

**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 20th day of September, 2023, at the hour of 5:00 p.m., or as soon thereafter as may be heard, in the City Municipal Building, 1901 Fourth Street, Peru, IL, at which time and place the Planning/Zoning Commission will consider the Petition of Lore Urnikis-Jones (“Petitioner”) concerning certain real estate commonly known as 1927 7th Street, Peru, legally described as follows:

THE SOUTH 69-1/2 FEET OF LOT 6 IN BLOCK 158 IN BREWSTER’S
ADDITION TO NENEWA, NOW CITY OF PERU, EXCEPT COAL AND
MINERALS AND THE REIGHT TO MINE AND REMOVE THE SAME,
SITUATED IN LASALLE COUNTY, ILLINOIS.

PIN: 17-17-403-012 (hereinafter, “Property”).

The Property is zoned R-3 Single and Two-Family Residence District.

Petitioner desires to construct an 18’ x 21’ carport on the Property and seeks the following relief, to wit:

- (a) A variance to reduce the minimum distance requirements for accessory structures provided by Section 6.01(a)(2) of the Zoning Ordinance as follows:
 - (i) From principal building: from 10’ to 6’,
 - (ii) From side lot line : from 5’ to 3’;
- (b) A variance to increase the maximum total ground floor area of all detached garages and accessory structures in a rear yard from not more than 25% of the rear yard area, as provided in Section 6.01(a)(4), to not more than 66%;
- (c) A variance to increase the maximum area of all garages and accessory structures from not less than the ground floor living area of the residence (1,126 sq. ft.), as provided in Section 6.01.1(e), to not less than 1,204 sq. ft.; and
- (d) For such other and further relief deemed necessary or appropriate.

Additional information and copies of the Petition can be obtained from the City Clerk’s Office during normal business hours.

Dated at Peru, Illinois, this 1st day of September, 2023.

City of Peru Planning/Zoning Commission
BY: Cary Miller, Chairman