

**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 2<sup>nd</sup> day of September, 2020, at the hour of 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, at which time and place the Planning/Zoning Commission will consider the Joint Petition of Pretium Packaging, L.L.C., Gary Quesse and James Quesse (collectively, "Petitioners") concerning real estate generally located at 4444 Hollerich Drive and 4438 Hollerich Drive in the City of Peru, Illinois, legally described as follows:

PARCEL #1:

Lot 1 in J.P. Hollerich Industrial Park First Addition to the City of Peru, Illinois, according to the Plat thereof recorded December 2, 1986 in Plat Book "B", Page 18, as Doc. #R86-13542, excepting underlying coal and minerals and the right to mine and remove the same; AND

PARCEL #2:

That part of Lot 1 in J.P. Hollerich Industrial Park Third Addition to the City of Peru, according to the Plat thereof recorded 19 April 1991, as Doc. #91-04719 and re-recorded 29 May 1991 as Doc. #91-06584, described as follows: Commencing at the Northeast corner of said Lot 1; thence South 00 degrees 14 minutes 42 seconds west along the East line of said Lot 1 for a distance of 330.91 feet to the Southeast corner of said Lot 1, said point also being on the North line of Lot 1 in J.P. Hollerich Industrial Park Second Addition; thence North 89 degrees 45 minutes 18 seconds West along said North line for a distance of 86 feet to the Northwest corner of Lot 1 in J.P. Hollerich Industrial Park Second Addition, said point also being the Northeast corner of an Outlot in J.P. Hollerich Industrial Park Third Addition; thence continuing North 89 degrees 45 minutes 18 seconds West along the North line of said Outlot for a distance of 215 feet to the Northwest corner of said Outlot, thence North 00 degrees 14 minutes 42 seconds East for a distance of 338.32 feet to a point on the North line of Lot 1 in said J.P. Hollerich Industrial Park Third Addition; thence South 88 degrees 20 minutes 40 seconds East along said North line for a distance of 301.09 feet to the point of beginning, except coal and minerals and the right to mine and remove the same.

All situated in LaSalle County, Illinois.

Common Address: 4444 Hollerich Drive, Peru, IL

PIN: 17-06-100-003 (hereinafter "Pretium Property")

PARCEL #1 (PIN: 17-06-100-002):

Lot One (1) in J.P. Hollerich Industrial Park Second Addition to the City of Peru, Illinois, according to the Plat thereof recorded October 16, 1987, in Plat Cab 'B', page 40, as Doc. #R87-11786, excepting underlying coal and minerals and the right to mine and remove the same situated in the City of Peru, LaSalle County, Illinois; AND

PARCEL #2 (PIN: 17-06-101-003):

The Outlot in J.P. Hollerich Industrial Park Third Addition to the City of Peru, Pursuant to the Plat Thereof recorded April 19, 1991 as Doc. #91-04719, except coal and minerals and the right to mine and remove the same as heretofore severed from the fee thereof and also excepting the east eighty (80) feet thereof reserved by the City of Peru for Hollerich Drive as set forth in the Plat of said Third Addition, situated in the City of Peru, LaSalle County, Illinois.

Common Address: 4438 Hollerich Drive, Peru, IL (hereinafter "Quesse Property")

Petitioners desire to construct a breezeway connecting the Pretium Property and Quesse Property and request the following variances, to wit:

- (1) A variance to reduce the south side yard setback for the Pretium property from not less than 15', as restricted by Section 12.02(h)(3) of the Zoning Ordinance, to not less than 0';
- (2) A variance to reduce the north side yard setback for the Quesse property from not less than 15', as restricted by Section 12.02(h)(3) of the Zoning Ordinance, to not less than 0';
- (3) To release, extinguish, quitclaim and/or vacate all or part of City's utility easement between the Pretium and Quesse Properties; and
- (4) For such other relief as may be equitable and just.

The Pretium and Quesse Properties are located in an M-1 Light Manufacturing Zoning 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 \_\_\_\_ day of August, 2020.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman