

ORDINANCE NO. 6434

**AN ORDINANCE APPROVING AND ACCEPTING
THE FINAL PLAT OF ERNAT FIRST COMMERCIAL
ADDITION TO THE CITY OF PERU, ILLINOIS.**

WHEREAS, after legal ad notice duly published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru conducted a public hearing on November 6, 2019, on the Petition of Bernard T. Ernat and Patricia A. Ernat seeking rezoning and approval of the Final Plat of Ernat First Commercial Addition to the City of Peru, Illinois; and

WHEREAS, the Planning/Zoning Commission unanimously recommended that the Final Plat of Ernat First Commercial Addition be approved and rezoned as sought.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The Final Plat of Ernat First Commercial Addition to the City of Peru, LaSalle County, Illinois, as prepared by Chamlin & Associates, Inc. dated September 13, 2019, a copy of which is attached, is hereby approved and accepted. Lot 1 and Lot 2 are hereby zoned B-4 Commercial Shopping District, and Lot 3 is hereby zoned R-2 Sing Family, Detached Dwelling District.

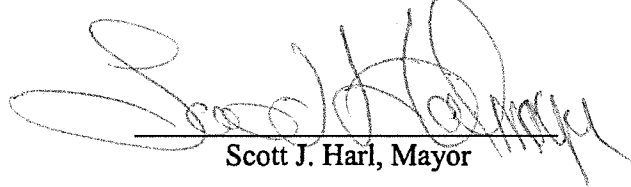
SECTION 2: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with 8 voting aye, 0 voting nay,

0 absent, ___ passing, and Mayor Harl not voting ___, which meeting was held on the 12th day of November, 2019.

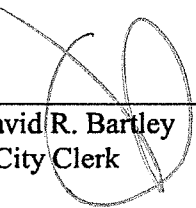


APPROVED: November 12, 2019



Scott J. Harl, Mayor

ATTEST:

