

**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 6th day of November, 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 Bernard T. Ernat and Patricia A. Ernat (hereinafter "Petitioners"), seeking rezoning, waivers, and approval of the Final Plat of the Ernat First Commercial Addition to the City of Peru, Illinois for property generally located between Plank Road and North Peoria Street, south of Midtown Road, containing approximately 27.441 acres, legally described as follows:

Part of Section 8, Township 33 North, Range 1 East of the Third Principal Meridian, City of Peru, LaSalle County, Illinois, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 8; thence on an assumed bearing of South 89 degrees 14 minutes 24 seconds West on the North Line of said Northeast Quarter 1,321.27 feet to the East Line of the West Half of said Northeast Quarter; thence South 00 degrees 11 minutes 35 seconds West on said East Line 2,647.27 feet to the Northeast Corner of the West Half of the Southeast Quarter; thence South 89 degrees 01 minutes 34 seconds West on the North Line of the West Half of said Southeast Quarter 136.17 feet to the Point of Beginning; thence South 01 degrees 43 minutes 25 seconds East 34.96 feet; thence South 45 degrees 23 minutes 37 seconds East 56.01 feet; thence South 00 degrees 10 minutes 00 seconds West 547.72 feet; thence South 01 degrees 44 minutes 33 seconds East 300.17 feet; thence South 00 degrees 10 minutes 00 seconds West 102.23 feet; thence South 08 degrees 57 minutes 51 seconds West 65.00 feet; thence Southwesterly 350.93 feet on a curve to the right, having a radius of 420.00 feet, the chord of said curve bears South 32 degrees 54 minutes 03 seconds West 340.81 feet; thence South 56 degrees 50 minutes 15 seconds West 73.22 feet; thence North 78 degrees 09 minutes 45 seconds West 56.57 feet; thence North 33 degrees 09 minutes 45 seconds West 80.00 feet; thence South 56 degrees 50 minutes 15 seconds West 52.00 feet; thence North 33 degrees 09 minutes 45 seconds West 1,275.77 feet; thence North 32 degrees 01 minutes 00 seconds West 200.04 feet; thence North 33 degrees 09 minutes 45 seconds West 9.11 feet; thence North 33 degrees 08 minutes 13 seconds West 490.87 feet; thence North 34 degrees 03 minutes 13 seconds West 173.44 feet; thence North 55 degrees 56 minutes 47 seconds East 50.78 feet; thence South 33 degrees 08 minutes 13 seconds East 500.00 feet; thence South 35 degrees 32 minutes 09 seconds East 199.70 feet; thence South 77 degrees 47 minutes 22 seconds East 59.21 feet; thence North 59 degrees 57 minutes 24 second East 172.63 feet; thence Northeasterly 510.58 feet on a curve to the right, having a radius of 1,060.00 feet, the chord of said curve bears North 73 degrees 45 minutes 21 seconds East 505.66 feet; thence North 87 degrees 33 minutes 18 seconds East 398.05 feet; thence South 01 degrees 43 minutes 25 seconds East 115.05 feet to the Point of Beginning, containing 27.441 acres, more or less.

PIN: 17-08-400-000 ("Property")

Petitioners seek simultaneous approval of the Preliminary Plat and Final Plat of the proposed Ernat First Commercial Addition to the City of Peru, Illinois, which includes Lot 1, consisting of 4.279± acres; Lot 2, consisting of 6.527± acres; and Lot 3, consisting of 10.873± acres. Petitioners request Lots 1 and 2 be zoned B-4 Commercial Shopping District, and Lot 3 be zoned R-2 Single Family, Detached Dwelling District.

The Petitioners request 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 the requirement under the Subdivision Ordinance that a Preliminary Plat be prepared and submitted for approval under Article III;
- (e) 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; and
- (f) For such other relief as may be equitable and just.

Copies of the Petition and Final Plat of Ernat First Commercial Addition 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 17th day of October, A.D., 2019.

Planning/Zoning Commission of the
City of Peru, Illinois

By: Cary Miller
Chairman