

**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 May, 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 Leone Grain & Supply, Inc. (“Petitioner”) concerning certain real estate consisting of 2.00± acres generally located north of 3052 E 103rd Road, Peru, Illinois (PIN 11-31-112-000) (the “Territory”).

The Territory is not situated within the corporate limits of any municipality but is contiguous to the City of Peru, Illinois, and no electors reside thereon. Petitioner requests that the Territory be annexed to the City of Peru pursuant to 65 ILCS 5/7-1-8 and be zoned M-2 Heavy Manufacturing District pursuant to Section 4.13 of the City’s Zoning Ordinance.

The Petitioner desires to construct a new 72’ x 152’ agricultural building upon the Territory and seeks the following additional relief, to wit:

- (1) A variance pursuant to Section 7.04(a) of the City Zoning Ordinance to allow for aggregate pavement surfacing;
- (2) A variance pursuant to Section 12.03(h) of the City’s Zoning Ordinance to reduce the rear yard setback from not less than 25’, to not less than 20’;
- (3) A waiver from the storm water ordinance provided in Section 11.09 of the City’s Subdivision and Site Development Ordinance; and
- (4) For such other and further relief deemed necessary or appropriate.

Copies of the Petition for Annexation and Zoning and Annexation Plat are available for public inspection at the Office of the Peru City Clerk during normal business hours. All persons desiring to appear and be heard with regard to said Petition may appear at the time and place specified above.

Dated at Peru, Illinois, this 11th day of May, 2026.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman