

**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 26<sup>th</sup> day of July, 2023, at the hour of 5:00 p.m., or as soon thereafter as may be heard, in the City Municipal Building, 1901 Fourth Street, Peru, IL, at which time and place the Planning/Zoning Commission will consider the Petition of John Riva and Jane Riva ("Petitioners") concerning certain real estate generally located north of Shooting Park Road and east of Dalzell Road a/k/a Meridian Road, legally described as follows:

That part of the Southwest Quarter of Fractional Section 7, Township 33 North, Range 1 East of the Fourth Principal Meridian is described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Fractional Section 7; thence North 89 degrees 19 minutes 37 seconds East 367.94 feet along the South Line of said Southwest Quarter to the Point of Beginning; thence North 00 degrees 30 minutes 11 seconds West 410.00 feet; thence North 89 degrees 19 minutes 37 seconds East 316.50 feet to a point on the West Line of Riva's First Subdivision to the City of Peru; thence South 00 degrees 30 minutes 11 seconds East 410.00 feet along said West Line to said South Line; thence South 89 degrees 19 minutes 37 seconds West 316.50 feet along said South Line to the Point of Beginning, containing 2.979 acres, more or less, and all situated in the City of Peru, County of LaSalle, State of Illinois.

PIN: 17-07-330-000 (pt.) (hereinafter, "Property").

The Property is zoned M-2 Manufacturing District.

Petitioners seek to subdivide the Property and seeks the following relief, to wit:

- (a) That the Property be rezoned from M-2 Manufacturing District to B-4 Highway Business District;
- (b) Approval of a text amendment to Section 11.05(d) of the City's Zoning Ordinance to add a special use for "single-family detached dwellings" in B-4 Highway Business Districts;
- (c) 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;
- (d) Waiver of the requirement that a Preliminary Plat be prepared and submitted for approval under Article III of the City's Subdivision and Site Development Regulations Ordinance ("Subdivision Ordinance");
- (e) Waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02 of the Subdivision Ordinance;
- (f) Approval of The Final Plat for Riva's Third Subdivision to the City of Peru, consisting of two lots;
- (g) Approval of a special use for single-family detached dwellings for both Lot 1 (1.500± ac.) and Lot 2 (1.116± ac) of Riva's Third Subdivision; and
- (h) For such other and further relief deemed necessary or appropriate.

Additional information and copies of the Petition and Final Plat for Riva's Third Subdivision can be obtained from the City Clerk's Office during normal business hours.

Dated at Peru, Illinois, this 6<sup>th</sup> day of July, 2023.

City of Peru Planning/Zoning Commission  
BY: Cary Miller, Chairman