

**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, the 11th day of March, 2020, at the hour of 6:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, at which time and place the Planning/Zoning Commission will consider GC Housing Development LLC and Crane Construction Company LLC's ("Petitioners") Amended Petition for Waivers, Variances, Rezoning, and Approval of Preliminary Development Plan concerning real estate generally located at 1810 4th Street and 710 Peoria Street in the City of Peru, Illinois, legally described as follows:

1810 4th Street, Peru, Illinois (PIN: 17-17-436-017):

Part of Lots 1, 2, 3, 6, 7 and 8 in Block 34 in Ninewa Addition to the Town, now City of Peru, LaSalle County, Illinois, described as follows, to wit:

Beginning at the Southwest corner of said Lot 6; thence North 00 degrees 11 minutes 57 seconds East along the Westerly line thereof, a distance of 50.03 feet to the Northwest corner of the South 50.00 feet of said Lot 6; thence North 89 degrees 47 minutes 18 seconds East, along the Northerly line of said South 50.00 feet, a distance of 60.02 feet to the Northeast corner of said South 50.00 feet being a point on the West line of said Lot 7; thence North 00 degrees 07 minutes 08 seconds East, 75.56 feet along said West line to the Northwest corner of said Lot 7; thence North 89 degrees 38 minutes 52 seconds East, along the Northerly line of said Lot 7, a distance of 60.01 feet to the Northeast corner; thence South 00 degrees 03 minutes 33 seconds West, along the Easterly line thereof, a distance of 34.50 feet to the Southwest corner of the North 34.50 feet of said Lot 8, thence North 89 degrees 38 minutes 52 seconds East, along the South line of said North 34.50 feet, a distance of 26.89 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 101.72 feet and whose chord bears North 21 degrees 45 minutes 54 seconds East, an arc distance of 13.75 feet; thence North 25 degrees 47 minutes 45 seconds East, a distance of 65.04 feet to a point on the East line of said Lot 3, said point being 36.54 feet North of the Southeast corner thereof; thence North 00 degrees 14 minutes 54 seconds East, along said East line, a distance of 29.30 feet, to the South line of the Northerly 60.00 feet of said Lot 3; thence South 89 degrees 42 minutes 06 seconds West, along said South line, a distance of 25.00 feet to the West line of the East 25.00 feet of said Lot 3; thence North 00 degrees 38 minutes 18 seconds East along said West line, a distance of 60.25 feet to the North line of said Lot 3; thence North 89 degrees 58 minutes 09 seconds East, along said North line and the North line of said Lot 2, a distance of 85.06 feet to the Northeast corner of said Lot 2; thence South 00 degrees 33 minutes 13 seconds West, along the Easterly line thereof, a distance of 86.84 feet; thence South 89 degrees 43 minutes 35 seconds West, a distance of 26.27 feet; thence North 00 degrees 16 minutes 25 seconds West, a distance of 0.74 feet; thence South 89 degrees 43 minutes 35 seconds West,

a distance of 0.70 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 31.05 feet and whose chord bears South 57 degrees 14 minutes 37 seconds West, an arc distance of 32.52 feet; thence South 25 degrees 09 minutes 02 seconds East, through a point deeded as being 3.03 feet West of the Southeast corner of said Lot 3, a distance of 55.14 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 89.00 feet and whose chord bears South 12 degrees 51 minutes 06 seconds West, an arc distance of 38.21 feet; thence South 00 degrees 07 minutes 02 seconds West, a distance of 61.40 feet (60.69 feet Deeded), to a point on the South line of said Lot 8, said point being 24.00 feet West of the Southeast corner thereof; thence South 89 degrees 30 minutes 55 seconds West, along the South line of said Lots 8, 7 and 6, a distance of 155.55 feet to the Point of Beginning. Excepting and reserving any underlying coal and mining rights and the right to remove the same.

710 Peoria Street, Peru, Illinois (PINs: 17-17-436-009; 17-17-436-010):

PARCEL #1:

The South 40 feet of Lots 1 and 2 in Block 34 in Ninewa Addition to Peru, in the City of Peru except coal and mineral and the right to mine and remove the same, and EXCEPT THE FOLLOWING TRACTS:

EXCEPTION #1: That part of the South 40 feet of Lot 2 in Block 34 in Ninewa Addition to the City of Peru described as follow: Beginning at the Southwest corner of said Lot 2; thence due North along the West line of said Lot 2 for a distance of 6.41 feet to the point of beginning, continuing thence due North along the West line of said Lot 2 for a distance of 33.59 feet to the Northwest corner of the South 40 feet of said Lot 2; thence North 89 degrees 30 minutes East along the North line of the South 40 feet of said Lot 2, for a distance of 33.00 feet; thence Southwesterly along the arc of a curve whose radius is 31.05 feet and is concave to the Southeast for a distance of 33.06 feet; thence South 25 degrees 12 minutes West for a distance of 17.82 feet to the point of beginning.

