

**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 2nd day of November, 2022, at the hour of 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 for Annexation and Zoning submitted by Michael A. Leone, Trustee under a Trust Agreement dated August 28, 2020 and known as the Michael A. Leone Revocable Living Trust; James J. Leone and Linda J. Leone, Co-Trustees under a Trust Agreement dated January 28, 2013; and Leone Grain & Supply, Inc. ("Petitioners") concerning certain real estate generally located east of Plank Road and north and south of Peru Rail (formerly the LaSalle and Bureau County Railroad) in unincorporated LaSalle County, Illinois (collectively, the "Territory"), legally described as follows:

PIN 11-31-109-000

Part 1 (Leone Grain and Supply):

That part of the Northwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian lying North of the former LaSalle and Bureau County Railroad and East of the Peru-Grand Detour Plank Road, all being situated in the City of Peru, LaSalle County, Illinois, more particularly described as follows; and bearings are for description purposes only:

Commencing at the intersection of the East Line of the West Half of said Section 31 and the North Right-of-Way Line of said Railroad; thence due West 1,229.89 feet along said North Right-of-Way Line to the Point of Beginning of the hereinafter described tract of land; thence continuing due West 50.00 feet along said North Right-of-Way Line; thence due North 100.00 feet perpendicular to said North Right-of-Way Line; thence due West 420.16 feet parallel with said North Right-of-Way Line to the Easterly Right-of-Way Line of Plank Road; thence North 32° 33' 55" West 187.18 feet along said Easterly Right-of-Way Line; thence due East 570.90 feet parallel with said North Right-of-Way Line; thence due South 257.75 feet perpendicular to said North Right-of-Way Line to the Point of Beginning.

As per Plat of Survey dated September 13, 2019 and recorded November 12, 2019 as Document No. 2019-15472 with the LaSalle County Recorder of Deeds.

Part 2 (As to an undivided 1/2 interest: Michael A. Leone, Trustee under a Trust Agreement dated August 28, 2020, and known as the Michael A. Leone Revocable Living Trust Agreement; As to an undivided 1/2 interest: James J. Leone and Linda J. Leone, Co-Trustees under a Trust Agreement dated January 28, 2013):

Beginning at the intersection of the East Line of the West One Half of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, County of LaSalle, State of Illinois, with the North Right-of-Way Line of the LaSalle and Bureau County Railroad; thence due West along the North Right-of-Way Line West of said railroad for a distance of 1,279.89 feet to the Point of Beginning; thence

continuing due West along the North Right-of-Way Line of said railroad for a distance of 403.65 feet to a point in the center line of the Peru-Grand Detour Plank Road; thence North 32° 34' West along the center line of said road for a distance of 118.67 feet; thence due East for a distance of 467.54 feet; thence due South 100 feet to the Point of Beginning, containing 1 acre, more or less, and wholly lying within the West One Half of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, situated in the County of LaSalle and State of Illinois.

PIN 11-31-410-000 (Leone Grain & Supply, Inc.):

That part of the Southwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at the point where the East Line of the aforesaid Southwest Quarter intersections the South Line of the Peru Railroad right-of-way; thence due West along said South Right-of-Way Line for a distance of 1,242.51 feet to the Point of Beginning; thence due South for a distance of 251.51 feet; thence due West for a distance of 173.19 feet; thence due North for a distance of 251.51 feet; thence due East for a distance of 173.19 feet to the Point of Beginning, said tract containing 1.00 acres, more or less.

PIN 11-31-301-000 (As to an undivided 1/2 interest: Michael A. Leone, Trustee under a Trust Agreement dated August 28, 2020, and known as the Michael A. Leone Revocable Living Trust Agreement; As to an undivided 1/2 interest: James J. Leone and Linda J. Leone, Co-Trustees under a Trust Agreement dated January 28, 2013):

Beginning at the intersection of the East Line of the Southwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, County of LaSalle, State of Illinois, with the South Right-of-Way Line of the LaSalle and Bureau County Railroad; thence due West and along the South Right-of-Way Line of said LaSalle and Bureau County Railroad for a distance of 1,415.7 feet to the Point of Beginning; thence due South 318.5 feet to the centerline of the Peru-Grand de Tour Plank Road; thence North 32° 34' West for a distance of 378.08 feet to the South Right-of-Way Line of the LaSalle and Bureau County Railroad; thence due East along said Right-of-Way Line a distance of 203.95 feet to the Point of Beginning, containing 0.75 acres, more or less and wholly lying within the Southwest Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, in the Township of Dimmick, LaSalle County, Illinois, excepting underlying coal and mineral rights.

The Territory is not situated within the corporate limits of any municipality but is contiguous to the City of Peru, Illinois, and no electors reside thereon. Petitioners request that the Territory be annexed to the City of Peru pursuant to 65 ILCS 5/7-1-8 and be zoned M-2 Heavy Manufacturing District pursuant to Section 4.13 of the City's Zoning Ordinance.

Copies of the Petition for Annexation and Zoning and Annexation Plat 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 14th day of October, 2022.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman