

**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 27th day of November, 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 POJO Limited Partnership (“Petitioner”) concerning certain real estate consisting of 7.307± acres generally located south of May Road and west of Illinois Route 251 in the City of Peru, legally described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF PERU, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE DUE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION FOR A DISTANCE OF 806.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 496.62 FEET (SOUTH 00 DEGREES 42 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 496.75 FEET BY DEED) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF F. A. ROUTE 178; THENCE SOUTH 56 DEGREES 13 MINUTES 19 SECONDS WEST (SOUTH 56 DEGREES 23 MINUTES 00 SECONDS WEST BY DEED) ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 225.00 FEET; THENCE SOUTH 78 DEGREES 03 MINUTES 11 SECONDS WEST (SOUTH 77 DEGREES 55 MINUTES 00 SECONDS WEST BY DEED) ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 244.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF F. A. I. ROUTE 80; THENCE NORTH 87 DEGREES 15 MINUTES 57 SECONDS WEST (NORTH 87 DEGREES 09 MINUTES 00 SECONDS WEST BY DEED) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 89.42 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE AFORESAID SECTION 5; THENCE NORTH 00 DEGREES 42 MINUTES 27 SECONDS EAST (NORTH 00 DEGREES 42 MINUTES 30 SECONDS EAST BY DEED) ALONG SAID WEST LINE FOR A DISTANCE OF 668.17 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 5; THENCE DUE EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 514.10 FEET TO THE POINT OF BEGINNING, SITUATED IN PERU TOWNSHIP; SITUATED IN LASALLE COUNTY, ILLINOIS.

PIN: 17-05-209-000 (“Subject Property”).

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

- (a) A waiver of all fees under the City’s Subdivision and Site Development Regulations Ordinance (“Subdivision Ordinance”) including plat review, plan review, construction inspection, water and sewer acreage, water and sewer front footage, and infrastructure inspection fees;

- (b) A waiver of the requirement that a Preliminary Plat be prepared and submitted for approval as provided under Article III of the City's Subdivision Ordinance;
- (c) A waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02 of the Subdivision Ordinance;
- (d) Approval of the Final Plat of POJO's Commercial Addition to the City of Peru, consisting of two lots; and
- (e) For such other and further relief deemed necessary or appropriate.

The Subject Property is zoned B-4 Highway Business District. Additional information and a copy of the Petition can be obtained from the City Clerk's Office during normal business hours.

Dated at Peru, Illinois, this 11th day of November, 2024.

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