

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

Notice is hereby given that a public hearing will be held by the Planning/Zoning Commission of the City of Peru, Illinois, on Wednesday, the 30th day of October, 2019, at the hour of 6:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, Illinois, at which time and place the Planning/Zoning Commission will consider the Petition of Sidly Investments, LLC, an Illinois limited liability company (hereinafter "Petitioner"), seeking rezoning, waivers, and approval of the Final Plat of Subdivision of Lot 2 in CVS Pharmacy Addition, A Planned Development, to the City of Peru, IL for property generally located southeast of the intersection of Shooting Park Road and IL Route 251 in Peru, IL, containing approximately 19.11 acres, legally described as follows:

Lot 2 in the Final Plat of Subdivision of CVS Pharmacy Addition, being a subdivision of part of the East Half of the Northwest Quarter of Section 16, Township 33 North, Range 1, East of the Third Principal Meridian, according to the plat thereof recorded August 1, 2014 as document number 2014-14200; SITUATED IN LASALLE COUNTY, ILLINOIS.

PIN: 17-16-129-002 ("Property")

The Petitioner requests to rezone the Property to a Planned Development incorporating a B-2 Community Shopping District for Lots A through D inclusive, and incorporating an R-2 Single-Family Residential District on Lot E. Petitioner seeks simultaneous approval of the Preliminary Plat and Final Plat of the proposed Subdivision of Lot 2 In CVS Pharmacy Addition, A Planned Development, to the City of Peru, Illinois, which includes: Lot A consisting of 1.555(+/-) acres with a proposed use of a car wash, Lot B consisting of 0.499(+/-) acres to be developed as a fast food establishment, Lot C consisting of 1.035(+/-) acres to be developed as a medical office, Lot D containing 3.916(+/-) acres to be developed as a fast food establishment and a coffee shop, and Lot E consisting of 11.548(+/-) acres to be developed as a residential development limited to single family residential.

The Petitioner further requests the following waivers:

- (a) Waiver of all fees and impact fees including but not limited to, the plat review fee, the plan review fee, the construction inspection fee, water and sewer acreage fees, water and sewer front footage fees, and infrastructure construction inspection fees;
- (b) Waiver of the submission of subdivision improvement drawings before approval of the Plat;
- (c) Waiver of the requirement under the City of Peru Subdivision and Site Development Regulations Ordinance No. 3229 ("Subdivision Ordinance") that sidewalks be constructed under Article XI, Section 11.01A;
- (d) Waiver of curb and gutter requirement under Section 11.03B.7 of the Subdivision Ordinance;
- (e) Waiver of the requirement under the Subdivision Ordinance that a Preliminary Plat be prepared and submitted for approval under Article III;
- (f) Waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02 A of the Subdivision Ordinance;
- (g) That a market analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(l)k of the City of Peru Zoning Ordinance;
- (h) That a traffic analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(l)l of the Zoning Ordinance;
- (i) That a cost and benefit analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(l)m of the Zoning Ordinance; and
- (j) For such other relief as may be equitable and just.

Copies of the Petition and Final Plat of Lot 2 in CVS Pharmacy Addition, a Planned Development, 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 11th day of October, A.D., 2019.

Planning/Zoning Commission of the
City of Peru, Illinois

By: Cary Miller
Chairman