

**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 19th day of February, 2020, 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 Joseph Witczak (“Petitioner”) praying for variances and waivers under the terms of the Zoning Ordinance and Subdivision and Site Development Regulations Ordinance of the City of Peru as it applies to real estate located at 4015 Progress Boulevard, Peru, IL, legally described as follows:

LOT EIGHTEEN (18) AND THE SOUTH HALF (S1/2) OF LOT NINETEEN (19) IN PROGRESS PARK ADDITION, SITUATED IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOUR (4), TOWNSHIP THIRTY-THREE (33) NORTH, RANGE ONE (1) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK I AT PAGE 60 AS DOCUMENT #596853, ON OCTOBER 5, 1973, IN LA SALLE COUNTY, ILLINOIS (PINs: 17-04-314-013 & 17-04-314-003) (hereinafter “Property”).

The Petitioner desires to construct a storage facility and prays for a variance under Section 7.03(b)(9) and (10) of the Zoning Ordinance to reduce the number of required parking spaces from 16 to 6, a variance under Section 11.05(h)(2) of the Zoning Ordinance to reduce the rear yard setback from 40’ to 20’, a variance under Section 11.05(h)(3) of the Zoning Ordinance to reduce the side yard setback from 20’ to 10’, and a variance under Section 7.02(d)(1)(b)(i.) to reduce all driveway setbacks to 0’. Petitioner further prays for a waiver of the storm water drainage requirements of Section 11.09 of the Subdivision and Site Development Regulations Ordinance. The Property is located in B-4 Highway Business District.

Copies of the Petition 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 ____ day of January, 2020.

City of Peru Planning/Zoning Commission

BY: Cary Miller

Chairman