right whose chord bears South 58° 02' 49" West 104.23 feet; thence North 48° 22' 26" West 78.59 feet to the Point of Beginning, said tract containing 1.00 acres, more or less.

PIN: 11-33-423-000 (the “Territory”)

The Petitioner seeks the following relief, to wit:

- (1) 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 5/7-1-8;
- (2) Upon annexation, the Territory be zoned B-4, Highway Business District pursuant to Section 4.13 of the City’s Zoning Ordinance; and
- (3) For such other and further action to be taken as may be necessary and appropriate.

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

City of Peru Corporation Counsel, Scott Schweickert, appeared on behalf of the Petitioner. Attorney Schweickert testified that the Territory is a one-acre parcel that was part of the former LaSalle and Bureau County Railroad right-of-way. The City owns contiguous real estate to the north and west of Territory, which is already within the corporate limits of the City and zoned B-4, Highway Business District. The City recently acquired the Territory on January 26, 2026. The City maintains electric lines upon the Territory, and the Territory is located immediately east of the recently approved Halm Subdivision where City electric utility system improvements are being constructed in conjunction with Ameren's Illinois Valley Reliability Project. The City seeks to annex and rezone the Territory B-4 Highway Business District consistent with the surrounding area.

A call was made for public comment.

Mark Wenzel was present at the hearing on behalf of FBW Family LLC, owner of adjacent property to the north. Mr. Wenzel testified that his father had previously made agreements with the City to construct a roadway upon the former railroad right-of-way to connect May Road to Route 251 when the shopping center was developed and may have donated property for that purpose. The roadway was started but never completed. Mr. Wenzel said the roadway would be beneficial to FBW's property and requested to be involved in any plans.

Attorney Schweickert responded that he believed the remainder of the former railroad right-of-way heading northwest from the Territory was also acquired from Carus Corporation and that there were no present plans to extend the roadway from its current terminus at the northeast corner of Walmart. Attorney Schweickert said the Territory would likely not be part of any future roadway plans, but noted that the recently approved plat of Halm Subdivision did provide a dedicated north/south roadway west of the regional retention pond constructed last Fall, which could be extended further north in the future to roadway constructed upon the former railroad right-of-way owned by the City. Attorney Schweickert offered to set up a meeting with Mr. Wenzel and the City's engineer to discuss future development plans.

There were no further questions or public comments.

Member Lucas moved, and Member Brady seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed: 4 aye, 0 nay, and Chairman Miller and Members Jones and Becker absent.

Respectfully submitted,

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CARY MILLER, Chairman  
Planning/Zoning Commission