



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 Julie A. Nowakowski for Annexation and Zoning of Territory
Commonly known as 2927 Peoria Street
PIN: 17-05-413-000 (1.29± 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 Julie A. Nowakowski ("Petitioners") seeking annexation and zoning of 1.29± acres commonly known as 2927 Peoria Street, legally described as follows:

That part of the West Half of the Southeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, being more particularly described as follows: Commencing at the Southeast corner of the West Half of the Southeast Quarter of said Section 5, said corner being the Southeast corner of the Tomaszewski Commercial Subdivision First Addition filed in the LaSalle County Recorder's Office as Document No. 2004-18367; thence North 00 degrees 43 minutes 29 seconds East 812.75 feet along the East line of said Subdivision and the East line of the West Half of said Southeast Quarter to the Northeast corner of said Subdivision; thence continuing North 00 degrees 43 minutes 29 seconds East 559.00 feet along said East line to the Point of Beginning of the hereinafter described parcel of land; thence North 89 degrees 16 minutes 31 seconds West 213.00 feet perpendicular to said East line; thence North 00 degrees 43 minutes 29 seconds East 215.00 feet parallel with said East line; thence South 89 degrees 16 minutes 31 seconds East 23.00 feet perpendicular to said East line; thence North 00 degrees 43 minutes 29 seconds East 55.00 feet. parallel with said East line; thence South 89 degrees 16 minutes 31 seconds East 190. 00 feet perpendicular to said East line to a point on said East line; thence South 00 degrees 43 minutes 29 seconds West 270.00 feet along said East line to the Point of Beginning, containing 1.29 acres, more or less, including the East 30 feet thereof presently being used for public roadway purposes, all being situated in the City of Peru, LaSalle County, Illinois.

PIN: 17-05-413-000 (hereinafter, the "Territory").

The Territory is not situated within the corporate limits of any municipality but is contiguous to the City of Peru. At least 51% of the electors residing upon the Territory join in the Petition. 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) 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 Lucas, Attorney Schweickert confirmed that the Territory being considered in the instant Petition include a farmstead. Schweickert said this Petition differed from the others because electors reside upon the Territory and noted that the Petition was also signed and joined by Petitioner's husband, Mark.

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 Jones 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