

**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 11<sup>th</sup> day of March, 2020, at the hour of 5:30 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, at which time and place the Planning/Zoning Commission will consider the Petition of 3 Diamond Development, LLC (“Petitioner”) concerning real estate generally located north of Wenzel Road and east of Progress Boulevard in City of Peru, Illinois, legally described as follows:

That Part of the Southwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, La Salle County, Illinois, described as follows: Commencing at the Southwest Corner of the Southwest Quarter of Section 4; thence North 89° 03’ 30” East 1,132.92 feet along the South Line of the Southwest Quarter of said Section 4; thence North 00° 43’ 00” West 220.00 feet to the Northwest Corner of Lot 4 in Earl Wenzel Commercial Second Addition, said point being the Point of Beginning; thence continuing North 00° 43’ 00” West 562.25 feet along the East Line of Progress Park Addition; thence North 89° 03’ 30” East 604.32 feet; thence South 00° 56’ 30” East 158.83 feet to the Northwest Corner of Lot 1 in Earl Wenzel Commercial Eighth Addition; thence continuing South 00° 56’ 30” East 583.41 feet to the Southwest Corner of Lot 1 in Earl Wenzel Commercial Fifth Addition and the North Right-of-way Line of Wenzel Road; thence South 89° 03’ 30” West 287.23 feet along said Right-of-way Line to the Southeast Corner of Lot 1 in Earl Wenzel Commercial Fourth Addition; thence North 00° 43’ 00” West 180.00 feet along the East Line of Earl Wenzel Commercial Fourth Addition to the Northeast Corner of said Lot 1; thence South 89° 03’ 30” West 320.00 feet to the Point of Beginning, said tract containing 9.000 acres, more or less. (“Property”)

The Petitioner, with the consent of Property owner, requests annexation and zoning of the Property to a Planned Unit Development to allow for the construction of a sixty-unit senior housing development and seeks simultaneous approval of the Preliminary Plat and Final Plat of the Planned Unit Development to the City of Peru, Illinois.

The Petitioner further requests the following waivers and relief from the City of Peru’s Zoning Ordinance and Subdivision and Site Development Regulations Ordinance:

- (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 Subdivision Ordinance that a Preliminary Plat be prepared and submitted for approval under Article III;
- (d) 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;
- (e) Waiver of a market analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(1)k;
- (f) Waiver of a traffic analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(1)l;
- (g) Waiver of a cost and benefit analysis be submitted with a preliminary planned development application pursuant to Section 14.03(c)(1)m; and
- (h) For such other relief as may be equitable and just.

Copies of the Petition 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