



**PLAN COMMISSION AGENDA**

**CITY OF STREATOR  
CITY HALL OFFICES 204 S BLOOMINGTON STREET  
STREATOR, IL 61364  
OCTOBER 13, 2020 - 6:00 P.M.**

**PHONE NUMBER: 1-888-386-8750**  
**PARTICIPANT PASSCODE: 25778703 FOLLOWED BY A # SIGN**

- 1. YOU MUST USE A TOUCH TONE PHONE**
- 2. DIAL THE APPROPRIATE ACCESS NUMBER**

***PARTICIPANTS: ENTER YOUR NUMERIC PARTICIPANT PASSCODE  
FOLLOWED BY A # SIGN.***

**CALL TO ORDER:**

**ROLL CALL:**

**MINUTES:** Approval of the minutes of the September 8, 2020.

**PUBLIC FORUM:**

**NEW BUSINESS:**

- 1. PUBLIC HEARING.** Reviewing textual changes (amendment) to Title 17, "Zoning" Chapter 17.32 "Table of Permissible Uses" and Appendix A of Chapter 17.32 to amend the current Table of Permissible Uses, Class 9.00, Use 9.300, to allow Motor Vehicle Painting and Body Work businesses within the CBD "Central Business District" pursuant to the issuance of a Special Use Permit.
- 2. PLAN COMMISSION RECOMMENDATION 2020-22.** Recommending approval to amend the Streator Municipal Code Title 17 "Zoning" Chapter 17.32 "Table of Permissible Uses, Class 9.00 Use and Appendix A to Allow Motor Vehicle Painting and Body Work Businesses in the Central Business District.
- 3. DISCUSSION OF FACADE GRANT ISSUANCE OUTSIDE OF THE CENTRAL BUSINESS DISTRICT IN THE CITY OF STREATOR.**

**STATUS REPORTS**

**COMMISSION COMMENTS**

**ADJOURNMENT**

**MINUTES - PLAN COMMISSION - CITY OF STREATOR**  
**CITY HALL OFFICES 204 S BLOOMINGTON STREET**  
**STREATOR, IL 61364**  
**SEPTEMBER 8, 2020 - 6:00 P.M.**

**CALL TO ORDER:** Chairman Patterson called the meeting to order at 6:03 P.M.

**ROLL CALL:** Members Present: Robert Gubbels, Jeff Hatzer, Theresa Solon Wargo and Chairman Doug Patterson.  
Members Absent: Dean Chalkey, Harry Godfrey, Jeanette Strabala.  
Staff Present: Jeremy Palm, City Engineer and Patricia Henderson, City Clerk

**MINUTES:** Chairman Patterson requested a motion and second to approve minutes of the Special Meeting of June 15, 2020.

**MOTION:** Gubbels made a motion to approve the minutes of June 15, 2020; seconded by Hatzer.

**ROLL:** Ayes: Gubbels, Hatzer, Solon Wargo and Chairman Patterson.  
Absent: Chalkey, Godfrey and Strabala.

**PUBLIC FORUM:** None.

**NEW BUSINESS:**

1. **PUBLIC HEARING.** On the petitions of Northpoint Development Holdings, LLC, petitioning for a "Special Use" permit to relocate and expand an existing manufacturer/light assembler and create a retail showroom for property legally described as Lots 1 and 2 in the Re-subdivision of Northpoint Subdivision, City of Streator, LaSalle County, Illinois.

Chairman Patterson requested a motion and second to open the Public Hearing concerning the petition of Northpoint Development Holdings, LLC, for a "Special Use" permit to relocate and expand an existing manufacturer/light assembler at Northpoint Shopping Center.

**MOTION:** Hatzer made a motion to open the Public Hearing; seconded by Solon Wargo.

**ROLL:** Ayes: Gubbels, Hatzer, Solon Wargo and Chairman Patterson.  
Absent: Chalkey, Godfrey and Strabala.

**COMMENTS:**

Chairman Patterson requested comments from the public and the Council. Keith Weinstein, Co-owner of Northpoint Development Holdings, LLC, addressed the Council via teleconference. He relayed that he and his partner purchased a manufacturing business and they would like to bring this business to Streator to increase sales and sales tax for our community. They assemble kitchen cabinets, counter tops and flooring out of 100% recyclable materials. There will not be any harmful waste or by-products from this establishment.

Chair Patterson requested other comments and there were none. He then requested a motion and second to close the Public Hearing.

**MOTION:** Gubbels made a motion to close the Public Hearing; seconded by Hatzer.

**ROLL:** Ayes: Gubbels, Hatzer, Solon Wargo and Chairman Patterson.  
Absent: Chalkey, Godfrey and Strabala.

2. **PLAN COMMISSION RECOMMENDATION 2020-21.** Recommending approval and issuance of a "Special Use" permit to Northpoint Development Holdings, LLC, property owner, 21-32 Northpoint Drive, to allow for relocating and expanding an existing manufacturer/light assembler to the Northpoint Shopping Center, under the Provisions of Chapter 17, 17.16.090.

Chairman Patterson presented the recommendation and requested a motion and second to approve it be put forward to the City Council.

**MOTION:** Gubbels made a motion to the recommendation; seconded by Solon Wargo.

**ROLL:** Ayes: Gubbels, Hatzer, Solon Wargo and Chairman Patterson.  
Absent: Chalkey, Godfrey and Strabala.

**STATUS REPORTS**

Palm reported on the status of "Facade Grants" in progress to the Commission. He announced that

there would be an October meeting for Plan Commission on October 13, 2020.

**COMMISSION COMMENTS**

Solon Wargo asked if there had ever been any thought on granting "Facade Grants" out of the downtown area. Palm said this would be a good item for the Plan Commission at a future meeting.

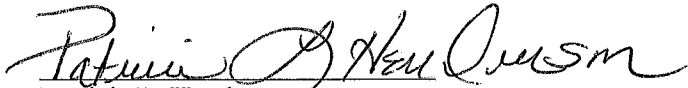
**ADJOURNMENT AT 6:20 P.M.**

Chairman Patterson requested a motion and second to adjourn the meeting.

**MOTION:** Wargo Solon made a motion to adjourn the meeting; seconded by Hatzer.

**ROLL:** Ayes: Gubbels, Hatzer, Solon Wargo and Chairman Patterson.

Absent: Chalkey, Godfrey and Strabala.



Patricia L. Henderson

**OFFICE MEMORANDUM**

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**TO** City Manager  
**FROM** Community Development Director  
**SUBJECT** Motor Vehicle Painting and Body Work Zoning Code Change  
**DATE** October 6, 2020

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Following a request from the new owner of 124 S Park Street regarding the use of the property as a body shop with a paint booth it is being recommended by staff that the Plan Commission review the City's current zoning code regarding Motor Vehicle Painting and Body Work establishments in the CBD.

The issue that needs to be discussed is whether or not a Motor Vehicle Painting and Body Work establishment should be permissible with the issuance of a Special Use Permit in the Central Business District. Currently as shown on the enclosed Table of Permissible Uses of the zoning code both of the following Motor Vehicle Establishments are permissible in the CBD:

1. Motor Vehicle Service, and Maintenance (with no substantial repairs. Examples may include gas stations, oil and lube shops, etc.); and
2. Motor Vehicle Repair (no body work)

However, Motor Vehicle Painting and Body Work establishments are not. The request is that Plan Commission consider the enclosed change to the zoning code ordinance to allow for the Painting and Body Work in the CBD.

This relates to the 124 S Park property due to the fact that the property has for years operated a paint booth as a legal non-conforming use, but the new owner would like to remove the existing paint booth and install a new one. Without a change to the code this would not be permissible.

Therefore, it is requested that the Plan Commission consider this change to the code that would still give the Plan Commission and City Council control over new paint and body shops in the CBD through the Special Use process, but allow the new owner of the 124 S Park Street property to potentially move forward with plans for improvements to his property if the Plan Commission and City Council agree to the code change.

PLAN COMMISSION RECOMMENDATION 2020-22

RECOMMENDING APPROVAL TO AMEND THE STREATOR MUNICIPAL CODE TITLE 17 "ZONING CHAPTER 17.32 "TABLE OF PERMISSIBLE USES, CLASS 9.00 USE TO ALLOW MOTOR VEHICLE PAINTING AND BODY WORK BUSINESSES IN THE CBD (CENTRAL BUSINESS DISTRICT.)"

WHEREAS, the Plan Commission of the City of Streator, LaSalle and Livingston Counties, Illinois recommends standards for allowing Motor Vehicle Painting and Body Work establishments within the Central Business District of Streator and

WHEREAS, the Plan Commission is desirous of amending the City provisions of Chapter 17.32 and Appendix A of the Streator Municipal code to allow Motor Vehicle Painting and Body Work establishments within the Central Business District; and

WHEREAS, a public hearing on said change in Title 17 was held on October 13, 2020 by the Plan Commission of the City of Streator, pursuant to a notice of public hearing published in a newspaper of general circulation on October 3, 2020 as required by law; and

WHEREAS, at the Plan Commission meeting of October 13, 2019, the Plan Commission did review proposed amendments to Chapter 17.32 and Appendix A; and

WHEREAS the Plan Commission of the City of Streator has considered all evidence, both written and oral;

NOW THEREFORE BE IT RESOLVED by the Plan Commission of the City of Streator, LaSalle and Livingston Counties, Illinois as follows:

- Section 1: The amendments to Title 17 attached to this recommendation are in the best interest of the City.
- Section 2: The Plan Commission recommends amendment of Chapter 17.32 and Appendix A as attached.
- Section 3: That this recommendation be immediately be transmitted together with a copy of the minutes of said meeting to the City Council for final review and approval.

Passed by the Plan Commission of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof on the **October 13, 2020** and approved by me as chairman on the same day.

\_\_\_\_\_  
Doug Patterson, Chairperson

ATTEST:

\_\_\_\_\_  
Patricia Henderson, City Clerk

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Dean Chalkey				
Harry Godfrey				
Bob Gubbels				
Jeff Hatzer				
Doug Patterson				
Theresa Solon Wargo				
Jeanette Strabala				

Chapter 17.32.010 Appendix A

Table of Permissible Uses

Amend Appendix A "Table of Permissible Uses" as shown to allow for the establishment of a Motor Vehicle Painting and Body Work, Class 9.00,0 Use 9.300, in the CBD "Commercial Business District" zoning district pursuant to a Special Use Permit

CLASS	USE	TYPE	DESCRIPTION	AG	RE	R-1A	R-1B	R-2	R-3	C-1	C-2	C-3	CBD	M-1	M-2
9.000			Motor Vehicle Service, Storage and Parking												
	9.100		Motor Vehicle Service, and Maintenance (with no substantial repairs. Examples may include gas stations, oil and lube shops, etc.)								S	P	P	P	P
	9.200		Motor Vehicle Repair (no body work)									P	P	P	P
	9.300		Motor Vehicle Painting and Body Work										S	P	P
	9.400		Car Wash									S	P	P	P
	9.500		Auto Parking Structure/Lot Enclosed							S	S	P	P	P	P
		9.510	Auto Store Structure/Lot Enclosed										S	S	P
	9.600		Auto Parking Lot (not enclosed)							P	P	P	P	P	P
		9.610	Auto Storage Lot (not enclosed)											S	S
	9.700		Drive Thru Facilities							P	P	P	P		

SHAW MEDIA  
PO BOX 250  
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(815) 459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: GINA BEYER

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**LEGAL NOTICE**

**PUBLIC HEARING**

Notice is hereby given that on Tuesday, October 13, 2020, at 6:00 p.m. in the City Hall Council Chambers, 204 South Bloomington Street, Streator, IL, the City Of Streator Plan Commission will convene a public hearing on textual changes (amendment) to Title 17, "Zoning" Chapter 17.32 "Table of Permissible Uses" and Appendix A of Chapter 17.32 to amend the current Table of Permissible Uses, Class 9.00, Use 9.300, to allow Motor Vehicle Painting and Body Work businesses in the CBD "Central Business District" Zoning District pursuant to the issuance of a Special Use Permit.

Written and oral testimony and comments may be made to the Streator Planning Commission on October 13, 2020, at 6:00 p.m. in person, in writing, or by counsel. Comments may also be submitted in advance by addressing them to the Streator Plan Commission, City of Streator, 204 South Bloomington St., Streator, IL, 61364

Jeremy Palm

Dir. Of Community Dev.

(Published in The Times October 3, 2020.) 1822849