

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

Notice is hereby given that a hearing will be held by the Planning/Zoning Commission of the City of Peru, Illinois, on Wednesday, March 11, 2020, at the hour of 5:15 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 Jacey Etscheid, Executor of the Estate of Gary A. Welch (hereinafter "Petitioner") requesting approval of a resubdivision of contiguous real estate and certain waivers from the Subdivision Ordinance of the City of Peru and variances for real estate generally described as 2601 Fifth Street, and 914 Herbert Street, Peru, Illinois (hereinafter the "Properties") and more particularly described as follows:

Parcel 1 – The North One-half of Lot Twelve (12) in Block Ten (10) in Maple Lawn Subdivision in the City of Peru, IL (914 Herbert Street, Peru, IL)

Parcel 2 - The South One-Half of Lot Twelve (12) in Block Ten (10) in Maple Lawn Subdivision in the City of Peru, IL. (2601 Fifth Street, Peru, IL)

As to Parcel 1, the Petitioner requests that the Planning/Zoning Commission and City of Peru approve the following, to wit:

- A. To reduce the minimum ground floor living area from not less than 1000 square feet as required under Section 10.04(d)(1) of the Zoning Ordinance to not less than 792 square feet;
- B. To reduce the minimum lot area from not less than 7000 square feet as required under Section 10.04(e) of the Zoning Ordinance to not less than 1875 square feet;
- C. To reduce the minimum lot width from not less than 60' as required under Section 10.04(f)(1) of the Zoning Ordinance to not less than 37.5';
- D. To increase the maximum floor area ratio from not greater than 0.30 as required under Section 10.04(g) of the Zoning Ordinance to not greater than 0.43;
- E. To reduce the front yard setback from not less than 25' as required under Section 10.04(h)(1)(a) of the Zoning Ordinance to not less than 16";
- F. To reduce the rear yard setback from not less than 25' as required under Section 10.04(h)(1)(b) of the Zoning Ordinance to not less than 5.75';
- G. To reduce the north yard setback from not less than 6' as required under Section 10.04(h)(1)(c) of the Zoning Ordinance to not less than 1'2"; and
- H. For such other and further relief as the Planning/Zoning Commission and/or City Council deems appropriate and/or necessary for compliance with City Ordinances.

As to Parcel 2, the Petitioner requests that the Planning/Zoning Commission and City of Peru approve the following, to wit:

- A. To reduce the minimum lot width from not less than 60' as required under Section 10.04(f)(1) of the Zoning Ordinance to not less than 50';

- B. To increase the maximum floor area ratio from not greater than 0.30 as required under Section 10.04(g) of the Zoning Ordinance to not greater than 0.53;
- C. To reduce the front yard setback from not less than 25' as required under Section 10.04(h)(1)(a) of the Zoning Ordinance to not less than 21'
- D. To reduce the rear yard setback from not less than 25' as required under Section 10.04(h)(1)(b) of the Zoning Ordinance to not less than 22'6";
- E. To decrease the east yard setback from not less than 25' as required under Section 10.04(h)(2)(d) of the Zoning Ordinance to not less than 2';
- F. To decrease the minimum distance between the residence and accessory structure from not less than 10' as required under Section 6.01(a)(2)(a) of the Zoning Ordinance to not less than 8'; and
- G. For such other and further relief as the Planning/Zoning Commission and/or City Council deems appropriate and/or necessary for compliance with City Ordinances.

As to both Parcels, the Petitioner requests that the Planning/Zoning Commission and City of Peru approve the following, to wit:

- A. To waive the City Subdivision Ordinance Requirements.
- B. To approve the subdivision of the Properties into Parcel 1 and Parcel 2 as set forth by the Plat of Survey dated January 31, 2020; and
- C. To grant the aforesaid variances requested for Parcel 1 and for Parcel 2.

The Properties are currently zoned R-3, Single-Family and Two-Family Residence District.

A copy of the Petition is available for public inspection at the Office of the Peru City Clerk during normal business hours. The Petition may be changed or amended prior to or at the public hearing.

All person desiring to appear and be heard on the Petition may appear and be heard at the time and place specified above.

Dated at Peru, Illinois, this 19<sup>th</sup> day of February, 2020.

By: Cary Miller, Chairman  
Planning/Zoning Commission  
of the City of Peru, IL