

**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 24<sup>th</sup> day of March, 2021, 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 Petition of Lyle Eiten (“Petitioner”) concerning certain real estate generally located east of Plank Road and north of 1660 N Ave. in unincorporated Bureau County, Illinois, legally described as follows:

A tract of land being all that part of the Southeast Quarter of Section 12 lying Northeast of the center of County Highway 13 in Township 16 North, Range 11 East of the Fourth Principal Meridian, Bureau County, Illinois, more particularly bounded and described as follows and bearings are for the purpose of description only:

Beginning at a mag nail at the Northeast Corner of the Southeast Quarter of said Section 12; thence South 01° 26’ 30” East along the East Line of the Southeast Quarter of said Section 12, a distance of 2,657.76 feet to an iron rod at the Southeast Corner of the Southeast Quarter of said Section 12; thence South 88° 12’ 00” West along the South Line of the Southeast Quarter of said Section 12, a distance of 57.37 feet to the center of said County Highway 13, thence North 34° 18’ 00” West along said centerline, a distance of 3,158.05 feet to the North Line of the Southeast Quarter of said Section 12; thence North 88° 23’ 15” East along the North Line of the Southeast Quarter of said Section 12, a distance of 1,770.82 feet to the Place of Beginning, containing 55.78 acres, more or less.

Subject to the rights-of-way of Public Roads along the East and Southwest sides of the above described tract;

EXCEPTING THEREFROM the North 1,735.24 feet thereof, the resulting tract containing 7.50 Acres, more or less.

PIN: 18-12-400-001 (pt.) (hereinafter “Property”).

Petitioner, with the consent of the Property owner(s), requests the following relief, to wit:

- (a) That City enter into an Annexation Agreement with Petitioner providing for annexation of the Property to the City, and City extending electric and water utilities to the Property at City’s cost;
- (b) Annexation of the Property to the City of Peru;
- (c) Rezoning of the Property to M-2 Manufacturing District;
- (d) Waiver from the stormwater drainage requirements of the City’s Subdivision and Site Development Regulations Ordinance;
- (e) A variance from Section 7.03(b)(10) of the City’s Zoning Ordinance to reduce the number of required parking spaces from seven to four;

- (f) Waivers from requirements of Section 7.04 of the City's Zoning Ordinance concerning off-street parking surfacing, lighting, curbs and wheelstops, minimum standards of parking spaces, aisles, and parking bays; and landscaping;
- (g) Waiver from City sewer utility charges until such time that sewer service is made available to the Property;
- (h) Waiver of all impact and annexation fees; and
- (i) For such other relief as may be equitable and just.