EXCEPTION #2: That part of the South 40 feet of Lots 1 and 2 in Block 34 in Ninewa Addition to the City of Peru, described as follows: Beginning at the Northwest corner of the South 40 feet of said Lots 1 and 2; thence North 89 degrees 30 minutes East along the North line of the South 40 feet of said Lots 1 and 2 for a distance of 33.71 feet to the point of beginning; Thence continuing North 89 Degrees 30 minutes East along the North line of the South 40 feet of said Lots 1 and 2 for a distance of 37.33 feet; thence South 00 degrees 30 minutes East for a distance of 0.74 feet; thence South 89 degrees 30 minutes West and parallel to the North line of the South 40 feet of said Lots 1 and 2 for a distance of 37.33 feet; thence North 00 degrees 30 minutes West for a distance of 0.74 feet to the point of beginning.

PARCEL #2:

That part of Lot 3 in Block 34 in Ninewa Addition to the City of Peru, described as follows: Beginning at the Southeast Corner of said Lot 3; thence South 89 degrees

30 minutes West along the South line of said Lot 3 for a distance of 3.03 feet; thence North 25 degrees 12 minutes East for a distance of 7.12 feet to the point on the East line of said Lot 3; thence due South along the East line of said Lot 3 for a distance of 6.41 feet to the point of beginning, except coal and minerals and the right to mine and remove the same.

PARCEL #3:

That part of Lot 8 in Block 34 in Ninewa Addition to Peru, in the City of Peru, described as follows: Beginning at the Southeast corner of said Lot 8; thence South 89 degrees 30 minutes West along the South line of said Lot for a distance of 24.00 feet; thence due North and parallel to the East line of said Lot 8 for a distance of 60.69 feet; thence Northeasterly along the arc of a curve whose radius is 89 feet for a distance of 39.32 feet; thence North 25 degrees 12 minutes East for a distance of 29.20 feet to the point on the North line of said Lot 8, thence North 89 degrees 30 minutes East along the North line of said Lot 8 for a distance of 3.03 feet to the Northeast corner of said Lot 8; thence due South along the East line of said Lot 8 for a distance of 125 feet to the point of beginning, except coal and minerals and the right to mine and remove the same.

PARCEL #4:

Lots 9 and 10 in Block 34 in Ninewa Addition to Peru, in the City of Peru, except coal and minerals and the right to mine and remove the same,

ALL SITUATED IN LA SALLE COUNTY, ILLINOIS. (hereinafter, the "Premises").

This is continuation of the Planning/Zoning Commission hearing held on February 12, 2020. The Petitioners, with consent of the owners of the Premises, desire to construct a three-story, approximately 50-unit, senior housing development. Petitioners request that their preliminary development plan be approved and that the Premises be rezoned from a B-3 Central Business District to a Planned Development with all allowed uses of a B-3 Central Business District and an allowed use for a multi-family senior housing development with dwelling units on the first floor. Petitioners further request the following waivers and variances: (1) a waiver from Section 11.09B, C, D, and E of the City Subdivision and Site Development Regulations Ordinance No. 3239; (2) a variance and/or waiver of Section 14.02(b)(5) of the Zoning Ordinance to reduce the minimum distance between principal structures in a Planned Development from 30 feet to 0 feet; (3) waivers from Section 14.02(b)(9) and Section 7.03(b)(2) of the Zoning Ordinance to reduce the parking requirements for multi-family dwellings from two parking spaces per dwelling unit to one space per unit; (4) waivers from the requirements of Section 14.03(c)(1)i., k., l. and m. of the Zoning

Ordinance; and (5) a waiver or deferral from the requirement of Section 14.03(c)(2) of the Zoning Ordinance until final permitting. Petitioners further request that the City grant an easement or vacate a portion of the City's 3rd Street right-of-way to allow for parking.

Copies of the Amended Petition for Waivers, Variances, Rezoning and Approval of Preliminary Development Plan 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 17th day of February, 2020.

City of Peru Planning/Zoning Commission

BY: Cary Miller

Chairman