

**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 20<sup>th</sup> day of September, 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 Abygroups, Inc. (“Petitioner”) concerning certain real estate commonly known as 1839-1841 May Road, Peru, legally described as follows:

**PARCEL 1:**

LOT 1 IN LUCAS ENTERPRISE SUBDIVISION TO THE CITY OF PERU, BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2003 AS DOCUMENT NO. 2003-38075, IN THE CITY OF PERU, SITUATED IN LASALLE COUNTY, ILLINOIS;

**And**

**PARCEL 2:**

LOT 2 OF THE RE-SUBDIVISION OF LOTS 2 AND 3 OF LUCAS ENTERPRISE SUBDIVISION TO THE CITY OF PERU, LASALLE COUNTY, STATE OF ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF LASALLE COUNTY AS DOCUMENT NO. 2007-16394, SITUATED IN LASALLE COUNTY, ILLINOIS

PINs: 11-32-404-001 & 11-32-404-005 (hereinafter, collectively, “Property”).

The Property is zoned B-4 Highway Business District.

Petitioner, as contract purchaser, desires to construct a 2,515 sq. ft. quick serve drive-through restaurant on the Property and seeks the following relief, to wit:

- (a) Approval of a Plat of Consolidation combining the Property into a single parcel;
- (b) A variance to reduce the number of required parking spaces from not less than 26, as provided under Section 7.03(b)(7) of the City’s Zoning Ordinance, to not less than 20;
- (c) A waiver from the stormwater drainage requirements under Section 11.09 of the City’s Subdivision and Site Development Regulations Ordinance; and
- (d) For such other and further relief deemed necessary or appropriate.

Additional information and copies of the Petition can be obtained from the City Clerk’s Office during normal business hours.

Dated at Peru, Illinois, this 1<sup>st</sup> day of September, 2023.

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