

**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, February 4, 2026, 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 Gustavo Rodriguez (“Petitioner”), concerning real estate commonly known as 2302 1<sup>st</sup> Street in the City of Peru, Illinois (PIN: 17-17-348-005) (“Property”).

Petitioner desires to construct a new 30’ x 30’ detached garage and fence upon the Property and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum side yard setback abutting Green Street for a fence from not less than 25’, as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 0’;
- (2) A Special Use pursuant to Section 10.04(c)(9) to allow non-decorative fencing, 4’ in height, in the front yard;
- (3) A variance to reduce the minimum front yard setback abutting 1<sup>st</sup> Street for a fence from not less than 25’, as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 4’;
- (4) A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;
- (5) 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 10’;
- (6) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage; and
- (7) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-3 Single-Family and Two-Family Residence 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 12<sup>th</sup> day of January, 2026.

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