

**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, December 6, 2023, at the hour of 5:00 p.m., or as soon thereafter as may be heard, in the City Municipal Building, 1901 Fourth Street, Peru, IL, at which time and place the Planning/Zoning Commission will consider the Petition of Kimley-Horn and Associates, Inc. on behalf of Peru Route 251, LLC (collectively, "Petitioner") concerning real estate commonly known as Kohl's located at 5253 IL Rt. 251, Peru, Illinois, and legally described as follows:

LOT 8 ON THAT CERTAIN FINAL PLAT FOR PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION TO THE CITY OF PERU, PREPARED BY CHAMLIN & ASSOCIATES, RECORDED WITH THE LASALLE COUNTY RECORDER'S OFFICE ON OCTOBER 29, 2004 AS DOCUMENT NUMBER R2004-29567.

PIN: 11-33-300-008 (hereinafter, "Property").

Petitioner, having a contractual interest, desires to subdivide the Property and construct 10,083 sq. feet of new retail space to be leased to Five Below, Inc. between Kohl's and PetSmart, and seeks the following relief under the City's Zoning Ordinance, to wit:

- (a) Approval of the Final Plat for the Subdivision of Lot 8 in Peru Marketplace Commercial Subdivision First Addition, consisting of two lots;
- (b) A variance to reduce the minimum lot width from not less than 150', as provided in Section 11.05(f), to not less than 81' to allow for the proposed structure's walls to abut the existing Kohl's and PetSmart stores;
- (c) A variance to reduce the side yard setback from not less than 20', as provided in Section 11.05(h), to not less than 0'; and
- (d) For such other and further relief deemed necessary or appropriate.

The Property is zoned B-4 Highway Business District. Additional information and copies of the Petition can be obtained from the City Clerk's Office during normal business hours.

Dated at Peru, Illinois, this 17th day of November, 2023.

City of Peru Planning/Zoning Commission
BY: Cary Miller, Chairman