

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT:
8-STEP FLOODPLAIN REVIEW:

Ottawa YMCA Project – Rebuild Illinois Grant #22-911008
Ottawa, Illinois - LaSalle County

Step 1: *Determine whether the action is located in a 100-year floodplain (or a 500-year floodplain for critical actions) or wetland.*

This action is located in a 100-year floodplain. Parts of the proposed YMCA facility project site is located within AE Zone (area of special flood hazard without water surface elevations determined) and X Zone (0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile), as indicated on Flood Insurance Rate Map (FIRM) Panel 17099C0530F, effective July 18, 2011. The FIRM Map is attached to this document on its own, and is also attached showing the proposed YMCA facility layout overlaid on the FIRM map.

There are not any wetlands mapped on the Fish and Wildlife Service - National Wetlands Inventory (NWI) map. The NWI map for the proposed project site is attached.

This project is the new construction of a YMCA facility and due to its location, E.O. 11988-Floodplain Management applies. This project does not meet any of the exceptions at 24 CFR 55.12 and therefore requires an 8-step analysis of the direct and indirect impacts associated with the construction, occupancy, and modification of the floodplain.

The proposed project, construction of a new YMCA facility, includes the construction of a new facility at 411 Canal Street in Ottawa, Illinois. The new YMCA facility will have an OSF Health Care clinic on-site. Once completed, the new YMCA site will encompass approximately 65,000 square feet, featuring a world-class competition pool, generous spaces for group classes, community kitchen for healthy eating, children adventure center, family locker rooms, elevated indoor track, multi-use gymnasium, among many other amenities.

Step 2: *Notify the public for early review of the proposal and involve the affected and interested public in the decision making process.*

A public notice describing the project was published in the Ottawa Times, the local and regional paper, on November 24, 2021. The ad targeted local residents, including those located near the construction of the new YMCA facility. The notice was also available to all interested Federal, State, local agencies, and non-profit groups such as the state floodplain manager, environmental protection groups, neighbors, and a group of individuals known by the Ottawa YMCA to be interested in such notices. A copy of the published notification is kept in the project's environmental review record and attached to this document. A copy was also posted at the Ottawa YMCA and on its website. The required 15 calendar days were allowed for public comment. As required by regulation, the notice

also included the name, proposed location and description of the activity, total number of floodplain and wetland acres involved, and the responsible entity contact for information as well as a website and the location and hours of the office at which a full description of the proposed action can be viewed.

The Ottawa YMCA did not receive any public comments from the early review Public Notice published on November 24, 2021, and throughout the 15-Day Public comment period that ended on December 9, 2021.

The Ottawa City Engineer and consulting Engineers at Fehr Graham were contacted concerning mitigation requirements of the National Flood Insurance Program (NFIP) as well as local ordinances that must be implemented as part of NFIP.

Step 3: *Identify and evaluate practicable alternatives.*

The Ottawa YMCA project site selection criteria are:

- (a) The project can not cause current residents to become displaced;
- (b) The project must be within city limits and within the City of Ottawa's TIF District and Enterprise Zone in order for TIF & EZ funds/benefits to be utilized;
- (c) The project must meet community needs identified in the public outreach and market studies completed by the Ottawa YMCA for the facility;
- (d) The project must be within ½ mile of public transportation; and
- (e) The project must directly benefit the populations that they serve, specifically Senior Citizens, who will have the opportunity to utilize the YMCA and it's services as often as they can. The new YMCA facility will be located within walking distance of three of the six Housing Authority of LaSalle County facilities located in the City Ottawa. In addition, the proposed project site is located in Block Group 2 of Census Tract 9627 – this block group is comprised of a 78.90% low-to-moderate income population. With the construction of the new YMCA facility in this low-to-moderate income area, the direct LMI benefit will incredibly impactful.

The Ottawa YMCA considered several alternative sites and actions believed to satisfy these requirements:

1) Modify the project within the Floodplain:

The 411 Canal Street project site is considered a brownfield site and a blighted property. Modifying the project within the Floodplain would meet the City's TIF and Enterprise Zone requirements and does not displace residents. The project also meets the community's needs of the Ottawa YMCA. However, if the project was modified in the floodplain, it would cause damage to the floodplain and its natural functions by paving areas and obstructing flood zones. The current layout of the project takes into account the best natural uses and least obstructive ways to construct the YMCA project. Modifying the site plan within the Floodplain would create challenges that would endanger human life as well as local and federal investment.

This site is convenient for Ottawa public transit, which is seen as an extremely attractive asset for the potential YMCA users. There are also elementary and high schools within walking distance, as well as three Housing Authority of LaSalle County facilities, directly benefitting the low-income and senior citizen populations.

