



Post Office Box 299
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May 28, 2026

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

RE: Petition of Leone Grain & Supply, Inc. for Annexation and Zoning
2.00± acres generally located north of 3052 E 103rd Road, Peru (PIN 11-31-112-000)

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, May 27, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Leone Grain & Supply, Inc. (“Petitioner”) concerning 2.00± acres generally located north of 3052 E 103rd Road in the City of Peru, Illinois, legally described as follows:

That part of the Northwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 31; thence North 89 degrees 27 minutes 13 seconds East 1101.51 feet along the South line of said Northwest Quarter to a point on the Westerly Right-of-Way line of Plank Road; thence North 33 degrees 04 minutes 42 seconds West 368.80 feet along said Westerly Right-of-Way line; thence North 89 degrees 41 minutes 50 seconds East 95.60 feet to a point on the Easterly Right-of-Way line of Plank Road and the Point of Beginning; thence continuing North 89 degrees 41 minutes 50 seconds East 790.36 feet; thence South 00 degrees 29 minutes 59 seconds East 307.16 feet to a point on said South line; thence South 89 degrees 27 minutes 13 seconds West 186.77 feet along said South line; thence North 00 degrees 29 minutes 59 seconds West 258.33 feet; thence South 89 degrees 31 minutes 19 seconds West 570.81 feet to a point on said Easterly Right-of-Way line; thence North 32 degrees 57 minutes 00 seconds West 61 .01 feet along said Easterly Right-of-Way line to the Point of Beginning, containing 2.000 acres, more or less, and all situated in the Township of Dimmick, County of LaSalle, State of Illinois.

PIN: 11-31-112-000 (“Territory”)

The Territory is not situated within the corporate limits of any municipality but is contiguous to the City of Peru, Illinois, and no electors reside thereon. Petitioner requests that the Territory be annexed to the City of Peru pursuant to 65 ILCS 5/7-1-8 and be zoned M-2 Heavy Manufacturing District pursuant to Section 4.13 of the City's Zoning Ordinance.

The Petitioner further desires to construct a new 72' x 152' agricultural building upon the Territory and seeks the following additional relief, to wit:

- (1) A variance pursuant to Section 7.04(a) of the City Zoning Ordinance to allow for aggregate pavement surfacing;
- (2) A variance pursuant to Section 12.03(h) of the City's Zoning Ordinance to reduce the rear yard setback from not less than 25', to not less than 20';
- (3) A waiver from the storm water ordinance provided in Section 11.09 of the City's Subdivision and Site Development Ordinance; and
- (4) For such other and further relief deemed necessary or appropriate.

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

No one appeared at the Planning/Zoning hearing on behalf of the Petitioner. Corporation Counsel, Scott Schweickert, explained that Petitioner purchased some additional property adjacent to their existing site and are looking to put up a new building. Schweickert added that the purpose of the hearing is the M-2 zoning request, which matches the zoning of the adjacent property, and variances.

In response to questioning from Member Grabowski, City Director of Engineering and Zoning, Eric Carls, stated the new building is for the grain facility and not the vehicle dealership. Engineer Carls said the Territory is located on the north side of the railroad tracks just east of the existing facility. In response to further questioning from Member Kalsto, Engineer Carls stated that no existing buildings are planned for demolition.

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: 6 aye, 0 nay, and Member Becker absent.

Respectfully submitted,

CARY MILLER, Chairman
Planning/Zoning Commission