

**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, December 13, 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 the City of Peru (“Petitioner”) seeking certain text amendments to the City’s Zoning Ordinance and the rezoning of certain territory generally located south of Interstate 80, east of Plank Road, west of Peoria Street, and north of Midtown Road.

Petitioner requests the following relief, to wit:

- (1) A text amendment to the Zoning Ordinance providing for the prohibition of wind farms and electric-generating wind devices within the corporate limits of the City of Peru and within the 1.5-mile radius surrounding the corporate limits of the City of Peru pursuant to 65 ILCS 5/11-13-26;
- (2) A text amendment to the Zoning Ordinance amending Section 12.03(b) to add the following allowed use in M-2 Manufacturing Districts: “Manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, storage and sale of building and roofing materials and products including, but not limited to: (i) thermoplastic polyolefin membranes (TPO) and polyisocyanurate (ISO) insulation, (ii) photovoltaic and other solar shingle materials, (iii) coatings and waterproofing materials and products, and (iv) recyclable roofing materials and products other than asphalt shingles.”;
- (3) A text amendment to the Zoning Ordinance to provide for the creation of “Section 13.02, A-2 Agricultural Transition District”; a new zoning district for land currently used for agricultural purposes but located in the path of development and transition to higher intensity land uses, including mixed use residential, recreational, office, service, and business uses. The purpose and intent of A-2, Agricultural Transition District is to permit land use activity that preserves, maintains, and is compatible with the existing rural character and agricultural use of land, until such time that a land use other than A-2, Agricultural Transition District is more appropriate;
- (4) Upon creation of the A-2, Agricultural Transition District, to rezone the following parcels from M-1 or M-2 Manufacturing District to A-2 Agricultural Transition District: 17-08-431-000, 17-08-100-000, 17-08-205-000, 17-05-114-000, 17-05-305-000, 17-05-311-000, 17-05-306-000, 17-05-313-000, 17-05-312-000, 17-05-103-000, 17-05-112-000, 17-06-401-000, 17-06-408-000, 17-06-407-000, 17-06-203-000, 17-06-200-000, 17-05-100-000; and
- (5) For such other and further relief as deemed necessary and 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 22<sup>nd</sup> day of November, 2023.

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