2) Locate the project outside of the Floodplain:

The project could be constructed out of the Floodplain at the 411 Canal Street location. However, due to local building codes and requirements, there is not enough building setback or land available outside of the Floodplain at the site location to build the new YMCA facility without acquiring properties and displacing residents.

3) Move the project location entirely:

The Ottawa YMCA conducted surveys and completed market research on locations for the new YMCA facility. Three other locations were considered options outside of the 411 Canal Street location, including:

- In Ottawa, on Main Street, adjacent to the Ottawa Township High School
- In Ottawa, on Norris Drive, across from OSF St. Elizabeth Hospital
- On the far north side of Ottawa, off Exit 90 on I-80 and Route 23

All of the sites listed above would have either displaced residents who were unwilling to sell within the acquisition budget or would have placed the project on sites encumbered by wetlands, steep slopes, soil contamination, or other more significant development costs. A market analysis was performed and concluded no other sites were feasible for development. The market study is attached to this document.

4) Do not complete the project:

The Ottawa YMCA could choose to not move forward with this vital community project, however this alternative was not selected due to the need for the new YMCA facility, the community support for the new facility, and the financial support obtained for the new facility.

Step 4: *Identify Potential Direct and Indirect Impacts of Associated with Floodplain Development.*

Locating the project at 411 Canal Street per the proposed project will have minimum impacts to the floodplain because the structure will be elevated a minimum of 4.8 feet above the BFE and have a footprint designed to minimize these impacts. The design will also minimize potential damage to the property as a result of the flooding. The area has experienced some flooding in the past but never above the proposed elevation. Wetland impacts will also be avoided with this option.

The highest priority of this review is to prevent the loss of life. FEMA estimates that it would take a warning time of between five and seven hours to safely evacuate people from the area. The site will be elevated well above the BFE in order to protect life from potential flash floods. The additional elevation will also help to protect the financial investment.

The City of Ottawa is a member of the National Flood Insurance Program and structures located in the flood zone must comply with the local flood ordinance. HUD requires projects located in the floodplain to maintain flood insurance for the life of the property. The Ottawa YMCA will work with the City of Ottawa to maintain flood insurance for the new YMCA facility in order to mitigate any effects of flooding.

In addition to concerns for life and property, the Ottawa YMCA considered the natural and beneficial values of the floodplain. The natural resources of the floodplain include water, biological, and societal resources.

By elevating the buildings and disallowing impervious surfaces in and around the floodplain, the construction will have minimal effects on water resources. Hydrologists, Geologists, and Engineers were consulted in order to design the building and the site plan in such a way that natural flood and erosion control, water quality, and groundwater recharge are preserved. In addition to the prohibition on impervious surfaces in and directly around the floodplain, the floodplain was preserved through elevation and positioning of the building.

The Fish and Wildlife Service has determined that the construction of the building will have no quantifiable impact on plant and animal life. Only native plants are to be used in the floodplain and on the site. By avoiding the wetland, there will be reduced cost because fill and compensatory mitigation are no longer required.

Societal resources were also considered during the design process. The designs are meant to complement the natural features of the area and to offer an aesthetically pleasing structure. The site will not have an effect on agricultural lands and efforts have been made to preserve existing trees on the site. The site will also maintain an open space for recreational opportunities. The Ottawa YMCA and the City of Ottawa will also allow the site to be accessible for archaeological, historic, environmental, biological, and other scientific studies should an individual or an organization express interest.

Step 5: *Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain.*

- (a) Preserving Lives: In order to preserve lives, local law enforcement and the emergency broadcast system will implement an early warning system should flooding conditions arise. In addition to the warning system, law enforcement has an emergency evacuation and relocation plan. The new structure will also be marked with identification marks of past and estimated flooding and the interior common areas will display an evacuation plan. All YMCA and OSF employees will also be briefed on the location of the flood hazard area and evacuation plans upon facility opening. The building will also be elevated to 4.8 feet above BFE to protect any flood survivors who may be stranded during a flood event.

- (b) **Preserving Property:** In order to preserve property, flood insurance will also be acquired and maintained in order to mitigate possible flood damage. The structure will be elevated to 4.8 feet above the BFE to save on flood insurance cost and to enhance the structures ability to withstand floods. All construction will be elevated consistent with FEMA's Lowest Floor Guide (<http://www.fema.gov/pdf/nfip/manual200605/07lfg.pdf>) and use flood resistant materials consistent with FEMA bulletins (see <https://www.fema.gov/media-library/assets/documents/2655?id=1580>).
- (c) **Preserving Natural Values and Minimizing Impacts:** The site design chosen as an alternative at Step 3 reduced floodplain impacts. The Ottawa YMCA will ensure that this proposed project conforms to all state and local floodplain protection standards and would implement the following mitigation measures to minimize the potential adverse impacts: the new Ottawa YMCA facility will be constructed 4.8 feet above the 100 year floodplain with the first floor elevation for the building's design. All construction will be elevated consistent with FEMA's lowest floor guide and will use flood resistant materials where necessary. The site design chosen will reduce any floodplain impacts by elevating the building, constructing the facility with provisions for drainage and stormwater reuse, and utilize pervious surfaces throughout the site – the construction have minimal effects on water resources, and impacts to the floodplain will be limited due to construction occurring within the previously developed site. Impacts to the floodplain will also be limited due to construction occurring within the previously developed site. In addition to the prohibition on impervious surfaces in and directly around the floodplain, the floodplain was preserved through elevation and positioning of the building.

Step 6: *Reevaluate the Alternatives.*

1) Modify the project within the Floodplain:

The 411 Canal Street project site is considered a brownfield site and a blighted property. Modifying the project within the Floodplain would meet the City's TIF and Enterprise Zone requirements and does not displace residents. The project also meets the community's needs of the Ottawa YMCA. However, if the project was modified in the floodplain, it would cause damage to the floodplain and its natural functions by paving areas and obstructing flood zones. The current layout of the project takes into account the best natural uses and least obstructive ways to construct the YMCA project. Modifying the site plan within the Floodplain would create challenges that would endanger human life as well as local and federal investment.

This alternative was not selected due to the need for an ideal positioning of the building on the project site to mitigate any flooding issues or avoid issues with unsuitable soils. Modifying the project within the floodplain would also change the building elevation out of the Floodplain, which is unreasonably expensive;

2). Locate the project outside of the Floodplain:

The project could be constructed out of the Floodplain at the 411 Canal Street location. However, due to local building codes and requirements, there is not enough building setback or land available outside of the Floodplain at the site location to build the new YMCA facility without acquiring properties and displacing residents.

This alternative was not selected because there is not enough space on the existing land to move or reposition for the facility to fit on the existing property without acquiring more land or undergoing building demolition on adjacent sites. Land acquisition and demolition were not viable alternatives for this project site.

3). Move the project location entirely:

The Ottawa YMCA conducted surveys and completed market research on locations for the new YMCA facility. Three other locations were considered options outside of the 411 Canal Street location, including:

- In Ottawa, on Main Street, adjacent to the Ottawa Township High School
- In Ottawa, on Norris Drive, across from OSF St. Elizabeth Hospital
- On the far north side of Ottawa, off Exit 90 on I-80 and Route 23

All of the sites listed above would have either displaced residents who were unwilling to sell within the acquisition budget or would have placed the project on sites encumbered by wetlands, steep slopes, soil contamination, or other more significant development costs. A market analysis was performed and concluded no other sites were feasible for development. The market study is attached to this document.

The alternative project sites were not selected because the Ottawa YMCA did extensive community outreach and market studies on the proposed location of their new YMCA facility. All of the sites listed above would have either displaced residents who were unwilling to sell within the acquisition budget or would have placed the project on sites encumbered by wetlands, steep slopes, soil contamination, or other more significant development costs. A market analysis was performed and concluded no other sites were feasible for development. The market study is attached to this document. The site at 411 Canal Street was selected by community need, proximity to its service population, and it's located in one of the City of Ottawa's TIF District's, within the Enterprise Zone, and is designated by the Illinois Department of Commerce & Economic Opportunity as an underserved area. With the construction of the new YMCA facility in the 411 Canal Street location, which is a low-to-moderate income area, the direct LMI benefit will be incredibly impactful. If the project location is moved, all of these community needs will no longer be addressed.

4). Do not complete the project:

The Ottawa YMCA could choose to not move forward with this vital community project, however this alternative was not selected due to the need for the new YMCA facility, the community support for the new facility, and the financial support obtained for the new facility.

Due to contamination, slope, financial costs, and other concerns, as well as the requirement that the project be constructed within city limits due to financing issues, the 411 Canal Street site is the only location that satisfies these needs and concerns without displacing residents. The savings on elevation and flood insurance costs also do not offset the benefits of public transportation and school access when compared to the Canal Street site's plan to minimize impacts.

The no action alternative is also impracticable because it will not satisfy the need to provide the Ottawa YMCA's services to the populations of Ottawa and LaSalle County that need them the most.

Step 7: *Determination of No Practicable Alternative*

It is the Ottawa YMCA's determination that there is no practicable alternative for not partially locating the project in the flood zone. This is due to: 1) the need to provide YMCA's services to Senior Citizens and Low-Income residents located directly adjacent to the new facility; 2) the requirements to construct within city limits; 3) the desire to not displace residents; 4) the need to construct an economically feasible project; 5) the site's access to public transportation and schools; and 6) the ability to mitigate and minimize impacts on human health, public property, and floodplain values.

A final notice was published and posted consistent with the prior notice. The notice explains the reasons why the modified project must be located in the floodplain, offers a list of alternatives considered at Steps 3 and 6, and describes all mitigation measures at Step 5 taken to minimize adverse impacts and preserve natural and beneficial floodplain values. The notice is attached to this document. No concerns were expressed by the public concerning this notice.

Step 8: *Implement the Proposed Action*

The Ottawa YMCA will assure that this plan, as modified and described above, is executed and necessary language will be included in all agreements with participating parties. The Ottawa YMCA will also take an active role in monitoring the construction process to ensure no unnecessary impacts occur nor unnecessary risks are taken. The flood insurance requirement for the life of the property will be monitored by the Ottawa YMCA by listing the agency as an interested party on the 2nd mortgagee/other box of the flood insurance application and by placing a covenant on the property that lasts for the useful life of the structure.



Homes

Commercial Property
For Sale

For Sale: Commercial Restaurant in Henry, IL. Currently has been operating as a successful Dairy Queen for many decades. Would be great for a family run or fast food restaurant with indoor seating, drive thru and court yard across the street. Move in ready! Owner ready to retire for info. Call 309-238-2710

PLEASE CHECK YOUR ADS

We make every effort to make sure your Classified advertisement is running correctly.

However, sometimes errors do appear and we want to know. Corrections on in-column ads can be made before 10:00 am Monday-Friday for next day publication.

Please call us at 815-220-6942



Public Notices

Public Notices

LEGAL NOTICE IN THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT LA SALLE COUNTY - OTTAWA, ILLINOIS

NewRez LLC d/b/a Shellpoint Mortgage Servicing PLAINTIFF

Vs. Kerrie Linn Carls; Unknown Owners and Nonrecord Claimants DEFENDANTS

2021CH000053

NOTICE BY PUBLICATION NOTICE IS GIVEN TO YOU:

Kerrie Linn Carls Unknown Owners and Nonrecord Claimants

That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:

COMMONLY KNOWN AS:

937 Base Road Dana, IL 61321 and which said Mortgage was made by: Kerrie Linn Carls

Public Notices

the Mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Capital One Home Loans, LLC, as Mortgagee, and recorded in the Office of the Recorder of Deeds of LaSalle County, Illinois, as Document No. 2006-29581; and for other relief, that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.

NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court, Greg Vaccaro

Clerk of the Circuit Court LaSalle County Courthouse 119 W. Madison Street, Suite 201 Ottawa, IL 61350-0617

on or before December 10, 2021, A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.

CODILIS & ASSOCIATES, P.C.

Attorneys for Plaintiff 15W030 North Frontage Road, Suite 100

Burr Ridge, IL 60527

(630) 794-5300

OnPage # 15170

Winnebago # 531

Our File No. 14-20-01611

NOTE: This law firm is a debt collector.

13180930

(Published in The Times November 10, 17, 24, 2021)

The Times Classified
It works.

Call today to place your ad
815-220-8942

Public Notices

LEGAL NOTICE EARLY NOTICE OF PROPOSED PROJECT TO BE LOCATED IN A FLOODPLAIN

Publication Date: 11-24-2021

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

As required by Executive Order 11988, this is an early public notice to promote public understanding and provide opportunities for public involvement.

The Ottawa YMCA proposes to use funds allocated through the Community Development Block Grant (CDBG) Program for the following proposed project: Construction of a New Ottawa YMCA Facility. The proposed project would include the construction of their new YMCA facility to be located at 411 Canal Street in Ottawa, Illinois. The new YMCA facility will have an OSF Health Care clinic on-site, and once completed, the site will encompass about 65,000 square feet, featuring a world-class competition pool, generous space for group classes, community kitchen space for healthy eating, a children adventure center, family locker rooms, an elevated indoor track, a multi-use gymnasium, and many more amenities that will serve the Ottawa YMCA's vast service area. The Ottawa YMCA has determined that this proposed project would occur in a 100-year floodplain and the Ottawa YMCA must therefore complete an eight step review. This public notice is step 2.

