

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

PUBLIC NOTICE is hereby given that a public hearing will be held by the Planning/Zoning Commission of the City of Peru, IL, on Thursday, August 13, 2020, at 5:05 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 the GK Real Estate, Inc., an Illinois Corporation ("Petitioner"), concerning property generally located between Wenzel Road and 38th Street west of U.S. Route 251 in the City of Peru, commonly known as the Peru Mall, legally described as follows:

Parcel #1:

Lot 4 in Peru Mall Subdivision recorded 2 July, 1974 as doc. #604947 and re-recorded to correct certain scrivener's errors on 1 April, 1976 as Doc. #625460 in the City of Peru, being a part of the East Half of the Southeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, except coal and minerals and the right to mine and remove the same.

Parcel #2:

Lot 3 in the Resubdivision of Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Peru Mall Subdivision recorded 12 June, 1978 as doc. #657490, all in the City of Peru, being a part of the East Half of the Southeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, except coal and minerals and the right to mine and remove the same.

Parcel #3:

That part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, in the City of Peru, described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 5; thence North 88° 52' 00" East along the South Line of said Section for a distance of 112.78 feet; thence North 01° 08' 00" West for a distance of 60.00 feet to a point on the North Right-of-Way Line of Wenzel Road, said point being the Point of Beginning; thence North 88° 52' 00" East along said North Right-of-Way Line for a distance of 69.00 feet; thence North 00° 43' 00" West for a distance of 150.00 feet; thence South 88° 52' 00" West for a distance of 150.00 feet to a point on the East Right-of-Way Line of Peoria Street; thence South 00° 21' 20" East along said East Right-of-Way Line for a distance of 97.89 feet to a point on the Northerly Right-of-Way Line of Wenzel Road; thence South 58° 27' 20" East along said Northerly Right-of-Way Line for a distance of 96.52 feet to the Point of Beginning.

Parcel #4:

Together with nonexclusive easements for gas, water, storm and sanitary sewer lines, telephone and electric power lines, parking lots, driveways, perimeter roads, use of sidewalks and pedestrian mall ingress and egress, and all other easements for the benefit of Parcel #1 and #2 as contained in that certain Reciprocal Construction, Operation and Easement Agreement dated 30 December, 1969 and recorded 8 May, 1970 as Doc. #560807 as amended by Supplemental Agreement dated 15 June, 1972 and recorded 10 July, 1972 as Doc. #581765 between Montgomery Ward Development Corporation and Herman Ross which supplements Reciprocal Construction, Operation and Easement Agreement dated 30 December, 1969 and recorded 8 May, 1970 as Doc.

#560807 and as further amended by amendment to Reciprocal Construction, Operation and Easement Agreement dated 31 October, 1977 and recorded 20 June, 1978 as Doc. #657620 between Montgomery Ward Development Corporation, and LaSalle National Bank, not individually, but as trustee under Trust No. 48670, established by Trust Agreement dated 8 June, 1976 and as further amended by second amendment to Reciprocal Construction, Operation and Easement Agreement recorded 2 October, 1978 as Doc. #662643, and as further amended by third amendment to Reciprocal Construction, Operation and Easement Agreement dated 18 December, 1978 and recorded 22 January, 1979 as Doc. #666910; all situated in LaSalle County, Illinois.

PINs: 17-05-410-003, 17-05-410-004, 17-05-410-000 (“Property”)

Petitioner desires to resubdivide the Property and seeks approval of the preliminary plat for “The Crossroads at Peru” providing for a new Lot “A” (9.0883± ac.), Lot “B” (.1410± ac.), Lot “C” (22.8551± ac.), Lot “D” (1.1616± ac.), Lot “E” (1.1877± ac.), Lot “F” (1.3153± ac.), Lot “G” (1.0890± ac.), Lot “H” (1.1615± ac.), and Lot “I” (.4691± ac.).

Petitioner further requests the following relief, to wit:

1. Rezoning of the Property from B-2 Community Shopping District to B-4 Highway Business District;
2. A Special Use for Lot “A” to allow for multiple-family dwellings pursuant to Section 11.05(d)(24) of the City’s Zoning Ordinance;
3. A variance/waiver from Section 4.03(a) of the City’s Zoning Ordinance for Lot “A” and Lot “C” to allow for more than one primary structure on a lot;
4. A variance from Section 6.01(a) of the City’s Zoning Ordinance for Lot “A” to increase the maximum allowable gross floor area for an accessory structure to 4,000 sq. ft.;
5. A variance from Section 6.01.1(e) and Section 6.01.3(c) of the City’s Zoning Ordinance for Lot “A” to increase the maximum allowable gross floor area for all detached private garages and accessory structures to 16,800 sq. ft.;
6. A variance from Section 7.03(b)(2) of the City’s Zoning Ordinance for Lot “A” to reduce the number of required parking spaces per unit for multiple-family dwelling to 1.65 spaces per unit;
7. A variance from Section 11.05(j) of the City’s Zoning Ordinance for Lot “A” to increase the maximum allowable building height to three (3) stories, not to exceed fifty-two (52) feet;
8. A variance for Lot “A” to reduce the front yard setback from Peoria Street from not less than forty feet (40’), as provided in Section 11.05(h)(1) of the City’s Zoning Ordinance, to not less than thirty feet (30’);
9. For such other relief as may be equitable and just.

The Property is located in a B-2, Community Shopping District.

Additional information and a copy of the Petition can be obtained from the City Clerk's Office. Due to COVID-19 concerns, remote/electronic participation at the Public Hearing is strongly encouraged. Information concerning how to participate will be made available online at the City of Peru's website ([www.https://www.peru.il.us/](https://www.peru.il.us/)).

Dated at Peru, Illinois, this 27th day of July, 2020.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman