

**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 27<sup>th</sup> day of May, 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 Colby Urbanski (“Petitioner”) concerning certain real estate commonly known as 1223 Walnut Street, Peru, Illinois (PIN 17-16-403-001).

Petitioner desires to replace an existing garage located on the Property with a new 30’ x 30’ detached garage and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (a) A variance to increase the maximum floor area for a detached garage from not more than the ground floor living area of the primary residence of 830 sq. ft., as provided in Section 6.01.3(c), to not more than 900 sq. ft.;
- (b) A variance to reduce the minimum distance for a detached garage to a principal building from not less than 10’, as provided in Section 6.01.3(d), to not more than 5’;
- (c) A variance to increase the allowable width of a driveway from not more than 28’, as provided in Section 7.02(d)(3), to not more than 30’;
- (d) A variance to increase the maximum floor area ratio on a lot from 0.30 as provided in Section 10.04(g) to not more than 0.35; and
- (e) 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 11<sup>th</sup> day of May, 2026.

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