

**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 29th day of May, 2024, 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 ABYPERU INC. (“Petitioner”) concerning real estate commonly known as 1843 May Road, Peru, Illinois (formerly 1839-1841 May Road, PINs# 11-32-404-001 & 11-32-404-005) (hereinafter, “Property”).

Petitioner desires to subdivide the Property and seeks the following relief, to wit:

- (1) 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;
- (2) 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”);
- (3) Waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02 of the Subdivision Ordinance;
- (4) Approval of the Final Plat of Popeye’s Peru Subdivision, a Resubdivision of Lot 1 of Lucas Enterprise Subdivision and Lot 2 of the Re-subdivision of Lots 2 & 3 of Lucas Enterprise Subdivision to the City of Peru, consisting of three lots; and
- (5) For such other and further relief deemed necessary or appropriate.

The Property is zoned B-4 Highway Business District. 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 7th day of May, 2024.

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