

PLANNING COMMISSION
City of LaSalle
January 24, 2022

Chairman Pigati called the meeting to order at 5:07p.m.

ROLL CALL

Present: Tom Pigati, Nikki Baer, John Fletcher, Larry Happ, Mike Neslowski, Don Spayer, Nicole Supan.

Absent: Charlie Faletti, Bart Hartauer, Tyler Ketter, Jack Sadowski, Luke Tomsha

Others Present: City Attorney Jim McPhederan, Deputy City Clerk Brent Bader

A quorum was present.

PLEDGE OF ALLEGIANCE

Tom Pigati reviewed with the committee the reason for the hearing. The request is from Tom Ptak and Mark Ptak. They are looking for approval for the Ptak Subdivisions Final Plat. There are some requests and exceptions that the Planning Commision needs to look at and approve in regards to the LaSalle City Code, Chapter 15 - Land Usage, Sub Chapter - Subdivisions. It is considered as a "small subdivision" pursuant to Ordinance Number 2550 as originally enacted March 10, 2015. Property is located at Northwest corner of 2nd and Hennepin, immediately east of Shea's Cleaners. The owners are looking for more specifically in regard to the lot size and the proposed Lot A containing, amongst other things, an existing duplex as an improvement with addresses of 225 and 229 Hennepin Street. They are seeking a reduction from 7,500 square feet as generally provided in regard to duplexes, to 4,333.03 square feet, and also seeking an exception and variance related to the lot size in regard to proposed Lot B having a street address of 851 Second Street, LaSalle, Illinois, and presently consisting of including, amongst other things, a single family residence as an improvement seeking to have an exception and variance from 5,000 square feet to 4,947.64 feet. Mr. Pigati did want to point out to the committee that there is already a house on the lot and the duplex on the lot. The owners are looking to subdivide to sell.

Mr. Ptak spoke in regards to the property. Mr. Ptak's grandfather, Pat Shea, owned the property. He owned the house to the east and the lot behind. It is thought that the duplex was built in the 30's. The lot line extends into the duplex. The county informed the owners a few years ago of this issue and thought it should get corrected at some point. Mark and Tom Ptak are looking to sell so they have a water and sewer line separated. They are hoping to solve the problem of the lot lines here tonight with the planning commission.

City Attorney McPhederan did mention to the committee that there is already more than one tax pin number. They all have separate entrances, some on Hennepin and some on 2nd St. It was done before zoning was put in. Mr. McPhederan stated that he thought the city engineer indicated there were already tax IDs, separate entrances, no new easements, all utilities have been separated and they are already separate parcels. From a technical standpoint, one property line does overlap with a structure. They do have separate pin

numbers, but if the request is approved tonight it would take care of any lot lines/pin numbers overlapping. Mr. McPhederan did state that the zoning is already a C3, which is more expansive of what he is doing there. This is within the C3 central business district.

Mr. Fletcher asked if the 7500 sq. ft duplex would be grandfathered in, since it was built into the 30s. Mr. Pigati stated that is basically what the committee will be given the approval for since it is already there. The two structures are already there and will remain on the property.

Mr. Pigati mentioned that Engineer Brown thought that this would be the best way to go through the process to resolve this problem for the owners since it does not qualify under our ordinance.

Mr. John Lavieri did state that there are no setbacks with a C3.

Mr. Spayer asked if there were any intentions of the owners building any more buildings. Mr. Ptak informed him that they would have to be sold as a bundle currently. He wants to be able to separate them and sell them separately. There is a utility shed on the property line that will have to be removed or moved.

Mr. McPhederan stated that the split will be between the house and duplex. Both structures will be on their own legal description piece of property.

No public comment.

Motion by John Fletcher and seconded by Larry Happ to recommend that the petitioner's request are well taken, further that the requirements of the LaSalle Subdivision Ordinance, including exception provisions Section 153.152(A) and (B) thereof in regard to proposed Lots A and B are met; that we further recommend to the City Council that the petitioners requests in regard to application of the "Small Subdivision" provisions, further in regard to the requested reduction in lot sizes of proposed Lots A and B, and that the final plat as proposed all be approved subject to such further terms and conditions as the City Council should deem fair, just and appropriate.

ROLL CALL

AYE: Tom Pigati, Nikki Baer, John Fletcher, Larry Happ, Mike Neslowski, Don Spayer, Nicole Supan.

NAY: NONE

Abstain: NONE

MOTION CARRIED: 7-0

Chairman Pigati Adjourned the meeting at 5:20pm