

**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 2nd day of December, 2020, at the hour of 5:00 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 John Pohar & Sons, Inc. (hereinafter "Petitioner") concerning property legally described as follows:

Lot 3 of Ernat First Commercial Addition, City of Peru, LaSalle County, Illinois per Final Plat recorded December 3, 2019 as Document No. 2019-16525 in the Office of the LaSalle County Recorder.

PIN: 17-08-420-003 ("Property")

Petitioner desires to resubdivide the Property and seeks approval of the Final Plat of The Pointe to the City of Peru, Illinois, consisting of eighteen residential lots. The Property is zoned R-2 Single Family, Detached Dwelling District.

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

Copies of the Petition and Final Plat of The Pointe are available for public inspection at the Office of the Peru City Clerk during normal business hours. 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/](http://www.peru.il.us/)).

Dated at Peru, Illinois, this 13th day of November, 2020.

Planning/Zoning Commission
of the City of Peru, Illinois

By: Cary Miller, Chairman