



Post Office Box 299
Peru, Illinois 61354

October 16, 2025

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

RE: Petition of City of Peru
Final Plat of Halm Subdivision (PINs: 11-33-401-000 & 11-33-315-000)

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, October 15, 2025, 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") concerning certain real estate commonly known as the "Halm Farm," consisting of 73.125± acres generally located north of May Road and east of Illinois Route 251 in the City of Peru, Illinois, legally described as follows:

Parcel 1:

That part of the Southeast Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, which lies South and West of the LaSalle and Bureau County Railroad; situated in City of Peru, County of LaSalle and State of Illinois.

PARCEL IDENTIFICATION NUMBER: 11-33-401-000

Parcel 2:

The South Half of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, excepting 5.16 acres heretofore conveyed to the State of Illinois,

also excepting the West 16 acres thereof being described as the West 16 acres of the East 74.84 acres of the South Half of the Southwest Quarter in Said Section 33;

also excepting that part described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 33; thence North 90 degrees 00 minutes 00 seconds East 1032.56 feet along the South line of said Southwest Quarter to the Point of Beginning of the tract to be described; thence North 00 degrees 11 minutes 18 seconds East 570 feet to a point; thence South 90 degrees 00 minutes 00 seconds East 400 feet to a point; thence South 00 degrees 00 minutes 00 seconds West to a point on the South line of the Southwest Quarter of said Section 33;

thence South 90 degrees 00 minutes 00 seconds West to the point of beginning; situated in City of Peru, County of LaSalle and State of Illinois.
PARCEL IDENTIFICATION NUMBER: 11-33-315-000.
(collectively, the “Premises”).

The City seeks to subdivide the Premises and seeks the following relief, to wit: (1) approval of the Final Plat of Halm Subdivision, consisting of Five (5) Lots and One (1) Outlot; and (2) for such other and further relief deemed necessary or appropriate. A copy of the Final Plat is attached.

The Premises is zoned B-4 Highway Business District.

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

Petitioner’s Corporation Counsel, Scott Schweickert, testified that the City has been working together with Ameren on the Illinois Valley Reliability Project, which will involve the construction of a 138 kV Ameren substation upon Lot 1 of the proposed Halm Subdivision. Lot 2 will be the location of the City’s substation. Attorney Schweickert noted that City of Peru’s has pursued this development for decades, and it had always been planned to be built on the Premises.

Attorney Schweickert emphasized the importance of the project to the City. He noted the City currently receives power at 34.5 kV. Once the project is complete and the City is delivered power at 138 kV, there will be a significant increase in the capacity available in the City’s system to provide for future growth and development. Additionally, it will increase electric service reliability within the City’s system, and the City will enjoy substantial cost savings for its purchased power by avoiding transmission charges associated with stepping down the voltage to 34.5 kV. Attorney Schweickert thanked the City’s Electric Operations Manager, Kevin Minnick, and acknowledged that Minnick has been instrumental in bringing this project to fruition.

Attorney Schweickert testified further that he and the City’s Director of Engineering and Zoning, Eric Carls, have worked closely with the City’s consultant engineers, Chamlin and Associates, to design the proposed Final Plat of Halm Subdivision to address several things: the Ameren substation site, the City’s substation site, the easements needed for transmission lines and City utilities, and drainage. Schweickert noted the entire Premises is subject to a blanket drainage easement which requires the Premises to accept and drain stormwater from the Peru Marketplace retail area and detention pond to northwest, through the Premises to the southeast corner. A large detention pond will be constructed upon the 14.192± acre Outlot 1 to control the release rate of stormwater off the Premises. The City recently executed a contract to perform the mass grading work and that work will begin shortly.

Attorney Schweickert said the 23.315± acre Lot 3 is tucked in the back of the Premises and will make an ideal site for a complementary electric related development, whether that be community solar, battery storage, or something else. Lot 4 (3.414± acres) and Lot 5 (8.215± acres) are platted along the May Road frontage for future retail or other development consistent with B-4 Zoning and the surrounding area.

In response to questioning from Member Lucas, City Director of Engineering and Zoning, Eric Carls, noted there are two unnamed roadways on the subdivision plat. The north/south road runs along the west side of the substation sites and will be permitted through IDOT. Ameren will have a separately permitted access point directly to Lot 1 from May Road. The unnamed east/west road is designed to potentially connect to the Peru Marketplace Subdivision in the future, just south of Petsmart. Engineer Carls indicated that, in the future, the City may also have an access point to the regional detention facility on Outlot 1, which may end up being another City park.

Member Lucas said he always figured drainage would be a problem in that area and said the big pond will be a nice addition. Engineer Carls said the pond would be built in phases. The first phase will be about 8 acres but eventually end up around 12 acres in size.

In response to questioning from Member Grabowski, Engineer Carls said typically when a development is planned for a site has been filled with material, the fill will be classified as undocumented fill and is often required to be removed. Accordingly, instead of mass grading Lots 3, 4, and 5 and having the topsoil classified as undocumented fill, the City intends to stockpile dirt on the north side of the pond on Outlot 1. When those lots are purchased for development, fill material will be available in close proximity to the site for testing and use. As the stockpile depletes, the pond will be expanded.

John Lamps was in attendance at the meeting. Mr. Lamps said his interest is in the tile and drainage on the Premises, and that he had multiple discussions with Engineer Carls during the planning process. Attorney Schweickert noted that Mr. Lamps is the City's tenant farmer for the Premises and does a great job working with the City. Mr. Lamps said his family has owned a farm north of the Premises since 1910, and all the drainage tile routes south through the Premises. Engineer Carls said the City executed a mass grading contract and he has been tracking Lamp's progress with harvest of this year's crops. It is anticipated that they will begin stripping topsoil next week. They will also pothole a couple locations of the drainage tile to evaluate whether they will be able to run it into the pond or need to reroute it around the pond to the outlet. Lamps said harvest should be complete this weekend.

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.

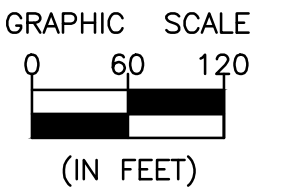
Member Lucas moved, and Member Jones seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 4 aye, 0 nay, and 3 Members absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission

FINAL PLAT OF HALM SUBDIVISION

IN THE CITY OF PERU, LA SALLE COUNTY, ILLINOIS
BEING A PART OF THE SOUTH HALF OF SECTION 33, T. 34 N., R. 1 E. OF THE 3RD P.M.
73.125 ± ACRES



LEGEND	
	BOUNDARY OF SUBDIVISION
	SECTION LINE
	LOT LINE
	BUILDING SETBACK LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	EXISTING IRON PIPE
	ROW
	P.U.E.

OWNER / SUBDIVIDER

CITY OF PERU
 1901 4TH STREET
 PERU, IL 61354

ENGINEER / SURVEYOR

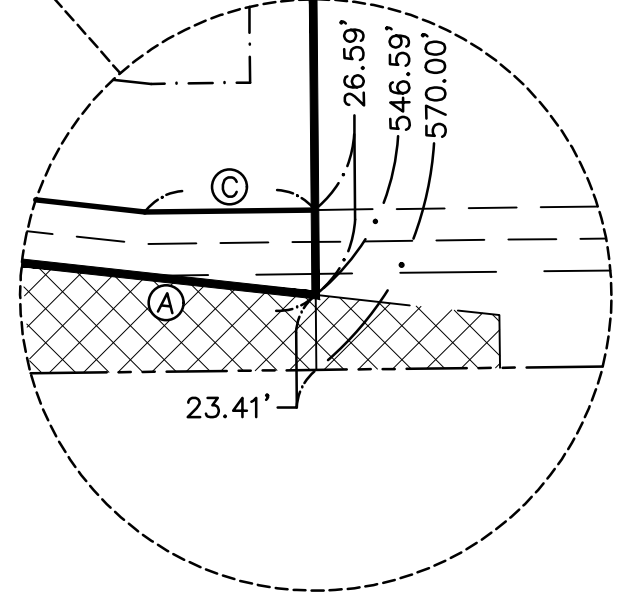
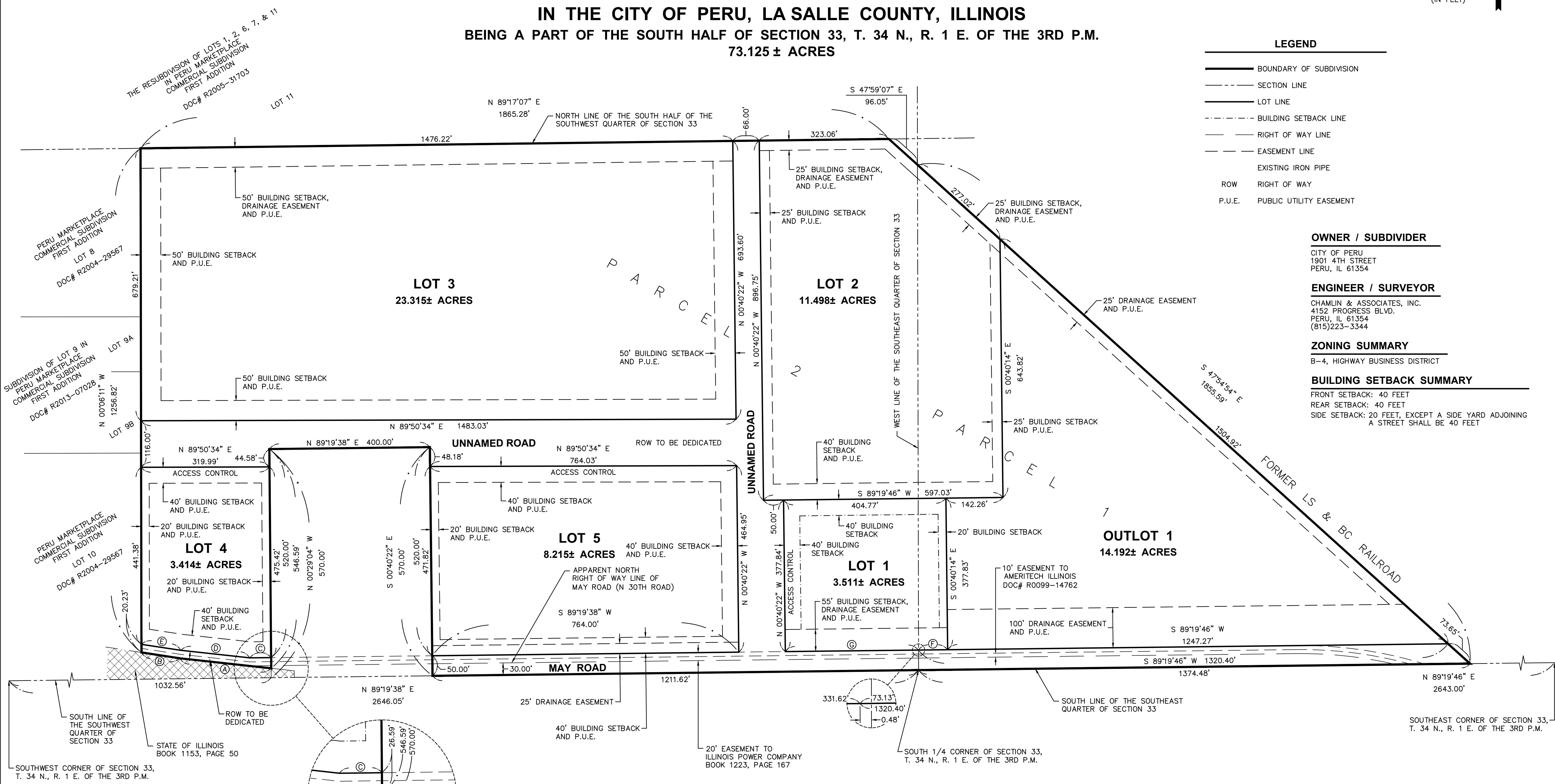
CHAMLIN & ASSOCIATES, INC.
 4152 PROGRESS BLVD.
 PERU, IL 61354
 (815)223-3344

ZONING SUMMARY

B-4, HIGHWAY BUSINESS DISTRICT

BUILDING SETBACK SUMMARY

FRONT SETBACK: 40 FEET
 REAR SETBACK: 40 FEET
 SIDE SETBACK: 20 FEET, EXCEPT A SIDE YARD ADJOINING
 A STREET SHALL BE 40 FEET



Ⓐ N 83°45'10" W 229.09'	Ⓓ N 83°45'10" W 172.78'	Ⓒ S 89°19'38" W 331.62'
Ⓑ N 81°20'17" W 96.77'	Ⓔ N 81°20'17" W 99.44'	
Ⓒ S 89°19'38" W 53.16'	Ⓕ S 89°19'46" W 73.13'	

NOTES:

PARCELS 1 & 2 ARE SUBJECT TO A BLANKET EASEMENT FOR STORMWATER DRAINAGE DOC# R2006-09655
 TOTAL ROW TO BE DEDICATED 8,980 ± ACRES
 IRON PIPE SET ALL LOT CORNERS UNLESS NOTED OTHERWISE.

4152 Progress Blvd
 Peru, IL 61354
 815.223.3344
 www.chamlin.com
 Professional Design Firm
 License # 184-001717
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 All Rights Reserved

FINAL PLAT		DATE:
BEING A PART OF THE SOUTH HALF OF SECTION 33, T. 34 N., R. 1 E. OF THE 3RD P.M.		10/15/2025
		FIELDWORK: 08/2025
PREPARED FOR:		REVISION:
CITY OF PERU		DRAWN BY: LAG
		CHECKED BY: MSR
		JOB NUMBER: 15553.00
		SHEET 1 OF 2

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FINAL PLAT OF HALM SUBDIVISION

IN THE CITY OF PERU, LA SALLE COUNTY, ILLINOIS

BEING A PART OF THE SOUTH HALF OF SECTION 33, T. 34 N., R. 1 E. OF THE 3RD P.M.
73.125 ± ACRES

SURVEYOR'S CERTIFICATE

This is to certify that I, Michael S. Richetta, Professional Land Surveyor No. 035-003788, have surveyed and subdivided the following property:

Parcel 1

That part of the Southeast Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, which lies south and west of the former LaSalle and Bureau County (LS & BC) Railroad, in the Dimmick Township, LaSalle County, Illinois.

Parcel 2

The South Half of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, excepting 5.16 acres heretofore conveyed to the State of Illinois,

also excepting the West 16 acres thereof being described as the West 16 acres of the East 74.84 acres of the South Half of the Southwest Quarter in said Section 33,

also excepting that part described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 33; thence North 90° 00' 00" East, 1032.56 feet along the South line of said Southwest Quarter to the Point of Beginning of the tract to be described; thence North 00° 11' 18" East, 570 feet to a point; thence South 90° 00' 00" East, 400 feet to a point; thence South 00° 00' 00" West to a point on the South line of the Southwest Quarter of said Section 33; thence South 90° 00' 00" West to the Point of Beginning.

I further certify that no part of this subdivision lies within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate No. 17099C0480F effective date 07/18/2011.

Given under my hand and seal at Peru, Illinois, this _____ day of _____, A.D., _____.

Michael S. Richetta
Professional Land Surveyor No. 035-003788



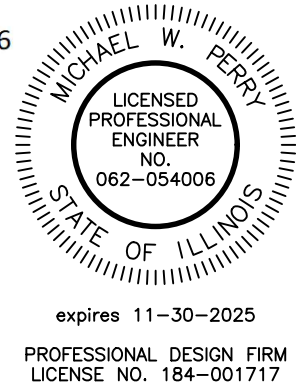
DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

We, Michael W. Perry, a Professional Engineer, duly licensed under the laws of the State of Illinois, and the City of Peru, Illinois, designated representative of the City of Peru, Illinois do hereby certify to the best of our knowledge and belief that Halm Subdivision, City of Peru, Illinois, has been designed so that there is no change in the drainage of surface water by the construction of said subdivision or any part thereof, or that if such surface water drainage is changed, reasonable provision has been made for collection and diversion of such surface waters so that the adjoining land will not be damaged.

Dated this _____ day of _____, A.D., _____.

Michael W. Perry
P.E. No. 062-054006



Designated Representative
City of Peru

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

We, the undersigned, City of Peru, Designated Representative, of the premises described in the Surveyor's Certificate hereon, do hereby certify that we have caused said property above set forth to be surveyed and platted by Michael S. Richetta, a Professional Land Surveyor, as shown on the above plat into lots and roadways as shown thereon, and that all deeds or other conveyances of said lots or any part thereof, hereafter made shall have reference to the above plat.

We further certify that we have named said plat "Halm Subdivision, City of Peru, Illinois," and have named the roadways as designated thereon and do hereby join and consent to said plat being presented to the City Council of the City of Peru for adoption and having the same recorded as provided by law.

We further certify that all roadways shown thereon and therein contained are dedicated to the City and to the public use and we further release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois in and to said roadways shown on plat.

The City, for itself, its successors, assigns and permittees, reserves, creates and grants to the City the following perpetual rights and easements in, over, under, across, along, and upon those portions of the plat designated "Utility Easements" (hereinafter "Easement Tracts"):

- a. To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, electric transmission, distribution and communication lines and systems, including, but not limited to, overhead cables, conduits, conductors, grounds, drains, necessary service pedestals, transformer cabinets, concrete transformer pads, transformer riser poles and conduits, associated overhead supply lines, and other equipment appurtenant thereto and, without limitation, such other installations as may be required or may be deemed necessary by the City for electrical system purposes;
- b. To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, sanitary sewers, storm sewers and any and all manholes, tiles, pipes, connections, catch basins and, without limitation, such other installations as may be required or may be deemed necessary by the City for sanitary and/or storm sewer purposes; and
- c. To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, water mains and lines, and any and all necessary manholes, hydrants, pipes, connections, buffalo boxes and, without limitation, such other installations as may be required or may be deemed necessary by the City for water services purposes.

The aforesaid perpetual rights and easements are reserved, created and granted together with the right (i) to use adjacent roads, streets and alleys for such purposes and to use reasonable working space adjacent to said Easement Tracts during construction or maintenance of said utility system; (ii) to control the growth of any vegetation, trees, shrubs, or saplings on the Easement Tracts; and (iii) to clear and remove, without any liability, any obstacles on the Easement Tracts which interfere or threaten to interfere with the safe and proper construction, operation, and maintenance of any said utility system on the Easement Tracts or which creates hazardous conditions, and to keep the Easement Tracts clear of such obstacles and obstructions. The City shall have the right to clear and remove any such obstacles, but not the obligation to do so.

Subsequent owners may make any use of the Easement Tracts, so long as such use does not interfere with the rights herein reserved or create a hazardous condition, except that the subsequent owners shall make no excavations on the Easement Tracts without the prior consent of the City and then only in such manner as will not disturb or interfere with the City's facilities located therein, nor shall the subsequent owners place buildings or structures on the

Easement Tracts. Subsequent owners may pave entranceways over the Easement Tracts. Notwithstanding the contrary in this Easement, the City shall not interfere with any ingress or egress over or upon any roadways on the said Easement Tracts.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this _____ day of _____, A.D., _____.

Designated Representative
City of Peru

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the City of Peru, Designated Representative personally known to me to be the Owner, whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such, he/she signed and delivered the said instrument of writing as their and voluntary act and deed, for the uses and purposes set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

Notary Public

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

We, the City of Peru, Designated Representative, Owner of the property herein described in the Surveyor's Certificate, do hereby certify that "Halm Subdivision, City of Peru, Illinois," to the best of our knowledge, is located within the boundaries of Dimmick Comm. Cons. School District #175, LaSalle-Peru Township High School #120, and Illinois Valley Community College School District #513 in LaSalle County, Illinois.

Dated this _____ day of _____, A.D., _____.

Designated Representative

IDOT CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2, as amended. However, a Highway Permit for access is required by the Owner of the property. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Date: _____
Region 2 Engineer

CITY CERTIFICATES

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS
CITY OF PERU)

Approved and accepted by the Council of the City of Peru, this _____ day of _____, A.D., _____, by Ordinance No. _____ on file with the City Clerk of Peru, Illinois, entitled "An Ordinance Approving the Plat of "Halm Subdivision, City of Peru, Illinois" as follows:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

Section 1: That the plat of the Halm Subdivision, City of Peru, Illinois, as made by Michael S. Richetta, Professional Land Surveyor, under and by direction of the City of Peru of the premises described and platted herein, and the same is hereby approved and accepted.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval thereof.

The above Ordinance was adopted at a meeting of the City Council of the City of Peru, Illinois, held on the _____ day of _____, A.D., _____, with _____ Aldermen voting "Aye" and _____ Aldermen voting "Nay" and the Mayor voting _____.

Jamey Mertel, City Clerk
City of Peru, Illinois

Approved by the Mayor of the City of Peru this _____ day of _____, A.D., _____.

Kenneth Kolowski, Mayor
City of Peru, Illinois

Approved by the Planning/Zoning Commission of the City of Peru, Illinois, on the _____ day of _____, A.D., _____.

Chairman
STATE OF ILLINOIS)
COUNTY OF LASALLE) SS
CITY OF PERU)

I, Jamey Mertel, City Clerk of the City of Peru, Illinois, do hereby certify that there are no unpaid special assessments or special taxes levied against the tract of land or any part thereof in the plat on which this Certificate is attached.

Dated this _____ day of _____, A.D., _____.

Jamey Mertel, City Clerk
City of Peru, Illinois

COUNTY CERTIFICATE


STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, Jennifer Ebner, County Clerk of LaSalle County, Illinois, do hereby certify that I have examined the record of said County, that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land, or any part thereof, in the plat to which this is attached.

Given under my hand and official seal this _____ day of _____, A.D., _____.

Jennifer Ebner, County Clerk

TAX CODE NO(S): 11-77-333-001, 11-77-433-001

 Chamlin & Associates ENGINEERS • SURVEYORS • PLANNERS	4152 Progress Blvd Peru, IL 61354 815.223.3344 www.chamlin.com Professional Design Firm License # 184-001717 © Copyright 2025 All Rights Reserved	FINAL PLAT BEING A PART OF THE SOUTH HALF OF SECTION 33, T. 34 N., R. 1 E. OF THE 3RD P.M.	DATE: 10/15/2025 FIELDWORK: 08/2025 REVISED DRAWN BY: LAG CHECKED BY: MSR JOB NUMBER: 15553.00
	PREPARED FOR: CITY OF PERU	SHEET 2 OF 2	