

**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 Tuesday, September 15, 2025, 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 by Jerome A. Reynolds which petitioner is the present owner of the eastern lot of two lots involved herein, that premises being commonly known as 1044 4th Street, LaSalle, Illinois, which petitioner is also present contract purchaser of the premises that include the eastern most structure presently existing on the premises commonly known as 1026 4th Street, all of which premises at 1026 4th Street are presently owned by Terry J. Hrovat and Carol P. Hrovat who acquiesce in the Petitioner's petition for variances and/or exceptions from the provisions of the City of LaSalle Zoning Ordinance originally enacted as Ordinance 590 as the said Ordinance may have from time to time been amended. In that regard said requests for variances shall include but not necessarily be limited to having a purpose of accommodating existing structures on the west, and/or construction of a home on the east, which premises are presently zoned R-4 Multiple Family Dwelling, which variances would include, but not necessarily be limited to, variances reducing the minimum lot size from 5,000 square feet to 4,330 square feet; minimum lot width from 50 feet to 36 feet; front yard setback from 25 feet to 5 feet, east side yard setback from 5 feet to 3 feet, west side yard setback from 5 feet to 0 feet, rear yard setback from 3 feet to 1 feet all at premises commonly known as 1026 4th Street as well as a variance reducing the front yard setback from 25 feet to 5 feet at premises commonly known as 1044 4th Street, all to allow as aforesaid accommodation of existing structures and/or construction of a home on both parcels within the City of LaSalle, and also calls for the demolition of a small structure on 1026 4th Street, the overall plan in connection with said parcels also includes the point that approval of any requested variances would also be conditioned on the petitioner obtaining approval for the combination and reconfiguration of said two lots as part of a small subdivision pursuant to Ordinances made and provided for in such circumstances, which premises are all within the City of LaSalle and more particularly described respectively as follows:

Lot Three (3) in Block 88, of the Original Town of LaSalle, now City of LaSalle, situated in Section 15, Township 33 North, Range 1 East of the Third Principal Meridian, situated in LaSalle County, Illinois having a LaSalle County PIN of 18-15-403-003

Lot Two (2) in Block 88 of the Original Town of LaSalle, now City of LaSalle, situated in Section 15, Township 33 North, Range 1 East of the Third Principal Meridian, situated in LaSalle County, Illinois having a LaSalle County PIN of 18-15-403-004

That further details in regard to the petitioner's plan are available on file at City Hall.

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/ Liz Bishop

Liz Bishop, City Clerk
City of LaSalle Zoning Board of Appeals
August 29, 2025