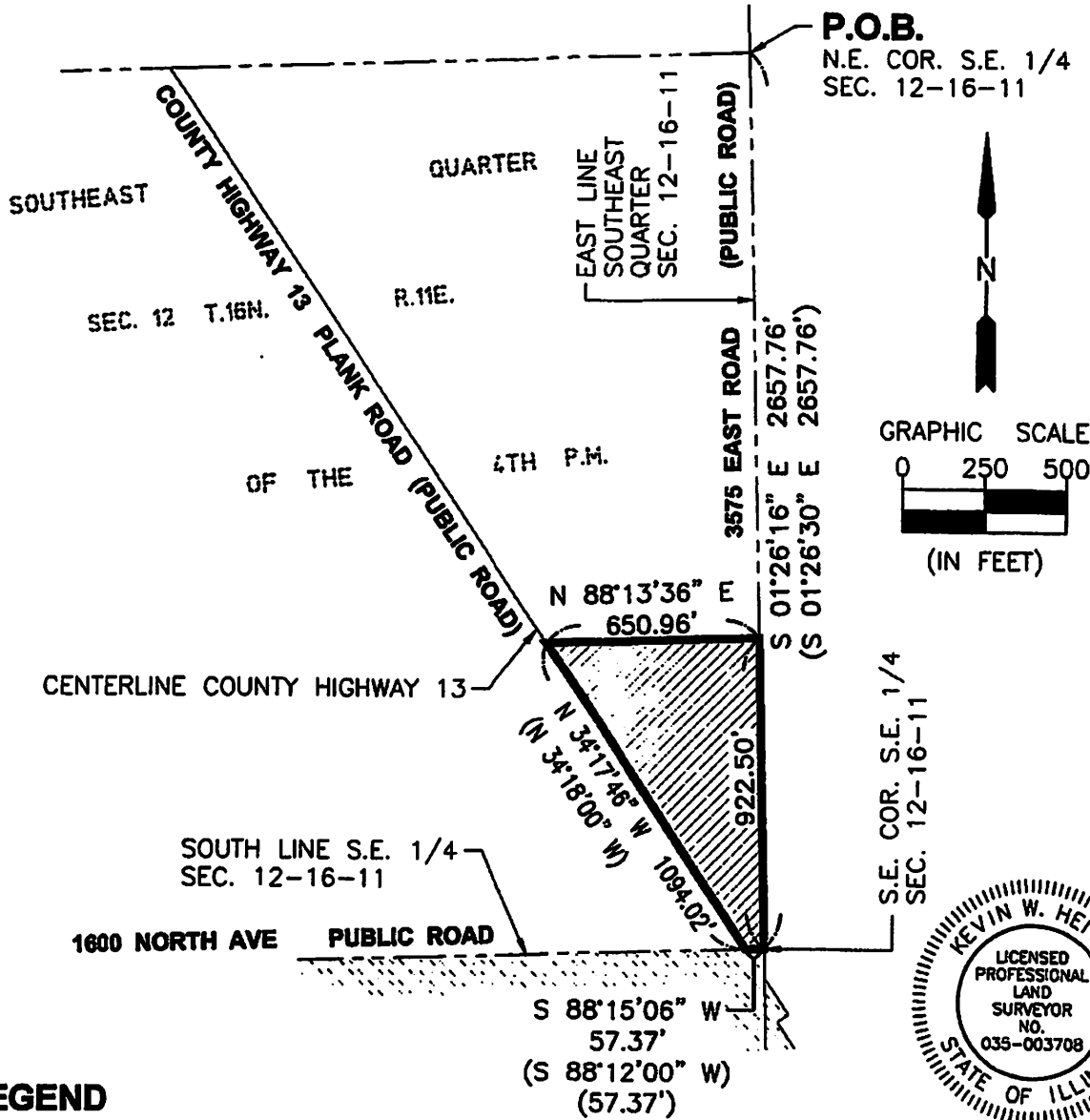
Additional information and copies of the Petition can be obtained from the City Clerk's Office during normal business hours. Due to COVID-19 concerns, remote/electronic participation at the Public Hearing is strongly encouraged. Information concerning how to participate will be made available online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

Dated at Peru, Illinois, this 2<sup>nd</sup> day of March, 2021.

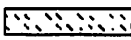


City of Peru Planning/Zoning Commission

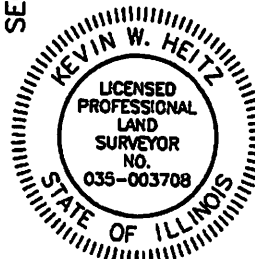
BY: Cary Miller, Chairman

**ANNEXATION PLAT**  
 FOR  
**PART OF THE SOUTHEAST 1/4 OF SECTION 12,**  
**T. 16 N., R. 11 E., 4th P.M.**  
**BUREAU COUNTY, ILLINOIS**  
**FEBRUARY, 2021**



**LEGEND**

-  AREA WITHIN EXISTING CORPORATE LIMITS
-  PROPERTY TO BE ANNEXED (7.50 AC.±)
-  SECTION LINE



expires 11-30-2022

PROFESSIONAL DESIGN FIRM  
 LICENSE NO. 184-001717  
 kevinh@chamlin.com

I, KEVIN W. HEITZ HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECTION

*(Signature)*  
 IL. PLS NO. 035-003708      DATE 02/23/21

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PERU MORRIS  
 OTTAWA MENDOTA  
 ILLINOIS

Chamlin & Associates, Inc. 6100 N. Lincoln St., Suite 100, Chicago, IL 60630-3400  
 Phone: (773) 869-8800 Fax: (773) 869-8801  
 Email: info@chamlin.com  
 Surveyor License No. 035-003708  
 Design Firm License No. 184-001717  
 State of Illinois  
 Expires 11-30-2022  
 Kevin W. Heitz  
 Licensed Professional Land Surveyor  
 No. 035-003708  
 State of Illinois  
 Chamlin & Associates, Inc. © 2021  
 Printed On: Recycled Paper  
 Date: February 23, 2021 2:11:36 PM  
 Plot Size: 24" x 36"

**ANNEXATION PLAT**

**LEGAL DESCRIPTION**

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