

**Minutes of the Meeting and Hearing of the Zoning Board of Appeals**  
**City Hall-745 Second Street, La Salle, IL 61301**  
**5:00 p.m. July 13, 2020**

The meeting was called to order by Zoning Board of Appeals Chairman Bob Thompson at 5:00 p.m.

**ROLL CALL**

PRESENT: Bob Thompson, June Gardner, Larry Happ, Sam McNeilly, Mike Schmotzer

ABSENT: Nikki Baer

OTHERS PRESENT: Attorney Patrick Herrmann, City Clerk Carrie Brown, City Engineer Brian Brown, Deputy City Clerk Brent Bader, Joseph and Pamela Nichols

**A quorum was present.**

All were in favor of foregoing the formal reading of the Public Notice and entering the Public Notice related to petition under consideration as Exhibit #1.

Chairman Thompson stated that the petition under consideration was from Joseph E. Nichols and Pamela S. Nichols residents of 343 Fourth Street for a front yard setback variance from 25' to 13' for the construction of a deck and attached steps.

Chairman Thompson swore in Mr. Joseph Nichols. Mr. Nichols explained that they would like to build a 16' x 6' deck with attached stairs on the front of their home. Chairman Thompson inquired if they have had their property surveyed. Mr. Nichols indicated that they know where their property lines are. He stated that they have not contacted JULIE yet for utility locates as they wanted to get formal approval of this variance before starting the project. Larry Happ asked if they know where their sewer lines are. Mrs. Nichols stated that they are on the east side of the home. City Engineer Brian Brown stated that JULIE does not locate sewer lines. The only way to locate those is having it done by a private company to locate the line. Larry Happ also asked how close this new structure would be to the existing fence. Mr. Nichols stated it would not be close at all.

**There were no comments or objections from the public.**

Moved by Larry Happ and seconded by June Gardner to recommend that the petition of Joseph E. Nicholas and Pamela S. Nichols for a front yard setback variance from 25' to 13' for the construction of a deck and attached steps is granted.

**ROLL CALL:**

Ayes:, June Gardner, Larry Happ, Sam McNeilly, Mike Schmotzer, Bob Thompson

Nays: None Absent: Nikki Baer

**Motion carried 5-0**

Moved b June Gardner and seconded by Mike Schmotzer to adjourn the Zoning Board of Appeals Hearing.

Voice vote, all ayes. Motion carried.

**Adjourned 5:05 p.m.**



**Carrie Brown, City Clerk**

**Notice of Public Hearing  
Of the City of LaSalle Zoning Board of Appeals**

Notice is hereby provided that the LaSalle Zoning Board of Appeals will hold a Public Hearing on Monday, July 13, 2020 at 5:00 p.m., in the LaSalle City Council Chambers at 745 Second Street, LaSalle, Illinois 61301. At that time, the LaSalle Zoning Board of Appeals will consider the petition and request concerning which, amongst other matters that may be presented at the time of said public hearing and meeting, the following matters related thereto will be considered:

1. Joseph E. and Pamela S. Nichols, owners of 343 Fourth Street, requesting variances and/or exceptions from the provisions of the City of LaSalle Zoning Ordinance originally enacted as Ordinance Number 590 as the said Ordinance may have from time to time been amended, and in that regard said request for variance shall be regarding construction and use of a 6' x 16' deck with attached steps measuring approximately 4' x 4' which will include, but not necessarily be limited to, a front yard setback variance from 25 feet to 13 feet to allow the structure to be constructed at the subject premises, and further involving such other variances and/or exceptions as may be reasonable, necessary and appropriate in reference to the construction of a deck and steps on premises commonly known as 343 Fourth Street within the city of La Salle which premises are more particularly described as follows:

The east 14' of the south 80' of Lot 12 and the west 50' of the south 80' of Lot 13 all in Block 74 in the original town of La Salle, real estate all situated in the City of La Salle, County of La Salle and State of Illinois. That additionally, for informational purposes the real estate PIN # is 18-15-303-020.

That in connection with these proceedings and the public hearings in connection therewith, the City of LaSalle Zoning Board of Appeals may take such action and make such findings and recommendations as the Zoning Board of Appeals of the City of LaSalle may deem appropriate in the circumstances for recommendation and/or consideration thereof by the City Council in the appropriate exercise and discretion of the Zoning Board of Appeals of the City of LaSalle, including making recommendations in connection with any modification to any of said requests as the Zoning Board of Appeals may deem appropriate in the circumstances, all of which may be subject to and contingent upon such further covenants, terms, provisions and restrictions as the Zoning Board of Appeals of the City of LaSalle may deem appropriate in the circumstances at the time of said Zoning Board of Appeals hearing and/or any continuance and/or reconvening of the same, all of which will be held pursuant to and consistent with the law in such cases including, but not being limited to, all parties being provided an opportunity to be heard and to examine and cross-examine all pertinent witnesses.

/s/ Bob Thompson

Bob Thompson, Chairman  
City of LaSalle Zoning Board of Appeals