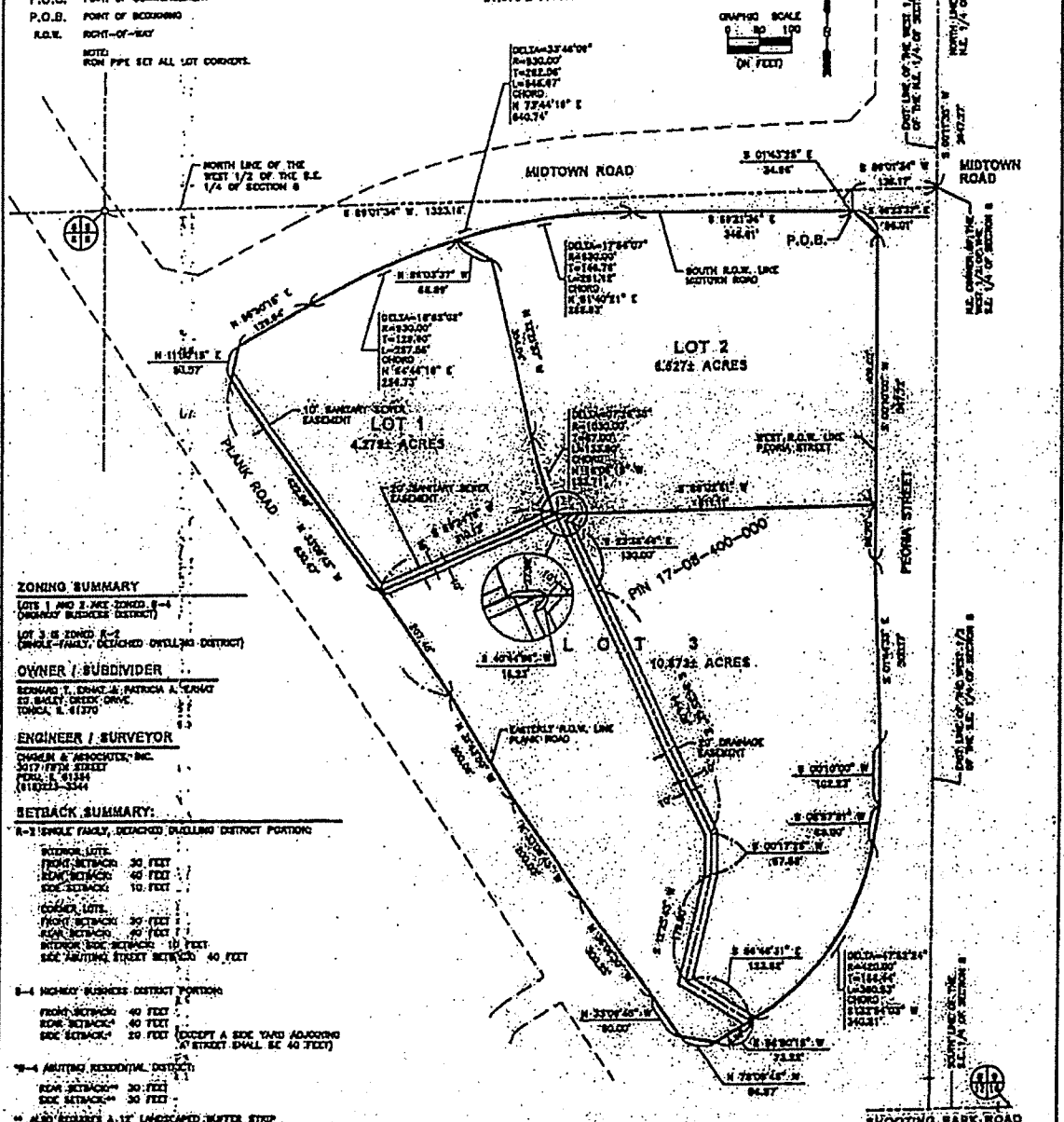


David R. Bartley
City Clerk

<u>Aldermen</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Ferrari	X		
Waldorf	X		
Lukosus	X		
Radtke	X		
Sapienza	X		
Payton	X		
Ballard	X		
Buffo	X		

FINAL PLAT
OF
ERNAT FIRST COMMERCIAL ADDITION
CITY OF PERU,
LA SALLE COUNTY, ILLINOIS
BEING A PART OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 8,
T. 33 N., R. 1 E. OF THE 3RD P.M.
21.678 ± ACRES

- LEGEND**
- BOUNDARY OF SUBDIVISION
 - EASEMENT LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - EXISTING IRON PIPE
 - EXISTING BRASS PLUG
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
- NOTE:
FROM PIPE SET ALL LOT CORNERS.



ZONING SUMMARY

LOTS 1 AND 2 ARE ZONED R-4 (ORDINARY BUSINESS DISTRICT)

LOT 3 IS ZONED R-2 (SINGLE-FAMILY, DETACHED DWELLING DISTRICT)

OWNER / SUBDIVIDER

EDWARD T. ERNST, JR. PATRICK A. ERNST
22 BERRY STREET DRIVE
TOWNEA, IL 61270

ENGINEER / SURVEYOR

CHAMLYN & ASSOCIATES, INC.
3017 77TH STREET
PERU, IL 61354
(815) 233-3344

SETBACK SUMMARY:

R-2 SINGLE FAMILY, DETACHED DWELLING DISTRICT PORTION:

- FRONT LOT: 30 FEET
- FRONT SETBACK: 30 FEET
- REAR SETBACK: 40 FEET
- SIDE SETBACK: 10 FEET

R-4 HIGHWAY BUSINESS DISTRICT PORTION:

- FRONT SETBACK: 40 FEET
- SIDE SETBACK: 40 FEET
- REAR SETBACK: 20 FEET (EXCEPT A SIDE YARD ADJOINING AN STREET SHALL BE 40 FEET)

R-4 MIXED RESIDENTIAL DISTRICT:

- FRONT SETBACK: 30 FEET
- SIDE SETBACK: 30 FEET

* ALSO RESIDES A 15' (UNSCALED) BUFFER STRIP IMMEDIATELY ADJOINING TO ANY RESIDENTIAL DISTRICT FOR SIGN READING.

CHAMLYN & ASSOCIATES, INC.

2225 OTTAWA SQUARE
ILLINOIS

DATE	BY	FOR
09/12/2019	CHAMLYN & ASSOCIATES, INC.	FINAL PLAT
09/12/2019	EDWARD T. ERNST, JR. PATRICK A. ERNST	FINAL PLAT

FINAL PLAT	CURRENT MAP NO. 001/12/2019
SCALE AS NOTED	SHEET 1
FILE NO. 1773100 Y-1	OF 2

EXHIBIT A

