

Notice of City of LaSalle Planning Commission Public Hearing and Meeting

PUBLIC NOTICE is hereby provided of a public hearing that will take place on 17th day of June, 2013 before the City of LaSalle Planning Commission at 5:30 p.m. in the City Council Chambers at City Hall, 745 Second Street, LaSalle, Illinois, concerning the following matters and matters related thereto:

- A. Consideration of the request of Carus Corporation for rezoning of certain premises being commonly described as the portion of the “Carus Corporation premises” within Block 27 in the Original Town now City of LaSalle, Illinois presently zoned R-3 together with a portion of the alley within Block 27 in the Original Town now City of LaSalle, with said rezoning request to be from R-3 Two Family, to C-3 Central Business District and to be for purposes including employee parking lot which would presently be intended to be fenced in with a six (6) foot open chain link fence with directional security lighting and with the rezoning request in connection with the alley portion thereof to be also subject to vacation of said portion of the alley by the City of LaSalle to Carus Corporation as the adjoining landowner thereto, which premises concerning which a request for rezoning from R-3 Two Family to C-3 Central Business District are more particularly described as follows:

Lots, 3, 4, 5 and 6 within Block 27 in the Original Town, now City of LaSalle, LaSalle County, Illinois; said premises also being referenced by LaSalle County Tax Code Parcel Number 18 15 215-021 and TCA Code Number LS004.

ALSO Part of the Alley in Block 27 In the Original Town, now City of LaSalle, LaSalle County, Illinois described as follows:

Beginning at the Southeast Corner of Lot 6 in said Block 27; thence Northerly along the East Line of said Lot 6 to the Northeast Corner of said Lot 6; thence Easterly along the South Line of Lots 4, 3 and 2 to the Northwest Corner of Lot 7 in said Block 27; thence Southerly along the West Line of said Lot 7 to the Southwest Corner of said Lot 7; thence Easterly along the South Line of said Lot 7 to the Southeast Corner of said Lot 7; thence Southerly along the East Line of said Block 27 to the Northeast Corner of Lot 8 in Block 27; thence Westerly along the North Line of said Lot 8 to the Northwest Corner of said Lot 8; thence Southerly along the West Line of said Lot 8 to the Southwest Corner of said Lot 8; thence Westerly 40 feet along the North Line of Lots 13 and 12 in said Block 27; thence Northerly parallel with the West Line of said Lot 8 to an Easterly extension of the South Line of Lot 6 in Block 27; thence Westerly 40 feet along said Easterly extension to the Point of Beginning

- B. Consideration of the request of Carus Corporation for approval of a potential consolidation plat in connection with the premises commonly known as the “Carus Corporation premises” located within Block 27 in the Original Town now City of LaSalle, LaSalle County, Illinois together with a portion of the alley within Block 27 in the Original Town now City of LaSalle, LaSalle County, Illinois, which consolidation plat may also include, but not necessarily be limited to, the elimination of certain lot lines, combination of lots and such variances from the Subdivision Ordinance of the City of LaSalle as may be appropriate in connection therewith in the appropriate discretion of the City of LaSalle Planning Commission, which approval of said consolidation plat may also be subject to vacation of a portion of said alley premises to Carus Corporation as the adjoining owner, which premises that will be involved and under consideration in connection with the request for consideration of approval of said consolidation plat is more particularly presently described as follows:

Lots, 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13 and 14 in the Original Town, now City of LaSalle, LaSalle County, Illinois.

ALSO

Part of the alley in Block 27 in the Original Town, now City of LaSalle, LaSalle County, Illinois described as follows:

Beginning at the Southeast Corner of Lot 6 in said Block 27; thence Northerly along the East Line of said Lot 6 to the Northeast Corner of said Lot 6; thence Easterly along the South Line of Lots 4, 3 and 2 to the Northwest Corner of Lot 7 in said Block 27; thence Southerly along the West Line of said Lot 7 to the Southwest Corner of said Lot 7; thence Easterly along the South Line of said Lot 7 to the Southeast Corner of said Lot 7; thence Southerly along the East Line of said Block 27 to the Northeast Corner of Lot 8 in Block 27; thence Westerly along the North Line of said Lot 8 to the Northwest Corner of said Lot 8; thence Southerly along the West Line of said Lot 8 to the Southwest Corner of said Lot 8; thence Westerly 40 feet along the North Line of Lots 13 and 12 in said Block 27; thence Northerly parallel with the West Line of said Lot 8 to an Easterly extension of the South Line of Lot 6 in Block 27; thence Westerly 40 feet along said Easterly extension to the Point of Beginning; said premises also being referenced by LaSalle County Tax Code Parcel Number 18-15-215-021 and TCA Code Number LS004.

- C. Consideration of the request for approval of a preliminary plat and potentially a final plat of proposed subdivision as well as consideration of a request for rezoning subject to and upon approval of a potential annexation agreement and/or pre-annexation agreement within the City of LaSalle all concerning premises

owned by Daniel M. Burke and Debora A. Burke, commonly described as an approximate present 22.218 acre parcel of real estate, including premises having a street address of 3241 E. 8th Road, Utica, Illinois on the west side of E. 8th Road, also known as LaSalle County Highway 43, which premises are approximately 2 miles north of Interstate 80, which premises are also within one and a half (1.5) miles of the municipal corporate boundaries of the City of LaSalle, which premises are more particularly described as follows:

Part of the North Half of the Southeast Quarter of Section 20, Township 34 North, Range 2 East of the Third Principal Meridian, described as follows: beginning at the Southeast corner of said North half of the Southeast Quarter of Section 20; thence North 88°59'10" West 1021.0 feet along the South line of said North half of the Southeast Quarter Section; thence North 0°16'10" East 948.0 feet parallel with the East line of said Southeast Quarter Section; thence South 88°59'10" East 1021.0 feet parallel with said South line of the North half of the Southeast Quarter Section to the East line of said Southeast Quarter Section; thence South 0°16'10" West 948.0 feet to the Point of Beginning, containing 22.218 acres being situated in Waltham Township, LaSalle County, Illinois; ; said premises also being referenced by LaSalle County Tax Code Parcel Number 12-20-402-000. And TCA Code Number WT004.

All situated in LaSalle County, Illinois.

Which premises may be further commonly described as the potential "Daniel Burke's First Addition" to the City of LaSalle. That the preliminary plat and/or final plat may include, but not necessarily be limited to, such variances from the Subdivision Ordinance including, but not limited to, reduction and/or elimination of requirements in reference to lot size, roadway, utility or such other variances from the Subdivision Ordinance as the City of LaSalle Planning Commission may deem just and appropriate in the circumstances.

- D. Consideration of the request of James Hughett and Rebecca Hughett for rezoning to R-2 upon annexation to the City of LaSalle of premises commonly known as 2975 E. 350th Road, LaSalle, Illinois, more particularly described as follows:

The East 290.4 feet of the South 150 feet of the South 5 acres of the Northeast Quarter of the Northwest Quarter of Section 3 in Township 33 North, Range 1, East of the Third Principal Meridian, in the County of LaSalle and State of Illinois, excepting underlying coal and mining rights, together with all of the rights and privileges contained in and subject to all liabilities and obligations provided for in a certain agreement dated November 29, 1926 and of record in the Recorder's Office of LaSalle County, Illinois in Book 647 at page 470; and excepting 0.059 acres, more or less theretofore conveyed to the State of Illinois for roadway purposes, and subject to an easement to the Illinois Power Company heretofore filed for record in the Recorder's Office of LaSalle

County, Illinois; ; said premises also being referenced by LaSalle County Tax Code Parcel Number 18-03-103-000 and TCA Code Number LS003.

That in connection with each and every of the above requests and matters related thereto, the Planning Commission of the City of LaSalle may take such action and make such recommendations as the Planning Commission of the City of LaSalle may deem appropriate in the circumstances for recommendation and/or consideration thereof to the City Council in the appropriate exercise of discretion of the Planning Commission of the City of LaSalle, including making recommendations in connection with any modifications to any of said requests as the Planning Commission may deem appropriate in the circumstances, all of which may also be subject to and contingent upon such further covenants, terms, provisions and restrictions as the Planning Commission of the City of LaSalle may deem appropriate in the circumstances at the time of said Planning 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 to cross-examine all potential witnesses.

City of LaSalle, Illinois
Planning Commission

By: /s/ Tom Pigati, Chairman