

**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 2nd day of September, 2026, at the hour of 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, at which time and place the Planning/Zoning Commission will consider the Petition of Robert Baldin ("Petitioner") concerning property located 1024 Pike Street (PIN# 17-17-409-012) in the City of Peru ("Property").

Petitioner, with permission of the Property owner, Jason Just, desires to utilize the existing non-conforming building situated on the Property for automotive service and repair and seeks the following relief under the Zoning Ordinance, to wit:

- (1) A text amendment to Section 10.04(c) to add "Automotive service and repair including painting, rebuilding, repairing and reconstructing vehicles when conducted wholly within a completely enclosed building provided, however, there shall be no vehicles, parts or equipment parked or stored overnight outside the main building on the premises" or other defined use as a special use available in R-3, Single and Two-Family Residence District;
- (2) Approval of the aforementioned special use at the Property;
- (3) Approval to continue the nonconforming building upon the Property, including the existing nonconforming minimum lot area, lot width, maximum floor area ratio, minimum building setbacks, screening, maximum garage door height, and other applicable requirements; and
- (4) For such other and further relief deemed necessary and appropriate.

The Property is zoned R-3, Single and Two-Family Residence District. Additional information and a copy of the Petition can be obtained from the City Clerk's Office.

Dated at Peru, Illinois, this 7th day of August, 2026.

City of Peru Planning/Zoning Commission

BY: Cary Miller, Chairman