

**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 24th day of February, 2021, at the hour of 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, at which time and place the Planning/Zoning Commission will consider the Petition of Douglas and Jennifer Cass ("Petitioners") concerning real estate generally located at 930 34th Street in the City of Peru, Illinois, legally described as follows:

Lot Twelve (12) in Schmidt's Northtown Subdivision to the City of Peru, according to the plat thereof, recorded September 15, 2005, as Document No. R2005-24567, excepting therefrom coal and minerals and the right to mine and remove the same, all situated in the County of LaSalle and State of Illinois.
PIN: 17-09-141-007 (hereinafter "Property").

Petitioners desire to construct a 16' x 37' swimming pool, 25' x 35' pool house, and fence on the Property and request the following relief, to wit:

- 1.) a variance to reduce the rear yard setback from not less than 40', as provided in Section 10.03(h)(1)a, to not less than 15';
- 2.) a variance to reduce the side yard setback from not less than 10', as provided in Section 10.03(h)(1)a, to not less than 5';
- 3.) to allow the construction of a 5' sidewalk upon a portion of the City's easement;
- 4.) a variance from Section 6.01(a)(1) to increase the maximum area of an accessory structure from not more than 150 sq. ft. to not more than 875 sq. ft., and increase the maximum ridge height from not more than 15' to not more than 18'; and
- 5.) For such other relief as may be equitable and just.

The Property is located in an R-2 Single-Family, Detached Dwelling 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 Hearing 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 8th day of February, 2021.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman