

**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 15th day of May, 2024, 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 James Piraino (“Petitioner”) concerning certain real estate commonly known as 1905 1st Street, Peru, Illinois (PIN# 17-17-451-010) (hereinafter, “Property”).

Petitioner desires to construct a 24’ x 30’ detached metal garage on the Property and to enclose a portion of the property with a fence and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum distance for a detached private garage from a principal building from no less than 10’, as provided in Section 6.01.3(d), to not less than 3’;
- (2) To allow metal exterior finish materials for a detached garage pursuant to Section 6.01.3(f);
- (3) A special use pursuant to Section 10.03(c)(8) to allow for fencing in the east side yard abutting Fulton Street;
- (4) A variance from Section 6.03(b)(5)d. to reduce the side yard setback abutting Fulton Street from not less than 30’, to not less than 0’, for purposes of constructing a fence;
- (5) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-2 Single-Family Detached Dwelling 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 27th day of April, 2024.

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