

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. August 5, 2024

The meeting was called to order at 5:00 p.m.

ROLL CALL

PRESENT: June Gardner, Larry Happ, Sam McNeilly, Mike Schmotzer, Mike Nieslawski, John Sienkiewicz

ABSENT: None

OTHERS PRESENT: Attorney Jim McPhedran, Deputy City Clerk Brent Bader, City Engineer Brian Brown, City Aldermen John Doc' Lavieri and Jerry Reynolds

A quorum was present.

Motion by Sam McNeilly and seconded by Mike Schmotzer to select Larry Happ as Chairman Pro-Tem for the meeting.

ROLL CALL:

Ayes: June Gardner, Sam McNeilly, Mike Schmotzer, Mike Nieslawski, John Sienkiewicz, Chairman Pro-Tem Larry Happ

Nays: None Absent: None

Motion carried 6-0

Attorney Jim McPhedran suggested notice of the public hearing be accepted as a public record.

Motion by June Gardner and seconded by Mike Schmotzer to forego the formal reading of the Public Notice related to the petition and to add it to public record as Exhibit #1.

Voice vote, all ayes. Motion carried.

Chairman Pro-Tem Happ swore in Mr. Anthony Sondgeroth, owner of 578 Union Street, and asked him to describe his petition. Mr. Sondgeroth said he is putting in an addition to the north of the house 10 feet wide to make a bathroom/laundry room combination. He is also adding a garage to the north of that at 30' by 50'. Chairman Pro-Tem Happ asked if he had any plans to add living quarters to the garage as an addition to the home. Mr. Sondgeroth said there would be no living quarters there and he has no plans for that. Mr. Sondgeroth also confirmed the runoff should remain on his property. City Attorney McPhedran noted he owns the lot to the north of the property as well. Chairman Pro-Tem asked if City Engineer Brian Brown had any questions. Engineer Brown said he's previously spoken to Mr. Sondgeroth about the petition and the only concern he had was how big the garage was compared to what the ordinance allows, but after speaking to him that the back half will remain a workspace/recreational area, it will only fit two cars. Engineer Brown said on Union Street there isn't much of a dedicated right-of-way. Engineer Brown said he was fine as long as he didn't encroach any closer than the homes adjacent and discussed the other conversations he's had with the petitioner. Chairman Pro-Tem Happ asked if the petitioner would need to run any separate lines, and he will not. Mr. Sondgeroth noted he will need to upgrade his power service.

Chairman Pro-Tem Happ asked if any members of the public had any concerns or questions. City Council Alderman John Doc' Lavieri asked about what if the petitioner were to sell the lot. City Attorney McPhedran said he could sell that other lot but anyone buying it would then know what is next to it.

Moved by Mike Schmotzer and seconded by Sam McNeilly to recommend that the petition of Anthony Sondgeroth for a variance requests for a side yard and front yard setback is granted.

ROLL CALL:

Ayes: June Gardner, Sam McNeilly, Mike Schmotzer, Mike Nieslawski, John Sienkiewicz, Chairman Pro-Tem Larry Happ

Nays: None Absent: None

Motion carried 6-0

Chairman Pro-Tem Happ advised Mr. Sondgeroth to attend the City Council meeting at 6:30 p.m. for the Council's decision regarding this recommendation. Deputy Clerk Brent Bader was not aware of any upcoming petitions for the Zoning Board of Appeals.

There were no further comments or objections.

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

Voice vote, all ayes. Motion carried.

Adjourned 5:12 p.m.

A handwritten signature in black ink that reads "Amy Quinn". The signature is written in a cursive, flowing style.

Amy Quinn, City Clerk

/ completed by Deputy Clerk Brent Bader

Exhibit #1

**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