

**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, March 8, 2023, 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 of Lakhwinder Singh d/b/a Diamond Truck Wash ("Petitioner") concerning property generally located 3129 May Road in the City of Peru, Illinois, legally described as follows:

Lot Two (2) in Green River Lines Subdivision to the City of Peru pursuant to Final Plat recorded December 13, 2006 as Document No. 2006-31305, except coal and minerals and the right to mine and remove the same as heretofore severed from the fee thereof, situated in the City of Peru, LaSalle County, Illinois, and subject to easements of record, easements and setback lines as shown on the Plat of Subdivision, covenants, and restrictions of record, and together with and subject to the rights and obligations of Agreement Establishing Easements, Covenants, and Restrictions dated January 17, 2007, by and between Grantor and Grantee, all situated in the County of LaSalle and State of Illinois.
PIN #: 11-31-402-002 ("Property")

Petitioner operates a truck wash and desires to construct an approximately 80' x 104' detached building upon the Property and requests the following relief, to wit:

- (1) A waiver from the off-street parking area requirements under Section 7.04(a), (b), (c), and (d) of the Zoning Ordinance requiring: (a) a concrete, brick, or asphalt parking/access area; (b) off-street parking lighting, (c) curbs and wheelstops, and (d) off-street parking minimum standards; and
- (2) A waiver from the requirements under Section 11.09 of the City Subdivision and Site Development Regulations Ordinance requiring storm water detention; and
- (3) For such other and further variances, relief, or action be taken as may be proper and appropriate.

The Property is zoned M-2 Manufacturing District. Additional information and a copy of the Petition can be obtained from the City Clerk's Office.

Dated at Peru, Illinois, this 18th day of February, 2023.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman