

**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 Tuesday, the 10th day of November, 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 Juan Escobedo Mondragon and Maricela J. Escobedo ("Petitioners") concerning certain real estate consisting of two parcels generally located on Shooting Park Road near Meridian Road in the City of Peru, which parcels include Lot 2 in Riva's Third Subdivision (PIN 17-07-303-002) and a 0.417 acre parcel situated immediately adjacent to and north of said Lot 2 (part of PIN 17-07-332-000) (collectively, the "Subject Property").

Petitioners desire to construct a single-family dwelling and detached garage upon the Subject Property and seek the following relief under the City's Zoning Ordinance, to wit:

- (a) That the 0.417 acre parcel be rezoned from M-2 Manufacturing District, to B-4 Business Highway District and combined with Lot 2 of Riva's Third Subdivision as a single zoning lot;
- (b) That the Special Use for single-family detached dwellings previously granted to Lot 2 pursuant to Section 11.05(d)(37) be extended to the entirety of the consolidated Subject Property;
- (c) A variance to increase the maximum allowable height for a garage door from not more than eight feet (8'), as provided in Section 6.01.1(f), to ten feet (10');
- (d) A variance to increase the maximum floor area for detached garages from no more than 990 square feet, as provided in Section 6.01.3(c), to not more than 2,016 square feet;
- (e) A variance from Sections 7.02(a)(4) and 7.04(a) to allow for an aggregate driveway surface for up to two years following the date of issuance of a building permit for the detached garage before installation of a permanent driveway surface is required;
- (f) A variance from Section 6.01.3(f) to allow use of metal siding and roof exterior finish materials; and
- (g) For such other and further relief deemed necessary or appropriate.

Lot 2 of Riva's Third Subdivision is currently zoned B-4 Highway Business District, and the adjacent 0.417 acre parcel is currently zoned M-2 Manufacturing 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 24th day of October, 2026.

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