

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to 65 ILCS 5/11-76.2-1, et seq., the City of Peru, Illinois, shall hold a public hearing on the 11th day of August, 2025, at 6:30 PM at the City Municipal Building, 1901 Fourth Street, Peru, Illinois, to consider a proposal for the exchange of certain real estate described below and related matters between the City of Peru (“hereinafter, “City”) and Larry J. Criss.

Replacement Real Estate to be Received by City:

Part of Lot One (1), in Block 34 in Ninewa Addition to the Town, now City of Peru, LaSalle County, Illinois, described as follows, to wit:

Beginning at the Southwest corner of said Lot Six (6); thence North 00 degrees 11 minutes 57 seconds East along the Westerly line thereof, a distance of 50.03 feet to the Northwest corner of the South 50.00 feet of said Lot Six (6); thence North 89 degrees 47 minutes 18 seconds East, along the Northerly line of said South 50.00 feet, a distance of 60.02 feet to the Northeast corner of said South 50.00 feet being a point on the West line of said Lot Seven (7); thence North 00 degrees 07 minutes 08 seconds East, 75.56 feet along said West line to the Northwest corner of said Lot Seven (7); thence North 89 degrees 38 minutes 52 seconds East, along the Northerly line of said Lot seven (7), a distance of 60.01 feet to the Northeast corner; thence South 00 degrees 03 minutes 33 seconds West, along the Easterly line thereof, a distance of 34.50 feet to the Southwest corner of the North 34.50 feet of said Lot Eight (8); thence North 89 degrees 38 minutes 52 seconds East, along the South line of said North 34.50 feet, a distance of 26.89 feet; thence along an arc of a curve, concave Southeasterly, having a radius of 101.72 feet and whose chord bears North 21 degrees 45 minutes 54 seconds East, an arc distance of 13.75 feet; thence North 25 degrees 47 minutes 45 seconds East, a distance of 65.04 feet to a point on the East line of said Lot Three (3), said point being 36.54 feet North of the Southeast corner thereof; thence North 00 degrees 14 minutes 54 seconds East, along said East line, a distance of 29.30 feet, to the South line of the Northerly 60.00 feet of said Lot Three (3); thence South 89 degrees 42 minutes 06 seconds West, along said South line, a distance of 25.00 feet to the West line of the East 25.00 feet of said Lot Three (3); thence North 00 degrees 38 minutes 18 seconds East along said West line, a distance of 60.25 feet to the North line of said Lot Three (3); thence North 89 degrees 58 minutes 09 seconds East, along said North line and the North line of said Lot Two (2), a distance of 85.06 feet to the Northeast corner of said Lot Two (2); thence South 00 degrees 33 minutes 13 seconds West, along the Easterly line thereof, a distance of 60.00 feet to the South line of the North 60.00 feet of said Lot One (1) and the Point of Beginning; thence North 89 degrees 50 minutes 23 seconds East, along said South line, a distance of 60.04 feet to the East line of said Lot One (1); thence South 00 degrees 26 minutes 21 seconds West, along said East line, a distance of 25.98 feet to the Northeast corner of the South 40.00 feet of said Lots One (1) and Two (2); thence South 89 degrees 43 minutes 35 seconds West 49.04 feet along the North line of the South 40.00 feet of said Lots One (1) and Two (2); thence South 00 degrees 16 minutes 25 seconds East, a distance of 0.74 feet; thence South 89 degrees 43 minutes 35 seconds West, a distance of 11.07 feet; thence North 00 degrees 33 minutes 13 seconds East 26.84 feet along said West line to the Point of Beginning; thence North 00 degrees 26 minutes 17 seconds East 26.02 feet to the Point of Beginning, containing 0.036 acres more or less.

PIN: 17-17-436-018

Address: SW of 4th and Peoria Street, Peru, Illinois

Real Estate to be Relinquished by City:

The North Forty (N.40) feet of Lots Four (4) and Five (5) in Block Twenty-eight (28) in Ninewa Addition to the Town, now City of Peru, in the City of Peru, County of LaSalle and State of Illinois, excepting underlying coal and mining rights as heretofore conveyed.

PIN: 17-17-429-001

Address: SE of 5th and Peoria Street, Peru, Illinois

Terms and Conditions of Exchange:

Even, simultaneous exchange of the above-described real estate pursuant to an Exchange Agreement between the parties, which Exchange Agreement shall include the following terms, conditions, restrictions and reservations as it relates only to the real estate relinquished by City:

1. Use of the relinquished real estate shall continue to be maintained as a parking lot unless a change in such use is expressly approved by a majority vote of the City Council.
2. A reservation of perpetual, non-exclusive underground and aerial easements by the City of Peru.
3. A reservation of a perpetual, non-exclusive easement, for the benefit of the City and the public, for pedestrian and vehicular ingress and egress, including a drive lane in its existing traffic configuration, which shall not be modified without express approval by majority vote of the City Council.
4. Relinquished real estate shall not be subject to restrictions imposed by the City of Peru specifically prohibiting or regulating overnight parking of passenger vehicles in designated parking stalls.