



Post Office Box 299
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August 5, 2026

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

**RE: Petition of Dennis D. Tomaszewski and John L. Lamps, as Successor Co-Trustees
for Annexation and Zoning of Territory West of Peoria St. at Venture Dr.
PIN: 17-05-224-000 (40.00± Acres)**

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, August 5, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Dennis D. Tomaszewski and John L. Lamps, as Successor Co-Trustees under the provisions of a certain trust agreement dated November 21, 1989, and known as Trust Number 1 ("Petitioners") seeking annexation and zoning of 40.00± acres generally located West of Peoria Street at its intersection with Venture Drive, legally described as follows:

The Southwest Quarter of the Northeast Quarter of Section 5 in Township 33 North,
Range 1 East of the Third Principal Meridian, situated in La Salle County, Illinois.

PIN: 17-05-224-000 (hereinafter, the "Territory").

The Territory is not situated within the corporate limits of any municipality but is contiguous to the City of Peru. There are no electors residing upon the Territory. Petitioners seek 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) That, upon annexation, the Territory be zoned A-2 Agricultural Transition 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 Lucas, Kalsto, Jones, Grabowski, and Becker were present at the hearing. Chairman Miller and Member Brady were absent.

No one appeared at the hearing on behalf of Petitioners. Corporation Counsel, Scott Schweickert, testified that Petitioners have submitted a Petition seeking voluntary annexation to the City in conformance with the requirements of 65 ILCS 5/7-1-8. Petitioners further seek to zone the annexed Territory A-2, Agricultural Transition District, consistent with the surrounding area. This Petition is one of three being heard at the Planning/Zoning hearing seeking the same relief. The properties involved are all adjacent to each other.

In response to questioning from Member Kalsto, Attorney Schweickert confirmed that the three properties being considered for annexation are the only properties between Plank Road and Peoria Street that are not currently within the City's corporate limits.

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

Member Lucas moved, and Member Becker seconded, to favorably recommend that the City Council approve the Petition as prayed for. The motion passed unanimously: 5 aye, 0 nay, and 2 Members absent.

Respectfully submitted,

CARY MILLER, Chairman of the
Planning/Zoning Commission