

**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 4th day of August, 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 Jim Brady Sr. ("Petitioner") concerning real estate generally located at 3 Pointe Blvd. in the City of Peru, Illinois, legally described as follows:

Lot 10 and Lot 11 of The Pointe residential subdivision to the City of Peru, LaSalle County, Illinois as shown on the Final Plat of said Subdivision recorded on January 28, 2021, as Document Number 2021-01465 in the Recorder's Office of LaSalle County, Illinois, except coal and minerals and the right to mine and remove the same, situate in the City of Peru, LaSalle County, Illinois.

PINs: 17-08-421-010 & 17-08-421-011 (hereinafter "Property").

Petitioner desires to construct a residence upon the Property and requests the following relief, to wit:

- 1.) a variance from Section 10.03(h)(2)a.iii. of the Zoning Ordinance to reduce the interior side yard setbacks of both lots from not less than seven feet (7') to zero feet (0');
- 2.) a variance from Section 6.01.3(b) of the Zoning Ordinance to increase the maximum height for a detached private garage from not more than eighteen feet (18'), to eighteen feet eleven inches (18'11");
- 3.) a variance from Section 6.01.3(c) of the Zoning Ordinance to increase the maximum floor area for a detached private garage from not more than 990 sq. ft. to 1,500 sq. feet;
- 4.) a release from the City for the 10' water main easement shown on the Final Plat of Subdivision (Doc. No. 2021-01465) between Lot 10 and Lot 11; 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.

Dated at Peru, Illinois, this 19th day of July, 2021.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman