

**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 April, 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 William and Lore Jones (“Petitioner”) concerning certain real estate generally located at 118 Cross Street, Peru, Illinois (PINs 17-20-113-005, 17-20-113-004 & 17-20-113-010).

Petitioner desires to construct a 40’ x 48’ 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 floor area of all garages and all accessory structures from not more than 1,200 square feet as provided in Section 6.01.1(e), to not more than 2,496 square feet;
- (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 20’;
- (c) A variance to increase the maximum floor area for all detached private garage from not more than 714 sq. ft., as provided in Section 6.01.3(c), to not more than 2,496 sq. ft.;
- (d) A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;
- (e) 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 12’;
- (f) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage;
- (g) A variance to increase the allowable width of a driveway from not more than 35’, as provided in Section 7.02.(d)(3)a., to not more than 40’; and
- (h) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-3 Single 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 30th day of March, 2026.

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