

**NOTICE OF HEARING BEFORE THE  
PLANNING/ZONING COMMISSION OF THE  
CITY OF PERU, IL**

**PUBLIC 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 1<sup>st</sup> day of September, 2021, at 5:00 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 QuikTrip Corporation, an Oklahoma Corporation ("Petitioner"), concerning real estate generally located at 1320-1340 May Road in the City of Peru, Illinois, legally described as follows:

**TRACT I:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FA ROUTE 178 AND THE NORTH LINE OF THE SAID SECTION 4, SAID POINT OF BEGINNING BEING ALSO 39.78 FEET EAST OF THE NORTHWEST CORNER OF THE SAID SECTION 4; THENCE DUE EAST 462.85 FEET ON THE NORTH LINE OF THE SAID SECTION 4; THENCE SOUTH 0 DEGREES 38 MINUTES 10 SECONDS WEST 331.78 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF F.A.I. ROUTE 00; THENCE NORTH 48 DEGREES 27 MINUTES 10 SECONDS WEST 189.20 FEET ON THE NORTHERLY RIGHT-OF-WAY OF F.A.I. ROUTE 80; THENCE NORTH 61 DEGREES 17 MINUTES 10 SECONDS WEST 361.20 FEET ON THE NORTHERLY RIGHT-OF-WAY LINE OF F.A.I. ROUTE 80 TO THE EAST RIGHT-OF-WAY LINE OF F.A. ROUTE 178; THENCE NORTH 0 DEGREES 13 MINUTES EAST 32.28 FEET ON THE EAST RIGHT-OF-WAY LINE OF F.A.I. ROUTE 178 TO THE POINT OF BEGINNING, IN LASALLE COUNTY, ILLINOIS, EXCEPT COAL AND MINERALS AND THE RIGHT TO MINE AND REMOVE THE SAME.

**TRACT II:**

THE EAST 820 FEET OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE RIGHT OF WAY OF A RAMP LEADING FROM F.A.I. ROUTE 80 AND CONNECTING TO F.A. ROUTE 178 THROUGH THE AFORESAID SECTION 4. THE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4. TOWNSHIP 33 NORTH. RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG THE NORTH LINE OF THE SAID QUARTER SECTION FOR A DISTANCE OF 502.19 FEET TO THE POINT OF BEGINNING, CONTINUING THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION FOR A DISTANCE OF 820 FEET; THENCE SOUTH 0 DEGREES 1 MINUTE 30 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID QUARTER SECTION FOR A DISTANCE OF 675.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHEAST QUADRANT OF THE INTER-CHANGE BETWEEN F.A. ROUTE 178 AND F.A.I. ROUTE 80; THENCE NORTH 87 DEGREES 9 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 252.13 FEET; THENCE NORTH 76 DEGREES 27 MINUTES 30 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 208 FEET; THENCE NORTH 57 DEGREES 31 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 213.34 FEET; THENCE NORTH 49 DEGREES 2 MINUTES WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR

A DISTANCE OF 242.8 FEET; THENCE NORTH 0 DEGREES 1 MINUTE 30 SECONDS EAST FOR A DISTANCE OF 331.61 FEET TO THE POINT OF BEGINNING, EXCEPT THE COAL AND MINERALS AND RIGHT TO MINE AND REMOVE THE SAME, ALL LYING AND BEING SITUATED IN LASALLE COUNTY, ILLINOIS.

PINs: 17-04-107-000 & 17-04-106-000 ("Property")

Petitioner, as contract purchaser with consent of the owners, seeks resubdivision of the Property and requests the following relief under the City's Zoning Ordinance, to wit:

- (a) Approval of the Final Plat of QT 7203 Addition;
- (b) A variance from Section 8.05(b)(1)c. iv. to increase the maximum allowable gross surface area for a freestanding sign from not more than 375 sq. ft., to not more than 633 sq. ft.;
- (c) A variance from Section 8.05(b)(1)d. iv. to increase the maximum allowable height for a freestanding sign from not more than 65', to not more than 100';
- (d) A variance from Section 8.03(o)(3)(a) to increase the maximum allowable area for an individual window sign from not more than 80% of the window area, to 100% of the window area;
- (e) A variance from Section 8.03(o)(3)(b) to increase the maximum allowable total area of all window signs from not more than 20% of the total window area, to 100% of the window area; and
- (f) For such other relief as may be equitable and just.

The Property is located in a B-4 Highway Business District.

Additional information and copies of the Petition and Final Plat of QT 7203 Addition can be obtained from the City Clerk's Office. 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 16<sup>th</sup> day of August, 2021.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman