

**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 24<sup>th</sup> day of July, 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 Cinthia R. Gonzalez (“Petitioner”) concerning certain vacant real estate formerly known as 1815 Main Street, Peru, Illinois (PIN# 17-17-460-008) (hereinafter, “Property”).

Petitioner owns and resides at 1816 1<sup>st</sup> Street (PIN# 17-17-460-003), the lot directly adjacent to and north of the Property. Petitioner desires to construct a 40’ x 30’ detached metal garage on the Property and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (1) To combine the Property with Petitioner’s adjoining parcel to the north for City zoning purposes and treatment as a single through-lot;
- (2) A variance to increase the allowable height for garage doors from not more than 8’, as provided in Section 6.01.1(f), to not more than 9’;
- (3) A variance to increase the maximum floor area of all detached garages from not more than 990 sq. ft., as provided in Section 6.01.3(c), to not less than 1,800± sq. ft.;
- (4) To allow metal exterior finish materials for a detached garage pursuant to Section 6.01.3(f);  
and
- (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 1<sup>st</sup> day of July, 2024.

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