

PLANNING COMMISSION

City of LaSalle – City Council Chambers

May 30, 2023

Chairman Pigati called the meeting to order at 5:35pm.

ROLL CALL

Present: Tom Pigati, Nikki Baer, Charlie Faletti, Don Spayer, Nicole Girton, Mike Nieslawski

Absent: John Fletcher, Larry Happ, Bart Hartauer, Tyler Ketter, Luke Tomsha

Others Present: City Attorney Jim McPhedran, Deputy City Clerk Brent Bader, Economic Development Director Curt Bedei

A quorum was present.

Chairman Pigati read the through the first part of the Public Notice (**See Exhibit 1**).

Don Kotecki of Streator Company, LLC, also shared the Ariel View (**See Exhibit 2**) with the committee members aide as a reference when he explains the petitions that he has filed. Mr. Kotecki explained the two parcels that he is looking to rezone: St Vincent's Avenue on the east and Airport Road on the west. There was once a railroad, used by Carus, adjacent to Raccuglia Road. There is currently a 100-foot-wide strip that goes between those two side streets. He explained how the next piece of property was the Old Illinois Central Gulf railroad siding that runs between those two also. There are two pieces of property that Kotecki is hoping to bring to the city. Back in 2015, Kotecki was requesting a building permit and currently part of their building is not currently in the city and he is looking to get this corrected.

Chairman Pigati cleared up with Kotecki that they are bringing two parcels into the city but rezoning all of it to M-1.

Attorney McPhedran also mentioned that the party is aware that if it goes to M-1, there will be an agreement as part of the annexation agreement that will also be considered by the council. Also agreeing that none of the property will be used as R-4.

It was discussed that the areas in blue, on the ariel view – **Exhibit 2**, are already zoned in the city.

Committee Member Spayer asked if Kotecki had any plans of building anything that is currently in the blue areas of the ariel view. Kotecki mentioned that there were no plans at this time because it is currently a 15-foot ravine and they are slowly recovering some of that property. They may do something in the future for their operations.

Moved Don Spayer and seconded by Charlie Faletti to approve the petitioner's request in regards to the following petition:

- A. The petition of Streator Company, LLC for zoning change to M-1 Light Industrial in the event of and on annexation to the City of LaSalle; said premises are presently zoned by the County of LaSalle as A-1, Agriculture; said premises being referenced by LaSalle County PIN #19-03-345-000; said premises and property are more specifically described A strip of ground 100 feet wide over an across the lands of said Lycan and Winfield Sanderson, situated in the East Half of the West half of Section 3, Township 33 North, Range 1, East of the Third Principal Meridian, said strip being 43.5' feet on the Northeasterly and 56.5 feet on the Southwesterly side of the center line of the LaSalle and Bureau County Railroad Company's North track as now located and described as follows: Starting from the point in the East line of the West Half of said Section 1726 feet North of the South line thereof, thence North 52 degrees and 50 minutes West (on a line

parallel with and 193.5 feet from the center line of the Illinois Central Railroad) 1798.75 feet more or less to the West line of the East Half of the Northwest Quarter of said Section 3, Township 33 North, Range 1, East of the Third Principal Meridian, LaSalle County, Illinois, excepting therefrom the 2 following parcels:

***See Exhibit 1** for further explanations for each of the following:

- Exception 1 to Parcel 1
- Exception 2 to Parcel 2
- Commencing at the Southeast Corner of the Southeast corner of the Southwest Quarter of Said Section 3.

ROLL CALL

AYE: Chairman Pigati, Committee Members Baer, Falletti, Spayer, Girton, Nieslawski

NAY: NONE

MOTION CARRIED: 6-0

Moved to Charlie Falletti and seconded by Nikki Baer to approve the petitioner's request in regards to the following petition:

B. The petition of Streator Company, LLC for a zoning change to M-1, Light Industrial in the event of and on annexation to the City of LaSalle; said premises are presently zoned by the County of LaSalle as A-1, Agriculture; said premises and property are specifically described as certain property forming a portion of the Right-of-way of the Illinois Central Gulf Railroad Company's Abandoned Amboy District situated in the Southeast Quarter of Northwest Quarter and the Northeast Quarter of the Southwest Quarter, all in Section 3, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois described as a 300 foot wide parcel lying 150 feet to either side of the center of the Railroad Company's main track as originally located and extending Southeasterly approximately 1330 feet as measured along said main track center from the West line of the Southeast Quarter of the Northwest Quarter of said Section 3 to a right of way width change at a line that extends Northeast to Southwest perpendicular to said main track center in said Northeast Quarter of the Southwest Quarter of said Section 3; thence continuing Southeasterly said parcel 100 feet wide lying 50 feet to either side of said main track center approximately 465 feet (main track center measurement), to the East line of the Northeast Quarter of the Southwest Quarter of said section 3. Said premises also being referenced by LaSalle County PIN#18-03-145-000.

ROLL CALL

AYE: Chairman Pigati, Committee Members Baer, Falletti, Spayer, Girton, Nieslawski

NAY: NONE

MOTION CARRIED: 6-0

No questions or comments from the public.

Moved by Nicole Girton and seconded by Nikki Baer to adjourn the meeting.

Chairman Pigati adjourned the meeting at 5:45pm

Exhibit #1

Legal Notice of Public Hearing on Potential Annexation Agreement and/or Pre-Annexation Agreement and Related Matters

PUBLIC NOTICE is hereby provided that as part of the regular City Council Meeting of the City of La Salle, which commences at 6:30 p.m. on Tuesday, May 30, 2023, at La Salle City Hall, 745 Second Street, La Salle, Illinois, a public hearing will be held by the City Council of the City of La Salle for the purpose of considering and hearing testimony as to ordinances and consideration of potential ordinances regarding the potential authorization of an annexation agreement and/or pre-annexation agreement, and further in connection with consideration of eventual potential annexation of certain premises to the City of La Salle, Illinois and related matters concerning the following respective premises owned by the following respective owner and the respective request presently under consideration of the respective owner as follows:

- A. The petition and request of Streator Company, LLC for annexation and consideration and approval of potential annexation agreement regarding a parcel identified by La Salle County PIN of 18-03-345-000 in La Salle County and the State of Illinois which premises are more particularly described as follows:

A strip of ground 100 feet wide over an across the lands of said Lycan and Winfield Sanderson, situated in the East Half of the West Half of Section 3, Township 33 North, Range 1, East of the Third Principal Meridian, said strip being 43.5' feet on the Northeasterly and 56.5 feet on the Southwesterly side of the center line of the LaSalle and Bureau County Railroad Company's North track as now located and described as follows: Starting from the point in the East line of the West Half of said Section 1726 feet North of the South line thereof, thence North 52 degrees and 50 minutes West (on a line parallel with and 193.5 feet from the center line of the Illinois Central Railroad) 1798.75 feet more or less to the West line of the East Half of the Northwest Quarter of said Section 3, Township 33 North, Range 1, East of the Third Principal Meridian, LaSalle County, Illinois, excepting therefrom the 2 following parcels:

Exception 1 to Parcel #1

A strip of land 25 feet in width across the East Half of the West Half of Section 3, Township 33 North, Range 1, East of the Third Principal Meridian, the South boundary of which is the South Right-of-Way Line of the LaSalle and Bureau County Railroad and the North boundary of which is a line 25 feet North of and parallel to the South Right-of-Way Line of the LaSalle and Bureau County Railroad, containing 1.01 acres more or less

Exception 2 to Parcel #1

That part of the Southwest Quarter of Section 3, Township 33 North, Range 1 East of the Third Principal Meridian with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD 83), LaSalle County, Illinois, described as follows:

Commencing at the Southeast corner of the southwest Quarter of said Section 3; thence North 00 degrees 01 minute 33 seconds West, 1650.16 feet along the East line of said Southwest Quarter to the Southwesterly right of way line of the Former LaSalle and Bureau County Railroad; thence North 47 degrees 54 minutes 55 seconds West, 133.84 feet along said former railroad right of way line to the Point of Beginning; thence continuing North 47 degrees 54 minutes 55 seconds West, 292.60 feet along said former right of way line; thence North 42 degrees 05 minutes 04 seconds East, 25.00 feet to the Northerly existing right of way line of Raccuglia Drive; thence North 89 degrees 42 minutes 42 seconds East, 37.09 feet; thence South 47 degrees 54 minutes 55 seconds East, 220.00 feet to the west existing right of way line of St. Vincent's Avenue (IL 351); thence South 00 degrees 01 minute 26 seconds East, 67.40 feet along said West existing right of way line, and the southerly extension thereof to the Point of Beginning, containing 0.302 acres, more or less, of which 0.161 acres lies within the existing right of way.

- B. The petition and request of Streator Company, LLC for annexation and consideration and approval of potential annexation agreement regarding a parcel identified by La Salle County PIN of 18-03-145-000 in La Salle County and the State of Illinois which premises are more particularly described as follows:

Certain property forming a portion of the Right-of-way of the Illinois Central Gulf Railroad Company's Abandoned Amboy District situated in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter all in Section 3, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois described as a 300 foot wide parcel lying 150 feet to either side of the center of the Railroad Company's main track as originally located and extending Southeasterly approximately 1330 feet as measured along said main track center from the West line of the Southeast Quarter of the Northwest Quarter of said Section 3 to a right of way width change at a line that extends Northeast to Southwest perpendicular to said main track center in said Northeast Quarter of the Southwest Quarter of said Section 3; thence continuing Southeasterly said parcel 100 feet wide lying 50 feet to either side of said main track center approximately 465 feet (main track center measurement), to the East line of the Northeast Quarter of the Southwest Quarter of said Section 3.

That accurate maps of the subject parcels to be proposed to be the subject of an annexation agreement and/or pre-annexation agreement and further proposed to be subject to potential eventual annexation are on file with the City Clerk of the City of La Salle, Illinois.

You are further notified that any proposed annexation agreement and/or pre-annexation agreement may be changed, altered, modified, amended or redrafted in its entirety prior to and/or after the public hearing.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard, which public hearing shall be conducted in accord with the law applicable in such circumstance.

City of La Salle, Illinois
By: Amy Quinn, City Clerk



Red = to be annexed

Blue = already annexed