

**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, June 11, 2025, 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”) concerning certain real estate commonly known as Halm Farm, consisting of 73.125± acres generally located north of May Road and east of Illinois Route 251 in the City of Peru, Illinois (PINs 11-33-315-000 & 11-33-401-000) (“Subject Property”).

Petitioner seeks the following relief, to wit:

- (a) Approval of a special use for “Public service facilities; including electric distributing substations, telephone exchanges and similar non-municipal uses” pursuant to Section 11.05(d)(19) of the City of Peru Zoning Ordinance for purposes of constructing the electric system improvements described herein upon the Subject Property;
- (b) A variance to reduce the east side yard setbacks adjacent to the former LaSalle and Bureau County Railroad right-of-way from not less than 10’, as provided in Section 11.05(h), to 0’;
- (c) A variance to reduce the rear yard setback from not less than 40’, and provided in Section 11.05(h), to 0’;
- (d) A variance to reduce the internal side yard setbacks between the two parcels from not less than 10’, as provided in Section 11.05(h), to 0’;
- (e) A variance and/or waiver from the storm water release rate requirements provided in Section 11.09B. of the City’s Subdivision and Site Development Ordinance to allow for a release rate not greater than the pre-development condition (pre-post analysis); and
- (f) For such other and further relief deemed necessary or appropriate.

The Subject 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 27th day of May, 2025.

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