

**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 11th day of May, 2022, 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 the City of Peru, Illinois (hereinafter "Petitioner") concerning property generally located north of Interstate 80 and west of Plank Road in the City of Peru, in Bureau and LaSalle Counties, legally described as follows:

The East 20 Acres of the East Half of the Southwest Quarter, Section 13, Township 16 North, Range 11 East of the Fourth Principal Meridian; the Southeast Fractional Quarter of Section 13, Township 16 North, Range 11 East of the Fourth Principal Meridian, containing 91.2 acres, more or less; the South 16.49 Acres of the East Half of the Northwest Quarter of Section 13, Township 16 North, Range 11 East of the Fourth Principal Meridian; and 19.5 Acres, off of the South side of the Northeast Fractional Quarter of Section 13, Township 16 North, Range 11 East of the Fourth Principal Meridian,

EXCEPTING THEREFROM that property designated as Tract A-8 in Case No. 28395 in the Office of the Circuit Court of Bureau County, Illinois, described as follows:

A tract of land in the East 20 acres of the Southwest Quarter and the Southeast Fractional Quarter, all in Section 13, Township 16 North, Range 11 East of the Fourth Principal Meridian lying between the present Northerly fence line of a highway designated Federal Aid Interstate Route 80 and a new right of way line for said Route 80 which line is Northerly of, 160 feet normally distant from and parallel with the survey line for said Route 80 and extends from the West Line of said East 20 acres Easterly to the East Line of said Section 13.

All of the aforesaid real estate being located in Bureau County, Illinois, except coal and minerals as heretofore severed from the fee thereof.

AND

A part of the Southwest Fractional Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, described as follows:

Beginning at the Southwest Corner of the Southwest Fractional Quarter of said Section 31; thence on an assumed bearing of North 13° 48' 27" East on the West Line of said Section 31, a distance of 819.57 feet to the Southwest Corner of Lot 2 of Perona Industrial Park Second Addition; thence South 76° 32' 53" East, on the South Line of said Lot 2, a distance of 1688.65 feet to the Southeast Corner of said Lot 2; thence North 72° 45' 31" East 20.97 feet; thence South 80° 19' 13" East 62.33 feet; thence North 70° 40' 47" East 462.47 feet to the centerline of the Peru & Grand Detour Plank Road; thence South 19° 20' 49" East on said centerline 632.66 feet; thence South 70° 27' 38" West 235.55 feet; thence South 19° 32' 22" East 184.37 feet; thence North 76° 32' 53" West 245.14 feet; thence

South 13° 48' 27" West 270.00 feet to the South Line of the Southwest Fractional Quarter of said Section 31; thence North 76° 32' 53" West on said South Line 2161.53 feet to the Point of Beginning, excepting that part conveyed to the County of LaSalle by deed recorded September 25, 1973 as Document No. 596491, also excepting that part conveyed to the City of Peru by deed recorded February 19, 2016 as Document No. 2016-02157, and except coal and minerals and the right to mine and remove the same.

Situated in LaSalle County, Illinois.

PINs: 18-13-400-001 (Bureau County) & 11-31-315-000 (LaSalle County) (collectively, the "Subject Property").

The Subject Property is located within the corporate limits of the City of Peru and zoned M-2 Manufacturing District.

Petitioner is, or will be, the sole owner of the Subject Property and, as contract purchaser, seeks the following relief, to wit:

- (a) Approval of the Final Plat for Master-View Park Subdivision to the City of Peru, IL, consisting of 4 commercial lots;
- (b) 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;
 - (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; and
- (c) For such other and further relief as may be required under the circumstances.

Petitioner requests that approval of the Final Plat for Master-View Park Subdivision and other requested relief be granted contingent and effective upon the Petitioner's acquisition of the Subject Property and establishment of the MVP TIF District.

Copies of the Petition and Final Plat for Master-View Park Subdivision to the City of Peru are available for public inspection at the Office of the Peru City Clerk during normal business hours.

Dated at Peru, Illinois, this 25th day of April, 2022.

Planning/Zoning Commission
of the City of Peru, Illinois

By: Cary Miller, Chairman