

**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 9<sup>th</sup> day of August, 2023, 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 James & Christine Pozzi (“Petitioners”) concerning property located 2115 7<sup>th</sup> Street in the City of Peru, Illinois (PIN# 17-17-401-008) (“Property”). Petitioners desire to construct an addition to the existing detached garage on the Property increasing its size from 28’ x 20’ to 28’ x 40’, and request the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to increase the maximum allowed area for all garages and accessory structures from not more than 1,200 sq. ft, as provided in Section 6.01.1(e), to not more than 1,800 sq. ft.;
- (2) A variance to increase the maximum floor area for all detached garages from not more than 990 sq. ft., as provided in Section 6.01.3(c), to not more than 1,232 sq. ft.;
- (3) A variance to reduce the minimum distance of a detached private garage from a side property line from not less than five feet (5’), as provided Section 6.01.3(d), to not less than zero feet (0’);
- (4) A variance to increase the maximum ground floor area of all detached garages and accessory structures from not more than 25% of the rear yard area, as provided in Section 6.01.3(e), to not more than 47%; and
- (5) For such other and further relief as may be reasonable and appropriate.

The Property is zoned 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.

Dated at Peru, Illinois, this 24<sup>th</sup> day of July, 2023.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman