

**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. October 14, 2023**

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

**ROLL CALL**

PRESENT: Nikki Baer, June Gardner, Larry Happ, Sam McNeilly, Mike Schmotzer, Mike Nieslawski,

ABSENT: Sam McNeilly

OTHERS PRESENT: Attorney Jim McPhedran, Deputy City Clerk Brent Bader, City Engineer Brian Brown

**A quorum was present.**

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

**ROLL CALL:**

Ayes: Baer, Gardner, Happ, Schmotzer, Nieslawski

Nays: None Absent: Sam McNeilly

**Motion carried 5-0**

Deputy Clerk Bader suggested notice of the public hearing be accepted as a public record and waive the formal reading.

Motion by Mike Nieslawski 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 acknowledged the presence of the petitioners and welcomed them to describe their request.

Doris Saferite said she would like to build an add-on to her garage. Her husband passed away a year ago and she's having issues financially and health wise. She said she's leaving the home to her son and family. She plans to build a suite outside of the garage for herself while her son and family move into the home. She said it's 15' by 40' 700 square feet and has discussed this with her neighbors along the property line where it would be extended. She said this request is needed to sell the house.

Commissioner Schmotzer said he spoke to both neighbors who were fine with the plan but did raise concerns about parking. Mrs. Saferite said she has a four-car garage and said she can pull into one of the stalls or in front of one of the stalls. She said most of the time they are parked off street and doesn't expect parking issues. Commissioner Baer asked if there is an access into the garage and Mrs. Saferite said she would.

Pro Tem Chairman asked City Engineer Brown about the sewer and water lines. Engineer Brown said he's spoke to them and the water should be separated. In the current use it's fine with one meter, but with future use he asked to have the water separated. Sewer does not need to be separated. He asked for the sideyard setback be included in the variance with the proximity to the property line and the

other variance is for two units on one. Chairman ProTem asked about power but Engineer Brown said that would be up to Ameren.

Attorney McPhedran went over the requests again and why they have historically gone before this Commission for approval prior to the building permit process.

No further comments were heard from the public.

Moved by Mike Nieslawski and seconded by Nikki Baer to recommend that the petition of Dallas and Doris Saferite for variances for premises commonly known as 737 8<sup>th</sup> Street related to a 600 square foot addition to a garage on the northwestern corner of the property reducing the sideyard setback variance from 5 feet to 1 foot and reducing the lot size variance from 7,500 square feet to 7,000 square feet is granted.

**ROLL CALL:**

Ayes: Baer, Gardner, Happ, Schmotzer, Nieslawski

Nays: None Absent: Sam McNeilly

**Motion carried 5-0**

Chairman Pro-Tem Happ advised Mrs. Saferite to attend the City Council meeting at 6:30 p.m. for the Council's decision regarding this recommendation. City Engineer Brian Brown said one more thing may come to them for consideration before the end of the year. Brown also asked Attorney McPhedran if this property discussed could be turned into apartments and Attorney McPhedran said as part of receiving this they agree that will not be the case. Mrs. Saferite agreed with that understanding.

There were no further comments or objections.

Moved by Nikki Baer and seconded by Mike Schmotzer to adjourn the Zoning Board of Appeals Hearing. Voice vote, all ayes. Motion carried.

**Adjourned 5:14 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 LaSalle Zoning Board of Appeals**

Notice is hereby provided that the La Salle Zoning Board of Appeals will hold a Public Hearing on Monday, October 30, 2023 at 5 p.m. in the LaSalle City Council Chambers at 745 Second Street, La Salle, Illinois 61301. At that time, the La Salle Zoning Board of Appeals will consider a petition and request of Dallas Saferite and Doris Saferite, owners of 727 8<sup>th</sup> 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 requests for variance shall include but not necessarily be limited to construction and proposed use of a 600 square foot addition to a garage on the northwestern corner of the property, which is zoned R-4 Multiple Dwelling, to become a living suite which would include, but not necessarily be limited to, a sideyard setback variance from 5 feet to 1 foot and a reduction of lot size variance from 7,500 square feet to 7,000 square feet to allow the structure to be constructed at the subject premises, 727 8<sup>th</sup> Street within the City of LaSalle, which premises are more particularly described as follows:

Lot Twelve (12) in Block 22 of the Original Town which real estate is situated in the City of La Salle, in the County of La Salle, and State of Illinois. That additionally, for information purposes the real estate PIN # is 18-15-210-012

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 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

Amy Quinn, City Clerk

City of LaSalle Zoning Board of Appeals

October 14, 2023