

**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 28th day of August, 2019, at the hour of 5:30 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 IL Valley Green, LLC, an Illinois limited liability company (hereinafter "Petitioner") praying for waivers from the City of Peru Subdivision Ordinance and a subdivision of the real estate described in Exhibit A, which real estate contains 2.464 acres and is generally located at 830 Harrison Street, Peru, IL (hereinafter "Property").

Petitioner requests zoning and approval of a Final Plat for the proposed West End Subdivision to the City of Peru which would consist of Lot 1 containing 0.501± acres, Lot 2 containing 1.371± acres and Lot 3 containing 0.592± acres.

The Petitioner further prays for the following:

- (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 submission of subdivision improvement drawings before approval of the Plat;
- (c) Waiver of the requirement under the City of Peru Subdivision and Site Development Regulations Ordinance No. 3229 ("Subdivision Ordinance") that sidewalks be constructed under Article XI, Section 11.01 A;
- (d) Waiver of the requirement under the Subdivision Ordinance that a Preliminary Plat be prepared and submitted for approval under Article III;
- (e) 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
- (f) For such other relief as may be equitable and just.

The Property is located in an B-4 Highway Business District zoning classification.

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

All persons desiring to appear and be heard with regard to said Petition may appear at the time and place specified above.

Dated at Peru, Illinois, this 7th day of August, A.D., 2019.

Planning/Zoning Commission of the
City of Peru, Illinois

BY: Cary Miller
Chairman