

Notice of Public Hearing

Notice is hereby provided that the LaSalle Zoning Board of Appeals will hold a Public Hearing Monday, December 30, 2013 at 5:00p.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 Casey's General Stores, Inc., a corporation, through its agents (hereinafter "Casey's") in reference to certain premises owned and/or in the process of being acquired by Casey's General Stores, Inc., which premises are commonly known as part of Block 57 in the original town, now City of LaSalle, located on the northeast corner of Fifth Street and Sterling Street within LaSalle, Illinois, and also commonly known as three parcels known as 1301 First Street, 1339 First Street, and 528 Sterling Street within the City of LaSalle, Illinois, requesting a variance and/or exception from the provisions of City of LaSalle Zoning Ordinance originally enacted as Ordinance Number 590, as the said Ordinance may have from time to time been amended, and in that regard said request for variances shall and/or exceptions shall include such as may be reasonably necessary, including but not necessarily being limited to a variance and/or exception in regard to the rear yard setback line, reducing the rear yard setback line from 25 feet to 10 feet, and further in reference to off street parking, reducing that which would otherwise be believed to be an off street parking provision of 21 spaces to 19 spaces, and such other exceptions and/or variances may be reasonable, necessary and appropriate in the circumstances in reference to the planned further improvement to the present commercial development on said premises and in the vicinity on said premises, which premises are more particularly described as follows:

Part of Block 57 in the original town, now City of LaSalle, bounded and described as follows, to-wit: Beginning at the Southwest corner of said block 57; thence north 07°35'55" west along the easterly right of way line of Sterling Street, a distance of 160.10 feet; thence north 82°41'18" east, a distance of 252.756 feet; thence south 01°00'4" east, a distance of 86.55 feet; thence South 87°27'31" west, a distance of 3.00 feet; thence south of 01 °00'04" east, a distance of 74.78 feet to the northerly right-of-way lines of 5th Street (U.S. Route 6): thence south 82°41 '18" west along the northerly right-of-way line of said 5th Street (U.S. Route 6), a distance of 231.22 feet to the point of beginning, containing 0.890 acres (38,759 square feet), more or less, all being situated in the County of LaSalle and the State of Illinois;

Regarding 1301 First Street, LaSalle, Illinois, PIN# 16-15-282-006,

Parcel #18-15-237-009; which premises are more particularly described as follows:

Parcel 1:
The South Half of the Southwest Quarter of Block 57 in the Original Town of LaSalle, also known as the South 80 feet of the West 150 Feet of Block 57 in the Original Town of LaSalle, (except coal and other minerals underlying said premises and the right to mine and remove the same) in LaSalle County, Illinois.

Parcel II:
Part of Block 57 in the Original Town, now City, of LaSalle, bounded and described as follows, to-wit:

Commencing at the Southwest corner of said Block 57; thence North 82°41 '18" East along the Northerly right-of-way line of Fifth Street (U.S. Route 6), a distance of 150.14 feet to a point on the Northerly right-of-way line of said Fifth Street (U.S. Route 6), said point also being the Point of Beginning of the following description; thence North 07°35'55" West, a distance of 80.05 feet; thence North 82°37'10" East, a distance of 6.00 feet; thence South 07°35'55" East, a distance of 80.06 feet to the Northerly right-of-way line of said Fifth Street (U.S. Route 6); thence South 82°41 '18" West along the Northerly right-of-way line of said Fifth Street (U.S. Route 6), a distance of 6.00 feet to the Point of Beginning, all being situated in the County of LaSalle and State of Illinois.

Regarding 1339 Fifth Street, PIN# 16-15-282-014,

Parcel #18-15-237-010; which premises are more particularly described as follows:

That part of Block 57 in the Original Town, now City, of LaSalle described as follows, to-wit: Beginning at a point 156 feet East of the Southwest corner of said Block 57; thence running North parallel with the West line of said Block 57, 160 feet; thence East on a line parallel with the South line of said Block 57 to the Easterly line of said Block 57; thence Southerly along said Easterly line of said Block 57 to the Southeast corner of said Block 57; thence Westerly along the South line of said Block 57 to the Place of Beginning, excepting therefrom the following described parcel of real estate, to-wit: Beginning at the Southeast corner of said Block 57; thence running an a Westerly direction along the North line of Fifth Street for a distance of 75 feet to a point; thence running in a Northerly direction parallel with the West line of Union Street for a distance of 74.8 feet to a point; thence running in an Easterly direction for a distance of 74.5 feet to a point on the West line of Union Street, thence running in a Southerly direction along the West line of Union Street for a distance of 68.4 feet to the point of beginning; and also excepting therefrom the following described parcel of land, to-wit: Beginning at a point on the East line of said Block 57, which point is 68.4 feet North of the Southeast corner of said Block 57; thence continuing along said East line 92.62 feet to a point on the North line of the tract of land described in Executor's Deed recorded as Document Number 84-10179 in the Recorder's Office of LaSalle County; thence West along a line parallel with the South line of said Block 57 for a distance of 71.98 feet; thence South along a line parallel with the East line parallel with the East line of said Block 57 for a distance of 86.47 feet to a point on the North line of the tract of land described in Warranty Deed recorded as Document Number 639622 in the Recorder's Office of LaSalle County; thence East along the North line of the tract of land described in the aforesaid Warranty Deed 71.55 feet to the Point of Beginning, all situated in the City of LaSalle, in LaSalle County, Illinois excepting underlying coal and minerals and the right to mine and remove the same, see Plat of Survey recorded July 15, 10907 as Document Number 97-11067 for particulars.

Regarding 528 Sterling Street, PIN# 16-15-282-005,

Parcel # 18-15-237-013. which premises are more particularly described as follows:

Parcel I:
The North Half (N. 1/2) of the Southwest Quarter (S.W. 1/4) of Block Fifty Seven (57) in the Original Town of LaSalle, also described as the North Eighty (80) feet of the South One Hundred Sixty (160) feet of the West One Hundred Fifty (150) feet of said Block Fifty-Seven (57), situated in the City of LaSalle, except underlying coal and mining rights, situated in the County of LaSalle and State of Illinois.

Parcel II:
Part of Block 57 in the Original Town, now City, of LaSalle, bounded and described as follows, to-wit:

Commencing at the Southwest corner of said Block 57; thence North 82°41 '18" East along the Northerly right-of-way line of Fifth Street (U.S. Route 6), a distance of 150.14 feet to a point on the Northerly right-of-way line of said Fifth Street (U.S. Route 6); thence North 0735'55" West, a distance of 80.05 feet to the Point of Beginning of the following description; thence continuing North 07°35'55" West, a distance of 80.05 feet; thence North 82°41 '18" East, a distance of 6.00 feet; thence South 07°35'55" East, a distance of 80.04 feet; thence South 82°3 7' 1 0" West, a distance of 6.00 feet to the point of beginning, all being situated in the County of LaSalle and State of Illinois.

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 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/ Sharon Ciesielski
Sharon Ciesielski, Chairman
City of LaSalle Zoning Board of Appeals
(December 14,2013)