

**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 9th 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 Dwayne & Amy Potthoff (“Petitioners”) concerning property located 516 Grant Street in the City of Peru, Illinois (PIN# 17-17-454-004) (“Property”). Petitioners desire to construct a new 24’ x 50’ detached garage/carport to replace the existing garage on the Property and request the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to increase the maximum area for all detached garages from the lesser of 990 sq. ft. or the ground floor living area of the principal residence, as provided in Section 6.01.3(c), to not more than 1,200 sq. ft.;
- (2) 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 two feet (2’);
- (3) a variance to reduce the minimum distance of a detached private garage from the principal building from not less than ten feet (10’), as provided by Section 6.01.3(d), to not less than one foot (1’);
- (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 from Section 6.01.3(e), to not more than 30%; and
- (5) For such other and further relief as may be reasonable and appropriate.

The Property is zoned 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 25th day of July, 2023.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman