

**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, October 11, 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 Frank Mance ("Petitioner") concerning certain real estate commonly known as 1024 Peoria Street, Peru, Illinois (PIN# 17-17-412-004) (hereinafter, "Property").

Petitioner desires to construct a two-story, 39' x 30' home addition and requests the following relief under the City's Zoning Ordinance, to wit:

- (a) A waiver from Section 9.04(a) to allow for the expansion of the existing legal nonconforming single-family dwelling;
- (b) A variance from Section 6.01.1(e) to allow for a 1,170 sq. ft. garage exceeding the ground floor living area of the primary residence (980 sq. ft.);
- (c) A variance to increase the maximum floor area for attached garages from not more than 990 sq. ft., as provided in Section 6.01.2(c), to not more than 1,170 sq. ft.;
- (d) A variance to reduce the front yard setback from not less than 25', as provided in Section 11.02(f)(1), to not less than 6';
- (e) A variance to reduce the rear yard setback from not less than 30', as provided in Section 11.02(f)(2), to not less than 22';
- (f) A variance to increase to maximum driveway width in non-residential districts from not more than 35', as provided in Section 7.02(d)(3), to not more than 39'; and
- (g) For such other and further relief deemed necessary or appropriate.

The Property is zoned B-1 Neighborhood Shopping District. 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 23rd day of September, 2023.

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