

**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 21st day of October, 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 and Mary Kramer (“Petitioners”) concerning real estate generally located at 318 Church Street in the City of Peru, Illinois, legally described as follows:

The South 61 feet of Lots 1, 2, 3 and the South 61 feet of Lot 4, except the West 50 feet thereof, and the North 67 feet of Lots 5, 6, 7 and 9, all in Block 4 in C.C. Merrick’s Subdivision of the East Fractional One Half of the Northwest Fractional One Quarter of Section 20 in Township 33 North, Range 1 East of the Third Principal Meridian, situated in the City of Peru, County of LaSalle and State of Illinois.

PIN: 17-20-102-011 (hereinafter “Property”).

Petitioners desire to construct a new 40’ x 48’ detached garage on the Property and request the following variances, to wit:

- 1.) A variance to increase the maximum height for a detached garage from not more than 18’, as restricted by Section 6.01.3(b) of the Zoning Ordinance, to not more than 18’ 8”;
- 2.) A variance to increase the maximum floor area for a garage from not more than 990 sq. ft., as restricted by Section 6.01.3(c) of the Zoning Ordinance, to not more than 1,920 sq. ft.;
- 3.) A variance to increase the height of garage door(s) from not more than 8’, as restricted by Section 6.01.1(f) of the Zoning Ordinance, to not more than 10’;
- 4.) A variance to allow a commercial looking garage door pursuant to Section 6.01.1(d) of the Zoning Ordinance;
- 5.) A variance to allow metal exterior siding for a garage pursuant to Section 6.01.3(f) of the Zoning Ordinance; and
- 6.) For such other relief as may be equitable and just.

The Property is located in an R-3, Single-Family 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 Hearing is strongly encouraged. Information concerning how to participate will be made available online at the City of Peru’s website (www.peru.il.us/).

Dated at Peru, Illinois, this 29th day of September, 2020.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman