

**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 15th day of December, 2021, 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:

The East 22.122 acres of the West Half of the Northeast Quarter of Section 9, Township 33 North, Range 1, East of the Third Principal Meridian; said West half of the Northeast Quarter more particularly described as follows; Beginning at the Northwest corner of the Northeast Quarter of said Section 9, thence, North 89 degrees 12 minutes East along the North line of said Quarter Section for a distance of 1320.16 feet, thence South 0 degrees 19 minutes 23 seconds West for a distance of 2,650.77 feet to a point on the South line of the Northeast Quarter of said Section, thence South 89 degrees 35 minutes West along the South line of the Northeast Quarter of said Section for a distance of 1323.4 feet to the Southwest Corner of the Northwest Quarter of said Section, thence North 0 degrees 23 minutes East along the West line of the Northeast Quarter of said Section for a distance of 2,641.99 feet to the point of beginning, except coal and minerals and the right to mine and remove the same, situated in LaSalle County, Illinois, EXCEPTING the following described property, to wit:

Commencing at the Southeast corner of the Northeast Quarter of said Section 9; thence South 89 degrees 35 minutes 12 seconds West (Deed 89 degrees 35 minutes 00 seconds) along the South line of the Northeast Quarter of said Section 9 for a distance of 1,323.40 feet to the Point of Beginning; continuing thence South 89 degrees 35 minutes 12 seconds West (Deed 89 degrees 35 minutes 00 seconds) along the South line of the Northeast Quarter of said Section 9 for a distance of 363.73 feet to the Southwest corner of the said East 22.122 acres; thence North 00 degrees 18 minutes 59 seconds East along the West line of the said East 22.122 acres for a distance of 1,307.66 feet; thence South 43 degrees 15 minutes 59 seconds East for a distance of 455.18 feet; thence South 89 degrees 40 minutes 37 seconds East for a distance of 50.00 feet to a point on the East line of the said East 22.122 acres; thence South 00 degrees 19 minutes 23 seconds West along the East line of the said East 22.122 acres for a distance of 973.28 feet to the Point of Beginning, situated in LaSalle County, Illinois.

AND

That part of the West Half of the Northeast Quarter of Section 9, Township 33 North, Range 1, East of the Third Principal Meridian, in the City of Peru, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 9; thence 89 degrees 12 minutes 00 seconds East along the North line of said Quarter Section for a distance of 100.00 feet to the point of beginning; continuing thence North 89 degrees 12 minutes 00 seconds East along the North line of said Quarter Section for a distance of 856.37 feet; thence South 00 degrees 18 minutes 59 seconds West for a distance of 1,289.19 feet; thence North 89 degrees 41 minutes 01 seconds West for a distance of 48.12 feet; thence North 43 degrees 15 minutes 59 seconds West for a distance of 731.53 feet thence South 89 degrees 36 minutes 58 seconds West for a distance of 209.98 feet; thence North 43 degrees 15 minutes 59 seconds West for a distance of 132.47 feet; thence North 00 degrees 05 minutes 50 seconds East for a distance of 649.21 feet to the Point of Beginning, except coal and minerals and the right to mine and remove the same, all situated in the County of LaSalle and State of Illinois.

PINs: 17-09-221-000 & 17-09-234-000

Common Address: 600-800 Wenzel Road, Peru, Illinois. ("Property")

Pursuant to the Development Agreement with the City of Peru dated November 22, 2021, Petitioner desires to resubdivide the Property and seeks the following relief, to wit:

- (a) Approval of the Final Plat of Pohar's Crossing Subdivision to the City of Peru, IL, consisting of 57 residential lots, 3 commercial lots, and 2 outlots;
- (b) Rezoning of the 57 residential lots and 2 outlots from B-2 Commercial Shopping District to R-3 Single-Family and Two-Family Residence District;
- (c) Variances to the setback requirements of Section 10.04(h) of the City's Zoning Ordinance for certain residential lots as shown on the Final Plat of Pohar's Crossing;
- (d) Waiver from Section 10.04(f)(3) of the Zoning Ordinance to allow for cul-de-sac streets;
- (e) Waivers from the following requirements of the City's Subdivision and Site Development Regulations Ordinance:
 - (1) Preliminary Plat submission requirement of Section 3.01;
 - (2) Storm water drainage requirements of Section 11.09;
 - (3) Subdivision Improvement Security requirement of Section 12.02;
 - (4) Subdivision improvement plan submission requirement of Section 12.01; and
 - (5) Waiver of all fees, including plat review, plan review, construction inspection, water and sewer acreage, water and sewer front footage, and infrastructure inspections fees.
- (f) Approval of the land swap described in the Development Agreement, whereby Petitioner conveys Outlot 1 (1.49± acres) to City, and City conveys the following described property to Petitioner:

Part of the Northeast Quarter of Section 9, Township 33 N, Range 1 East, 3rd Principal Meridian, City of Peru, LaSalle County Illinois described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of said Section 9; thence North 89° 12' 00" East along the North Line of said Quarter Section for a distance of 100.00 feet; thence South 00° 05' 50" West a distance of 649.21 feet; thence South 43° 15' 59" East a distance of 132.47 feet to the Point of Beginning; thence North 89° 36' 58" East a distance of 209.98 feet; thence South 43° 15' 59" East a distance of 731.53 feet; thence South 89° 41' 01" East a distance of 48.12 feet; thence South 00° 18' 59" West a distance of 51.77 feet; thence South 43° 15' 59" East a distance of 15.11 feet; thence North 75° 27' 21" West a distance of 287.25 feet; thence North 43° 15' 59" West a distance of 717.12 feet to the Point of Beginning, containing 2.740 acres, more or less; and

- (g) For such other relief as may be equitable and just.

Copies of the Petition and Final Plat are available for public inspection at the Office of the Peru City Clerk during normal business hours.

Dated at Peru, Illinois, this 1st day of December, 2021.

**Planning/Zoning Commission
of the City of Peru, Illinois**

By: Cary Miller, Chairman