

**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 24th day of July, 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 COCAOL INVESTMENTS LLC (“Petitioner”), requesting annexation and zoning of certain real property commonly known as 2 Terminal Road, Peru, Illinois, consisting of approximately 2.76± acres in unincorporated LaSalle County, Illinois, legally described as follows:

Parcel 1:

That part of the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 18, which is 40 feet South of the center of the pavement of the highway which is known as United States Route 6, this point is on the South right-of-way line of said Route 6; thence in a Southerly direction, on the West line of said Southeast Quarter from the above described point, a distance of 300 feet to a point marked by a steel stake; thence Easterly and parallel with the South right-of-way line of said Route 6, a distance of 1106 feet to a point; thence South, on a line parallel with the West boundary line of said Southeast Quarter of Section 18, for a distance of 150 feet to the Place of Beginning; thence South on a line parallel with the West boundary line of said Southeast Quarter of Section 18, 300 feet to a point marked by a steel stake; thence West, on a line parallel with the South right-of-way line of said Route 6, a distance of 200 feet to a stake; thence North, on a line parallel with the West boundary line of said Southeast Quarter of said Section 18, 300 feet to a point marked by a stake; thence East, on a line parallel with the South right-of-way line of said Route 6, a distance of 200 feet to the Place of Beginning.

Parcel 2:

That part of the West Half of the Southeast Quarter of Section 18, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 18, which is 40 feet South of the center of the pavement of the highway which is known as United States Route 6, this point is on the South right-of-way line of said Route 6; thence in a Southerly direction, on the West line of said Southeast Quarter from the above described point, a distance of 300 feet to a point marked by a steel stake; thence Easterly and parallel with the South right of way line of said Route 6, a distance of 1106 feet to a point; thence South, on a line parallel with the West boundary line of said Southeast Quarter of Section 18, for a distance of 150 feet to the Place of Beginning; thence South on a line parallel with the West boundary line of said Southeast Quarter of Section 18, 300 feet to a point marked by a steel stake; thence East, on a line parallel with the South right of way of said Route 6, a distance of 200 feet, more or less, to the West boundary line of the easement for ingress and egress previously granted to Trompeter Construction Company; thence North on the West boundary line of the aforesaid easement previously granted to Trompeter Construction Company, a distance of 300 feet, more or less, to a point; thence West, on a line parallel with the South right of way line of said Route 6, a distance of 200 feet, more or less, to the Place of Beginning.

PIN #: 17-18-415-000(“Subject Property”).

The Subject Property is not situated within the limits of any municipality but is contiguous to the City of Peru. No electors reside upon the Subject Property. Petitioner requests the following relief, to wit:

- (1) That the Subject Property be annexed to the City of Peru by Ordinance of the Mayor and City Council of the City of Peru pursuant to 65 ILCS 5/7-1-8;
- (2) That, upon annexation, the Subject Property be rezoned to B-4, Highway Business District pursuant to Section 4.13 of the City's Zoning Ordinance; and
- (3) For such other and further relief as may be proper and appropriate.

Following the review and recommendation of the Planning/Zoning Commission, the City Council of the City of Peru shall consider an Ordinance to annex and rezone the Subject Property at its regular City Council meeting on Monday, the 29th day of July, 2024, at 7:00 p.m., in the City Council Chambers of the City of Peru Municipal Building, 1901 Fourth Street, Peru, Illinois. 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 1st day of July, 2024.

City of Peru Planning/Zoning Commission

BY: Cary Miller
Chairman