

**NOTICE OF HEARING BEFORE THE
PLANNING/ZONING COMMISSION OF THE
CITY OF PERU, IL**

Notice is hereby given that a public hearing will be held by the Planning/Zoning Commission of the City of Peru, IL, on Wednesday, the 29th day of January, 2020, at the hour of 5:15 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, at which time and place the Planning/Zoning Commission will consider the Petition of MVAH Holding LLC (“Petitioner”) praying for a special use under the terms of the Zoning Ordinance of the City of Peru as it applies to real estate generally located east of North Peoria Street and north of Midtown Road, Peru, IL, legally described as follows:

THAT PART OF LOT 2 IN MIDWAY COMMERCIAL SIXTH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER, SECTION 8, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2018 AS DOCUMENT 2008-18155, IN LASALLE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 88 DEGREES, 41 MINUTES, 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET TO THE EAST RIGHT- OF-WAY LINE PEORIA STREET AS CONVEYED BY A WARRANTY DEED RECORDED AS DOCUMENT 2019- 12017 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 131.41 FEET; THENCE NORTH 04 DEGREES 00 MINUTES 12 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 68.87 FEET TO A PERIMETER LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 41 MINUTES 45 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 193.99 FEET TO A BEND IN SAID LINE; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST, CONTINUING ALONG SAID PERIMETER LINE, A DISTANCE OF 313.00 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 45 SECONDS WEST, CONTINUING ALONG SAID PERIMETER LINE, A DISTANCE OF 208.99 FEET TO THE WEST LINE OF SAID LOT 2, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF PEORIA STREET AS DEDICATED BY DOCUMENT R96-15749; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 118.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF PEORIA STREET AS CONVEYED BY A WARRANTY DEED RECORDED AS DOCUMENT 2019-12017; THENCE NORTH 02 DEGREES 42 MINUTES 18 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2.67 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 45 SECONDS

EAST, A DISTANCE OF 449.86 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN SAID MIDWAY COMMERCIAL SIXTH SUBDIVISION; THENCE SOUTH 00 DEGREES 09 MINUTES 27 SECONDS EAST, ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 634.27 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 439.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,788 SQUARE FEET (4.9997 ACRES), MORE OR LESS.
(Part of PIN # 17-08-204-001) (hereinafter, the "Property")

The Petitioner, with consent of the Property's owner, desires to construct a 61-unit apartment building and prays for a special use pursuant to Section 11.05(d)(24) of the City of Peru Zoning Ordinance to allow for multiple-family residential dwellings. The Property is located in a B-4 Highway Business District.

Copies of the Petition are available for public inspection at the Office of the Peru City Clerk during normal business hours.

All persons desiring to appear and be heard with regard to said Petition may appear at the time and place specified above.

Dated at Peru, Illinois, this 7th day of January, 2020.

City of Peru Planning/Zoning Commission

BY: Cary Miller

Chairman