The Ottawa YMCA has additional information on this proposed project that can be reviewed weekdays from 8 a.m. to 5 p.m. at the existing Ottawa YMCA facility, located at 201 E Jackson St, Ottawa, IL 61350. Interested persons may also call Executive Director, Joe Capece at

815.433.2395 for additional information about this proposed project. The Ottawa YMCA is now evaluating potential alternatives, the potential impact of the proposed project, and potential mitigation to minimize flood hazard impact.

Written comments on this proposed project are invited and must be received by Executive Director, Joe Capece, at the existing Ottawa YMCA facility, located at 201 E. Jackson Street, Ottawa, Illinois 61350 by December 9, 2021. All such comments will be taken into consideration by the Ottawa YMCA prior to its decision on the proposed project.

Joe Capece, Executive Director
Ottawa YMCA

(Published in The Times November 24, 2021)1939267

Public Notices

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Joe Capece, Executive Director
Ottawa YMCA

We're all ears!
Keeping you in touch.
THE TIMES
www.mywebtimes.com

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SELL
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815-220-6942
email: classad@mywebtimes.com

For Better or For Worse

EVERYONE'S LOOKING AT ME, LIZ...
IGNORE THEM, FAT COOL.

HEY, DRAIN! LOOKING GOOD, MEN!

I HATE THIS HAIRCUT, CANDICE.

IT LOOKS GROSS, I WISH YOU HADN'T TRIMMED ME INTO IT...
WHOA! DON'T BLAME ME, BARE, LIZ. I JUST MADE A SUGGESTION, YOU TRIMMED YOURSELF INTO IT!!!

... I WISH I HADN'T SO PERSUASIVE!!

Classic Peanuts

CHUCK, I NEED A FAVOR...

I DON'T HAVE A SKATING MOTHER TO HELP ME SO I WAS WONDERING IF YOUR DAD WOULD FIX MY HAIR SEEING AS HOW HE'S A BARBER...

WILL YOU ASK HIM? TELL HIM WE'RE FRIENDS AND THAT WE'VE PLAYED BASEBALL TOGETHER

DON'T TELL HIM HOW I ALWAYS STRIKE YOU OUT, THOUGH, CHUCK!

Rose is Rose

MEEMAMA'S CREW LOADS UP THE TRUCK FOR ANOTHER FOOD PANTRY DELIVERY!
VOLUNTEERS WELCOME!

Certificate of the Publisher

Ottawa / Streator Times

Description:NOTICE-FLOODPLAIN
1939267

FEHR-GRAHAM & ASSOCIATES
101 W STEPHENSON ST.
FREEPORT IL 61032

Shaw Media certifies that it is the publisher of the Ottawa / Streator Times. The Ottawa / Streator Times is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Ottawa, County of LaSalle, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Ottawa / Streator Times, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 11/24/2021

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Dan Goetz, its publisher, at Ottawa, Illinois, on 24th day of November, A.D. 2021

Shaw Media By:

Dan Goetz, Publisher

Account Number 10037226

Amount \$281.18

EARLY NOTICE OF PROPOSED PROJECT TO BE LOCATED IN A FLOODPLAIN

Publication Date: 11-24-2021

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

As required by Executive Order 11988, this is an early public notice to promote public understanding and provide opportunities for public involvement.

The Ottawa YMCA proposes to use funds allocated through the Community Development Block Grant (CDBG) Program for the following proposed project: Construction of a New Ottawa YMCA Facility. The proposed project would include the construction of their new YMCA facility to be located at 411 Canal Street in Ottawa, Illinois. The new YMCA facility will have an OSF Health Care clinic on-site, and once completed, the site will encompass about 65,000 square feet, featuring a world-class competition pool, generous space for group classes, community kitchen space for healthy eating, a children adventure center, family locker rooms, an elevated indoor track, a multi-use gymnasium, and many more amenities that will serve the Ottawa YMCA's vast service area. The Ottawa YMCA has determined that this proposed project would occur in a 100-year floodplain and the Ottawa YMCA must therefore complete an eight step review. This public notice is step 2.

The Ottawa YMCA has additional information on this proposed project that can be reviewed weekdays from 8 a.m. to 5 p.m. the existing Ottawa YMCA facility, located at 201 E Jackson St, Ottawa, IL 61350. Interested persons may also call Executive Director, Joe Capece at 815.433.2395 for additional information about this proposed project. The Ottawa YMCA is now evaluating potential alternatives, the potential impact of the proposed project, and potential mitigation to minimize flood hazard impact.

Written comments on this proposed project are invited and must be received by Executive Director, Joe Capece, at the existing Ottawa YMCA facility, located at 201 E. Jackson Street, Ottawa, Illinois 61350 by December 9, 2021. All such comments will be taken into consideration by the Ottawa YMCA prior to its decision on the proposed project.

Joe Capece, Executive Director
Ottawa YMCA

Public Notices

Henrië Carrduff
Kendrick Washington
Lori Bongartz, County Clerk of
LaSalle County, Illinois
Claimants, Judgment Creditors, and
Decree Creditors, if any of the above
described as "Unknown Owners"
"Unknown owners or parties
interested in said land or lots"
8321-919856

(Published in The Times December
14, 15, 16, 2021)
919856

LEGAL NOTICE

TAX DEED NO.: 2021TX000115
FILED: 11/29/2021
TAKE NOTICE

County of La Salle
Date Premises Sold:
November 14, 2019
Certificate No.: 201900928
Sold for General Taxes of (Year):
2018
Sold for Special Assessment of
(Municipality) and Special
Assessment Number: N/A
Warrant No.:N/A Installment No.: N/A
**THIS PROPERTY HAS BEEN SOLD
FOR DELINQUENT TAXES**

Property Located at:
81 East Circle Drive,
Streator, IL 61364
Legal Description or Property Index
No.: 34-30-122-001

This notice is to advise you that
the above property has been sold for
delinquent taxes and that the period
of redemption from the sale will
expire on May 25, 2022.

The amount to redeem is subject
to increase at 6 month intervals from
the date of sale and may be further
increased if the purchaser at the tax
sale or his or her assignee pays any
subsequently accruing taxes or
special assessments to redeem the
property from subsequent forfeitures
or tax sales. Check with the County
Clerk as to the exact amount you
owe before redeeming.

This notice is also to advise you
that a petition has been filed for a tax
deed which will transfer title and the
right to possession of this property if
redemption is not made on or before
May 25, 2022.

This matter is set for hearing in the
Circuit Court of LaSalle County in
119 W. Madison Street, Ottawa, IL
61350, by Zoom, on June 8, 2022 at
9:00 AM.

You may be present at this
hearing, but your right to redeem will
already have expired at that time.

**YOU ARE URGED TO REDEEM
IMMEDIATELY TO PREVENT
LOSS OF PROPERTY**

Redemption can be made at any
time on or before May 25, 2022 by
applying to the County Clerk of La
Salle, Illinois at the Office of the
County Clerk in Ottawa, Illinois.

FOR FURTHER INFORMATION
CONTACT THE COUNTY CLERK
707 E. Elna Road
Ottawa, IL 61350
(815) 434-8202

Equity One Investment Fund LLC
Purchaser or Assignee
December 9, 2021

Kathleen Iverson
Kathleen Iverson
Kathleen Iverson
Kathleen Iverson
Occupant
Meaghan Iverson
Trenton Girard

Lori Bongartz, County Clerk of
LaSalle County, Illinois
Claimants, Judgment Creditors, and
Decree Creditors, if any of the above
described as "Unknown Owners"
"Unknown owners or parties
interested in said land or lots"

Public Notices

8321-919858
(Published in The Times December
14, 15, 16, 2021)
919858

LEGAL NOTICE

**Notice of Availability of Audit
Report Of Rutland Township**
Rutland Township hereby provides
public notice that an audit of its
funds for the period April 1, 2020
through March 31, 2021 has been
made, and that a report of such
audit dated December 2nd 2021
has been filed with the County
Clerk of LaSalle County, in accordance with 30 ILCS 15/01 et. seq. The full report of the audit is available for public inspection at 2835 East 24th Road, Marseilles, IL 61341, during regular business hours 9:00 am to 12:00 pm Tuesday and Thursday, except for holidays.

(Published in The Times December
16, 2021) 1944442

LEGAL NOTICE
SALE NOTICE

The City of Marseilles is receiving
bids for purchase of the vacant
residential real property off of Capras
Lane, identified for property tax
purposes as PIN # 24-19-101-000.
The City is also receiving bids for
vacant business property commonly
known as 115 Commercial Street
in Marseilles north of proposed
Commercial Street Improvements. Bid
packages and required bid forms are
available at the Marseilles City Hall,
209 Lincoln Street. Bids must be
delivered to City Hall by 4:00 P.M. on
January 5, 2022 for bid opening by the
City Council on January 5, 2022 at
6:00 P.M. Seller reserves the right to
reject any and all bids. A successful
bidder will need to pay 10% as
earnest money and sign a Purchase
Contract.

(Published in The Times, December
2, 9, 16, 2021)1941452

PUBLIC NOTICE OF BID

Streator Township High
School District #40

The Board of Education of Streator
Twp. High School District #40, will
receive bids for Running Track and
Field Event Resurfacing until 10:00
a.m. on Wed., January 5, 2022, in
the District Office of Streator Twp.
High School, 202 W. Lincoln Ave.,
Streator, IL 61364, at which time and
place the bids will be publicly opened
and read.

Specifications can be found at
streatorhs.org/runningtrack or by
contacting Mr. Jim Dennis, Director
of Buildings and Grounds, at
815-672-0545, ext. 517.

The Board of Education, Streator
Twp. High School District #40, reserves
the right to reject any and
all bids or parts thereof, to waive
any irregularities or informalities in
bidding procedures and to award the
contract in a manner best serving the
interest of the District.

All bidders must comply with applicable
Illinois law by contractors working
on public funded projects, and
bidders must comply with Illinois
statutory requirements regarding
labor, including Equal Employment
Opportunities Laws.

(Published in The Times December
16, 2021.) 1943980

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Public Notices

LEGAL NOTICE
2022 Meeting Schedule
Rutland Township Hall
Meeting will be held at the Rutland
Town Hall located at 2835 East
24th Road Marseilles IL on the 2nd
Thursday of each month at 10:00
am

- January 13th
- February 10th
- March 10th
- April 14th
- May 12th
- June 9th
- July 14th
- August 11th
- September 8th
- October 13th
- November 10th
- December 8th

Annual Meeting
Tuesday April 12th 2022 at
7:00p.m.

Plan Commission - Meet Quarterly
at Township Hall 7:00 pm
*Please check website for
cancellations*

- Thursday, March 3rd
- Thursday, June 2nd
- Thursday, September 1st
- Thursday, December 1st

(Published in The Times December
16, 2021) 1944437

LEGAL NOTICE

Seneca High School is requesting
quotes for a maintenance truck.
Please visit the high school website
at www.senecahs.org for specifications
or contact Fiscal Services
Director, Stacey Gould, at 815-357-
7048.

(Published in The Times
December 16, 2021.) 1944128

LEGAL NOTICE

The Board of Fire and Police
Commissioners of the City of Ottawa,
Illinois have revised their Rules and
Regulations as of December 14,
2021. The new Rules and Regulations
will become effective December
26, 2021. These Rules and Regulations
will be available for public
inspection on December 16, 2021 at
Board of Fire and Police Commissioners
(cityofottawa.org) or at
Ottawa City Hall.
**BOARD OF FIRE AND POLICE
COMMISSIONERS**
City of Ottawa, Illinois

(Published in The Times December
16, 2021)1944550

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Public Notices

LEGAL NOTICE
FINAL NOTICE OF DECISION
REGARDING PROJECT TO BE
LOCATED IN A FLOODPLAIN

Publication Date: 12-16-2021

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:
As required by Executive Order 11988, this is a notice of findings and public explanation for proposed activity in a 100-year floodplain.

The Ottawa YMCA proposes to use funds allocated through the Community Development Block Grant (CDBG) Program for the following proposed project: construction of a new YMCA facility. The proposed project would include the construction of their new YMCA facility to be located at 411 Canal Street in Ottawa, Illinois. The new YMCA facility will have an OSF Health Care clinic on-site, and once completed, the site will encompass about 65,000 square feet, featuring a world-class competition pool, generous space for group classes, community kitchen space for healthy eating, a children adventure center, family locker rooms, an elevated indoor track, a multi-use gymnasium, and many more amenities that will serve the Ottawa YMCA's vast service area.

The Ottawa YMCA hereby states that this proposed project would occur within an identified 100-year floodplain. However, the Ottawa YMCA has reached a decision that this is the only practicable alternative for this proposed project.

This decision is based on an evaluation of the following alternatives:

