

Legal Buildable Lots in LaSalle County Illinois

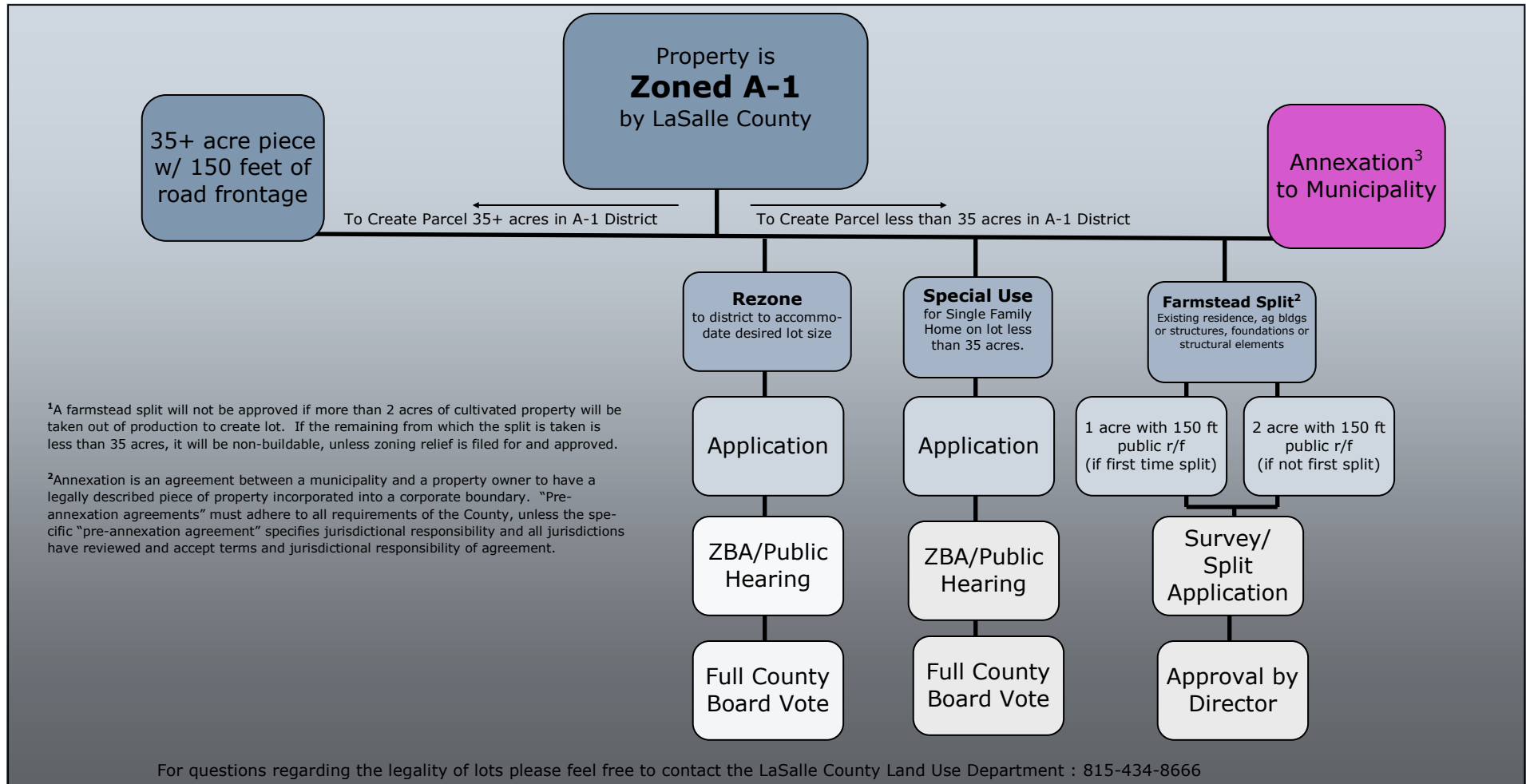
Lots that were divided and recorded prior to LaSalle County Zoning (April 2006) are considered legal/buildable lots only if they were recorded and met all of the requirements of the...

1. Illinois State Plat Act
2. LaSalle County Subdivision Ordinance
3. Any requirements of a previous zoning jurisdiction
4. And any other applicable regulation/ordinance at the time of recording

In 1973 the Illinois State Plat Act allowed a property owner to split their property one time. Since then the LaSalle County Subdivision Ordinance has set minimum standards to regulate minimum lot sizes and dimensions of lots. But these rules have changed numerous times over the years and for lots to be considered both legal and buildable, lots recorded must reflect the following requirements based on the initial recording in which the lot was created. Any lot with easement only access must have been created prior to 1973.

DATE	FRONTAGE	Min Lot Size
3/12/1984	No Width	2 Acres
3/10/1992	33 Feet	2 Acres
3/1/1996	200 Feet	2 Acres
10/23/1996	400 Feet	5 Acres
6/10/2002	150 Feet	(2) 2 Acre Splits

If it is determined that the lot has met all above requirements then zoning considerations are addressed.....



¹A farmstead split will not be approved if more than 2 acres of cultivated property will be taken out of production to create lot. If the remaining from which the split is taken is less than 35 acres, it will be non-buildable, unless zoning relief is filed for and approved.

²Annexation is an agreement between a municipality and a property owner to have a legally described piece of property incorporated into a corporate boundary. "Pre-annexation agreements" must adhere to all requirements of the County, unless the specific "pre-annexation agreement" specifies jurisdictional responsibility and all jurisdictions have reviewed and accept terms and jurisdictional responsibility of agreement.