

**NOTICE OF HEARING BEFORE THE
PLANNING/ZONING COMMISSION OF THE
CITY OF PERU, ILLINOIS**

PUBLIC NOTICE is hereby given that a public hearing will be held by the Planning/Zoning Commission of the City of Peru, Illinois, on Wednesday, the 3rd day of February, 2021, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, Illinois, at which time and place the Planning/Zoning Commission will consider the Petition of Robert Angelini (hereinafter “Petitioner”) as it applies to the real estate generally located at 2601 2nd Street in the City of Peru, IL, legally described as follows:

Lot Nine (9) and Ten (10) Block Forty-nine (49), in the Western Addition to the City of Peru, County of LaSalle and State of Illinois, except the West 54’ feet of Lot 9, and except the North 6 feet of the East 24 feet of Lot 9 and except the North 6 feet of Lot 10, all in Block 49 in Western Addition to the City of Peru, LaSalle County, Illinois.

PIN: 17-17-334-016 (hereinafter “Property”)

The Petitioner desires to construct a detached garage on the Property and requests the following variances, to wit:

- a. To increase the maximum square footage from not more than 990 sq. ft., as provided in Section 6.01.3(c) of the City’s Zoning Ordinance, to not more than 1,100 sq. ft.;
- b. To reduce the side yard setback from not less than 5’, as provided in Section 6.01.3(d), to not less than 3’;
- c. To reduce the setback from the principal structure from not less than 10’, as provided in Section 6.01.3(d), to not less than 3’;
- d. To allow for the construction of a detached garage that exceeds more than 25% of the Property’s side and rear yards; as provided in Section 6.01.3(e);
- e. To allow for metal exterior finish materials, as provided in Section 6.01.3(f); and
- f. For such other and further relief as may be deemed necessary or appropriate.

The Property is located within an R-3 Single and Two-Family Residence District.

Additional information and a copy of the Petition can be obtained from the City Clerk’s Office. Due to COVID-19 concerns, remote/electronic participation at the Public is strongly encouraged. Information concerning how to participate will be made available online at the City of Peru’s website ([www.https://www.peru.il.us/](https://www.peru.il.us/)).

Dated at Peru, Illinois, this 13th day of January, 2021.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman