

LEGAL

NOTICE OF PUBLIC HEARINGS

PUBLIC NOTICE is hereby given that the City of La Salle Planning Commission will hold a public hearing in the La Salle City Council Chambers, 745 Second Street, La Salle, Illinois on the 11th day of December, 2023 at 4:30 p.m. The petitions to be considered at that time shall include, but not necessarily be limited to, the following:

The petition application and request of Pohar Family Development, LLC, the present owner of the premises within the City of La Salle commonly known as the approximate thirty-four (34) acre parcel located to the southeast of the former Catholic War Veterans building and more specifically known as:

PARCEL 1:

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Thirty-three (33) North, Range One (1), East of the Third Principal Meridian, lying North and East of the right of way of the Illinois Central Railroad, EXCEPT THE FOLLOWING TRACTS:

Tract #1: Beginning at the Northwest corner of the East Half (E 1/2) of said Section Three (3); thence South along the West line of the East Half (E 1/2) of said Section Three (3), said West line also being the centerline of F.A. Route 2, for a distance of 3120.55 feet; thence East 50 feet to a point on the East right of way line of said F.A. Route 2, for a distance of 64.55 feet to an existing concrete right of way marker; thence Northwesterly along the East right of way line of said F.A. Route 2 for a distance of 50.40 feet to an existing concrete right of way marker, said right of way marker being also on the South right of way line of a gravel road known as Spur "C" for F.A. Route 2; thence East along the South right of way line of said Spur "C" for a distance of 249.58 feet to an existing concrete right of way marker; thence Southeasterly on a curve of a radius of 25 feet and also along the South and Westerly right of way lines of said Spur "C" for a distance of 36.36 feet to an existing concrete right of way marker on the West right of way line of said Spur "C"; thence South along the West right of way line of said Spur "C" for a distance of 90.65 feet; thence West for a distance of 285.67 feet to the point of beginning.

Tract #2: That part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Thirty-three (33) North, Range One (1), East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of the East Half (E 1/2) of said Section Three (3), thence South along the West Line of the East Half (E 1/2) of said Section Three (3), said West Line also being the centerline of F.A. Route 2 for a distance of 2936.4 feet, thence East 60 feet to an existing concrete right of way marker on the Intersection of the East Line of F.A. Route 2 and the North right of way line of a gravel road known as Spur "C" for F.A. Route 2, said point also being the point of beginning, thence North along the East right of way line of said F.A. Route 2 for a distance of 274.4 feet to an existing concrete right of way marker which is also on the South right of way line of an existing public road, thence East along the South Line of the said public road for a distance of 200 feet to an existing concrete right of way marker, thence North along the said right of way line for a distance of 29 feet to a point on the South right of way line of the existing public road; thence East along the South right of way line of the existing public road for a distance of 139.74 feet; thence South for a distance of 400 feet to an existing concrete right

of way marker which is on the East right of way line of the said gravel road called Spur "C" of F.A. Route 2, thence Northwesterly on the arc of a curve of 95 feet radius and also along the Northwesterly right of way line of said Spur "C" for a distance of 146.74 feet to an existing concrete marker, thence West along the North right of way line of said Spur "C" for a distance of 250.3 feet to the point of beginning, ALL SITUATED IN LA SALLE COUNTY, ILLINOIS.

Tract #3: That part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Thirty-three (33) North, Range One (1), East of the Third Principal Meridian, lying West of the right of way line of the road known as Spur "C", situated in La Salle County, Illinois.

Tract #4: That part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Thirty-three (33) North, Range One (1), East of the Third Principal Meridian, conveyed to the State of Illinois for road right of way as depicted on a right of way plat prepared by IDOT, F.A. Route 2, Section 71 X-R and on a Document recorded in Case 4, Document No. 475942, La Salle County, Illinois.

Tract #5: Part of the Northwest Quarter of the Southeast Quarter of Section 3, Township 33 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows:

Commencing at the Northwest Corner of said Southeast Quarter; thence North 89° 34' 18" East 400.16 feet along the North Line of said Southeast Quarter to the Point of Beginning; thence continuing North 89° 34' 18" East 918.08 feet along the North Line of said Southeast Quarter; thence South 00° 09' 55" East 135.00 feet; thence South 89° 34' 18" West 916.91 feet; thence North 00° 39' 42" West 135.00 feet to the Point of Beginning; said tract containing 2.843 acres, more or less.

Parcel 1 PINs: 18-03-440-000 & 18-03-441-000

PARCEL 2:

The West Fifteen (15) acres of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Thirty-three (33) North, Range One (1), East of the Third Principal Meridian; also granting for roadway purposes only, a strip of ground 20 feet wide North and South and Eighty (80) rods long East and West over the South Twenty (20) feet of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Three (3), said strip of ground commencing at the East side of St. Vincent's Avenue and extending Eastward, in the County of La Salle and State of Illinois, excepting underlying coal and mining rights, all situated in the County of La Salle and State of Illinois, excepting the following two (2) tracts:

Tract #1: The South two (2) acres of the West fifteen (15) acres of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Thirty-three (33) North, Range One (1), East of the Third Principal Meridian.

Tract #2: That part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Thirty-three (33) North, Range One (1), East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (SE 1/4) of said Section Three (3); thence South 90 degrees 00 minutes 00 seconds East along the North Line of said Southeast Quarter (SE 1/4) a distance of 1,316.44 feet to the point of beginning, said point being on the West Line of the Northeast Quarter (NE 1/4) of said Southeast Quarter (SE 1/4) as monumented at the location of a former long-established line fence; thence continuing South 90 degrees 00 minutes 00 seconds East along the North Line of the Northeast Quarter (NE 1/4) of said Section Three (3), a distance of 174.00 feet; thence South 00 degrees 15 minutes 47 seconds West a distance of 250 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 174.00 feet to a point in the said monumented former long-established line fence; thence North 00 degrees 15 minutes 47 seconds East along said monumented former long-established line fence a distance of 250 feet to the point of beginning, situated in the County of La Salle, in the State of Illinois.

Parcel 2 PIN: 18-03-429-000

The owners of which are petitioning for consideration and approval of a preliminary plan of a planned unit development which will include, but not be limited to a preliminary plan, provision for certain proposed single-family and/or duplex lots, for certain park premises, for certain pathways toward Rotary Park, and for certain proposed planned managed manufactured homes, all of which will be subject to, amongst other things, certain restrictive covenants, which premises are presently zoned R-1 Single Family Zoning, all of which the Petitioner developer suggests will be a positive addition to La Salle. The City of La Salle Zoning Ordinances, specifically including, but not limited to Section 153.162, contemplate that planned unit developments will include modifications from otherwise existing subdivision and zoning requirements, which will be more fully discussed at the Planning Commission proceedings, which premises are more particularly described as follows:

That a copy of the Petitioner's present petition and application for approval of preliminary plan of planned unit development as well as a copy of a present proposed preliminary plat are all on file with the City Clerk's office of the City of La Salle.

At the time of the Planning Commission hearing, which will be conducted in accordance with applicable law, all interested persons will be provided an opportunity to be heard, and all parties and all witnesses called may be examined and cross examined in accordance with applicable law, at which hearing the City of La Salle Planning Commission will take such action and make such recommendations to the Petitioner/Developer and/or to the La Salle City Council as the Planning Commission deems appropriate in the circumstances in accordance with applicable law in such proceedings and in the exercise of reasonable discretion.

Tom Pigati, Chairman

City of La Salle Planning Commission