

**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 15th day of April, 2026, 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 IBI VENTURES, LLC (“Petitioner”) concerning real estate generally located east of Illinois Route 251 and south of May Road in the City of Peru, Illinois, legally described as follows:

Lots 1, 3, & 4 of IBI Ventures Subdivision, City of Peru, LaSalle County, Illinois, recorded at the LaSalle County Recorder’s office as Document No. 2018-12403, being a part of the Northwest Quarter of Section 4, Township 33 North, Range 1 East of the Third Principal Meridian, City of Peru, LaSalle County, Illinois.

PINs: 17-04-106-001; 17-04-106-002; 17-04-106-005; 17-04-106-006 (collectively, the “Premises”).

Petitioner desires to re-subdivide the Premises for redevelopment purposes and seeks the following relief to wit:

- (1) A waiver of all fees and impact fees including but not limited to, the plat review fee, the plan review fee, the construction inspection fee, the water and sewer acreage fees, water and sewer front footage fees, and infrastructure construction inspection fees;
- (2) Waiver of the submission of subdivision improvement drawings before approval of the Preliminary and Final Plats;
- (3) Waiver of the requirement under the City of Peru Subdivision and Site Development Regulations Ordinance No. 3229 ("Subdivision Ordinance") that sidewalks be constructed under Article XI, Section 11.01A;
- (4) Waiver of the requirement under the Subdivision Ordinance that a Preliminary Plat be prepared and submitted for approval under Article III;
- (5) Waiver of the requirement that subdivision improvement drawing be reviewed and approved prior to review and approval of the Final Plat under Article IV, 4.01 A of the Subdivision Ordinance;
- (6) Waiver of the requirement that a subdivision security be obtained from the subdivider pursuant to Article XII, Section 12.02 A of the Subdivision Ordinance;
- (7) Approval of the Final Plat of IBI Ventures Second Subdivision to the City of Peru, consisting of four lots: LOT A (5.228± acres), LOT B (2.584± acres), LOT C (3.88± acres), and LOT D (4.308± acres);
- (8) A waiver from the north front yard and east side yard minimum setback requirements set forth in Section 11.05(h) upon LOT C as it applies to only the pre-existing structures;
- (9) A text amendment to Section 11.05(d) of the Zoning Ordinance to add “RV Park, including one single-family detached dwelling provided the dwelling is occupied by the operator or manager of the RV Park” as a special use available in B4 Business Highway District; and approval of said special use with respect to LOT C;
- (10) A Waiver of the Off-premises signage regulations set forth in Section 8.08 of the

Zoning Ordinance as it applies to the existing freestanding pole signs situated upon LOT A; and
(11) For such other and further relief deemed necessary or appropriate.

The Premises 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 30th day of March, 2026.

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