

**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 October, 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 Steven G. Weberski ("Petitioner") concerning certain real estate commonly known as 2611 7th Street, Peru, Illinois (PIN# 17-17-302-011) (hereinafter, "Property"). The Property is zoned R-3 Single and Two-Family Residence District.

Petitioner desires to construct a 40' x 30' detached garage on the Property and seeks the following relief under the City's Zoning Ordinance, to wit:

- (a) A variance to increase the maximum allowable 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 1,770 sq. ft.;
- (b) A variance to increase the maximum height for a detached private garage from not more than 18', as provided in Section 6.01.3(b), to not more than 21'- 7";
- (c) A variance to increase the maximum garage door height from not more than 8', as provided in Section 6.01.1(f), to not more than 10';
- (d) A variance to increase the maximum floor area for all detached private garage from not more than 990 sq. ft., as provided in Section 6.01.3(c), to not more than 1,770 sq. ft.; and
- (e) 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 13th day of September, 2023.

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