- 1) Modify the project within the Floodplain: this alternative was not selected due to the need for an ideal positioning of the building on the project site to mitigate any flooding issues or avoid issues with unsuitable soils. Modifying the project within the floodplain would also change the building elevation out of the Floodplain;
- 2) Locate the project outside of the Floodplain: this alternative was not selected because there is not enough space on the existing land to move or reposition for the facility to fit on the existing property without acquiring more land or undergoing building demolition on adjacent sites. Land acquisition and demolition were not viable alternatives for this project site;
- 3) Move the project location entirely: this project was not selected because the Ottawa YMCA did extensive community outreach and market studies on the proposed location of their new YMCA facility. The site at 411 Canal Street was selected by community need, proximity to its service population, and it's located in one of the City of Ottawa's TIF District's, within the Enterprise Zone, and is designated by the Illinois Department of Commerce & Economic Opportunity as an underserved area. With the construction of the new YMCA facility in the 411 Canal Street location, which is a low-to-moderate income area, the direct LMI benefit will be incredibly impactful. If the project location is moved, all of these community needs will no longer be addressed;
- 4) do not complete the project: this alternative was not selected due to the need for the new YMCA facility, the community support for the new facility, and the financial support obtained for the new facility. The Ottawa YMCA would, however, ensure that this proposed project conforms to all state and local floodplain protection standards and would implement the following mitigation measures to minimize the potential adverse impacts: the new Ottawa YMCA facility will be constructed 4.8 feet above the 100 year floodplain with the first floor elevation for the building's design. All construction will be elevated consistent with FEMA's lowest floor guide and will use flood resistant materials where necessary. The site design chosen will reduce any floodplain impacts by elevating the building, constructing the facility with provisions for drainage and stormwater reuse, and utilize pervious surfaces throughout the site - the construction have minimal effects on water resources, and impacts to the floodplain will be limited due to construction occurring within the previously developed site.

The Ottawa YMCA has additional information on this proposed project that can be reviewed weekdays from 8 a.m. to 5 p.m. at the existing Ottawa YMCA facility, located at 201 E Jackson St, Ottawa, IL 61350. Interested persons may also call Executive Director, Joe Capece at 815.433.2395 for additional information about this proposed project.

Written comments on this proposed project are invited and **must be received** by Executive Director, Joe Capece, at the existing Ottawa YMCA facility, located at 201 E. Jackson Street, Ottawa, Illinois 61350 by **December 23, 2021**. All such comments will be taken into account by the Ottawa YMCA prior to its decision on the proposed project.

Joe Capece, Executive Director
Ottawa YMCA

(Published in The Times December 16, 2021)1944372

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Certificate of the Publisher

Ottawa / Streator Times

**Description:NOTICE-FLOODPLAIN-YMCA
1944372
BRIDGETTE STOCKS**

**FEHR-GRAHAM & ASSOCIATES
101 W STEPHENSON ST.
FREEPORT IL 61032**

Shaw Media certifies that it is the publisher of the Ottawa / Streator Times. The Ottawa / Streator Times is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Ottawa, County of LaSalle, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Ottawa / Streator Times, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 12/16/2021

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Dan Goetz, its publisher, at Ottawa, Illinois, on 16th day of December, A.D. 2021

Shaw Media By:

Dan Goetz, Publisher

Account Number 10037226

Amount \$518.00

FINAL NOTICE OF DECISION REGARDING PROJECT TO BE LOCATED IN A FLOODPLAIN

Publication Date: 12-16-2021

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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The Ottawa YMCA hereby states that this proposed project would occur within an identified 100-year floodplain. However, the Ottawa YMCA has reached a decision that this is the only practicable alternative for this proposed project.

This decision is based on an evaluation of the following alternatives: 1) Modify the project within the Floodplain: this alternative was not selected due to the need for an ideal positioning of the building on the project site to mitigate any flooding issues or avoid issues with unsuitable soils. Modifying the project within the floodplain would also change the building elevation out of the Floodplain ; 2) Locate the project outside of the Floodplain: this alternative was not selected because there is not enough space on the existing land to move or reposition for the facility to fit on the existing property without acquiring more land or undergoing building demolition on adjacent sites. Land acquisition and demolition were not viable alternatives for this project site; 3) Move the project location entirely: this project was not selected because the Ottawa YMCA did extensive community outreach and market studies on the proposed location of their new YMCA facility. The site at 411 Canal Street was selected by community need, proximity to its service population, and it's located in one of the City of Ottawa's TIF District's, within the Enterprise Zone, and is designated by the Illinois Department of Commerce & Economic Opportunity as an underserved area. With the construction of the new YMCA facility in the 411 Canal Street location, which is a low-to-moderate income area, the direct LMI benefit will be incredibly impactful. If the project location is moved, all of these community needs will no longer be addressed; and 4) do not complete the project: this alternative was not selected due to the need for the new YMCA facility, the community support for the new facility, and the financial support obtained for the new facility. The Ottawa YMCA would, however, ensure that this proposed project conforms to all state

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Joe Capece, Executive Director
Ottawa YMCA

National Flood Hazard Layer FIRMette



88°51'5"W 41°20'51"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, X, APF With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> .2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/10/2021 at 12:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation data, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020