

**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, February 22, 2021 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 a petition and request of Jimmy J. Raffelson, owner of JJR Next Level Training and Fitness LLC, requesting variances and/or exceptions from the provisions of the City of LaSalle Zoning Ordinance originally enacted as Ordinance Number 590 as the said Ordinance may have from time to time been amended, and in that regard said request for variance shall be specifically related to a 9,520 square foot addition to a commercial structure, and in that regard, said requests shall be for such variances and/or exceptions as may be reasonable, necessary and appropriate in reference to said potential development on said premises, including, but not necessarily limited to, variances and/or exceptions in reference to a reduction in the number of off-street parking spaces required in M-1 (Light Industrial District) from a total of 81 spaces to 47 spaces on premises commonly known as 32 Gunia Drive within the City of La Salle, which premises are more particularly described as follow:

Lot 14 of Civic Industrial Park 3rd Subdivision Phase II within the City of La Salle, in the County of La Salle, Illinois. That additionally, for informational purposes, the real estate PIN is 18-03-126-001.

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
February 4, 2021