

**Notice of Public Hearing
Of the City of La Salle Zoning Board of Appeals**

Notice is hereby provided that the La Salle Zoning Board of Appeals will hold a Public Hearing on Monday, August 5, 2024 at 5:00 p.m., in the La Salle City Council Chambers at 745 Second Street, La Salle, Illinois 61301. At that time, the La Salle Zoning Board of Appeals will consider petitions and requests 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. Anthony Sondgeroth, owner of 578 Union Street, requesting variances and/or exceptions from the provisions of the City of La Salle Zoning Ordinance originally enacted as Ordinance Number 590 as the said Ordinance may have from time to time been amended, and in that regard said request for variance shall be regarding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 50' x 23' garage with 15' x 23' porch which would include, but not necessarily be limited to, a side yard setback variance from 5 feet, 10 inches to 2 foot to allow the structure to be constructed at the subject premises, and a front yard setback variance from 25 foot to 12 foot, further involving such other variances and/or exceptions as may be reasonable, necessary and appropriate in reference to the construction of a garage on premises commonly known as 578 Union Street within the City of La Salle, which is zoned R-3, which premises are more particularly described as follows:

That parts of lots 9 and 10 in Assessor's Subdivision of the Northwest Quarter of Section 14 in Township 33 North, Range 1, East of Third Principal Meridian, described as follows: commencing at the Southwest corner of said Lot 10; thence North 00 degrees 58 minutes 52 seconds east along the West line of said lots 9 and 10 for a distance of 119.75 feet to the Place of Beginning; thence continuing North 00 degrees 58 minutes 52 seconds East along the West line of said Lot 10 for a distance of 69.00 feet to a point; thence south 89 degrees 01 minutes 08 seconds East for a distance of 180.00 feet; thence South 00 degrees 58 minutes 52 seconds West for a distance of 69.00 feet to a point; thence North 89 degrees 01 minutes 08 seconds West for a distance of 180.00 feet to the place of beginning, in the City of La Salle, County of La Salle and State of Illinois. That additionally, for informational purposes the real estate PIN # is 18-14-106-036

That in connection with these proceedings and the public hearings in connection therewith, the City of La Salle Zoning Board of Appeals may take such action and make such findings and recommendations as the Zoning Board of Appeals of the City of La Salle 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 La Salle, 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 La Salle 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/

Amy Quinn, City Clerk
City of La Salle Zoning Board of Appeals
July 20, 2024