

*Master*



**AGENDA - PLAN COMMISSION  
CITY OF STREATOR  
CITY HALL OFFICES - 204 S BLOOMINGTON STREET  
STREATOR, IL 61364  
AUGUST 13, 2019 - 6:00 P.M.**

**CALL TO ORDER:**

**ROLL CALL:**

**MINUTES:** Approval of the minutes of the regular meeting of June 11, 2019.

**PUBLIC FORUM:**

**NEW BUSINESS**

- 1. PUBLIC HEARING ON THE PETITION OF CORA'S TRAILER MANUFACTURING, INC, OWNER, PETITIONING FOR A "SPECIAL USE" PERMIT UNDER THE PROVISIONS OF CHAPTER 17, 17.32.100, CLASS 10.00, USE 10.001, OF THE STREATOR MUNICIPAL CODE, TO ALLOW FOR OPERATION OF A RECYCLING COLLECTION/PROCESSING CENTER AT PROPERTY ZONED "M-1" LIGHT MANUFACTURING AND COMMONLY KNOWN AS 410 W BROADWAY STREET, STREATOR, ILLINOIS**
- 2. PLAN COMMISSION RECOMMENDATION 2019-08. RECOMMENDING APPROVAL ISSUANCE OF A "SPECIAL USE" PERMIT TO CORA'S TRAILER MANUFACTURING, INC, ALLOWING RECYCLING COLLECTION/PROCESSING CENTER IN A "M-1" LIGHT MANUFACTURING ZONING DISTRICT AT PROPERTY COMMONLY KNOWN AS 410 WEST BROADWAY STREET.**

**STATUS REPORTS:**

**COMMENTS:**

**ADJOURNMENT:**

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (815) 672-2517, 24 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

**OFFICE MEMORANDUM**

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**TO** City Manager  
**FROM** Community Development Director  
**SUBJECT** 410 W Broadway Special Use Permit  
**DATE** August 6, 2019

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Pursuant to 17.20 and 17.16.090 of the Municipal Code the petitioner, Charles Cipalo of Cora's Trailer Manufacturing, Inc, has submitted an application for a Special Use Permit to allow for the operation of a recycling center at property located at 410 E Broadway Street, the former location of Cora's Trailer. This application is required per Section 17.32 "Permissible Uses" of the municipal code which requires that recycling centers operate within an M1 "Light Industrial" or M2 "Heavy Industrial" district under the provisions of a Special Use Permit.

With that, the question before the Commission is whether or not the submitted information for the proposed use provides as required by Section 17.16.090, "Special Permits" that:

1. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the city;
  - a. This item should be discussed
  - b. Existing site does meet the screening requirements of the City's zoning code
  - c. Proposed hours of operation are 8:00 a.m. to 5:00 p.m. Mon-Sat
2. The proposed use will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title;
  - a. This item should be discussed
  - b. Existing site does meet the screening requirements of the City's zoning code
  - c. Proposed hours of operation are 8:00 a.m. to 5:00 p.m. Mon-Sat
3. The establishment of the proposed use will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;
  - a. The proposed use appears to meet this requirement
4. The proposed use will not diminish property values in the vicinity;
  - a. Due to the site currently operating as a manufacturing facility the application appears to meet this requirement

5. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in public streets;
  - a. Adequate measures already exist
6. The proposed use will be consistent with the character of the city;
  - a. The proposed use is in conformance with the Comprehensive Plan
7. The proposed use will not materially affect a known historical or cultural resource;
  - a. The proposed use appears to meet this requirement
8. The design of the proposed use considers its relationship to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use on adjacent property.
  - a. Existing site does meet the screening requirements of the City's zoning code
9. The design of the proposed use promotes a safe and comfortable pedestrian environment.
  - a. No applicable for this petition
10. The proposed use has included adequate consideration consistent with these standards for buffers, landscaping, fencing, lighting, building materials, public open space, and other improvements associated with the proposed use; and
  - a. Existing site does meet the screening requirements of the City's zoning code
11. The off-site impacts of the proposed use such as vehicular traffic, noise, hours of operation, etc., have been shown to be complete with the surrounding area.
  - a. Due to the site currently operating as a manufacturing facility the application appears to meet this requirement

PLAN COMMISSION RECOMMENDATION 2019-08

RECOMMENDING APPROVAL ISSUANCE OF A "SPECIAL USE" PERMIT TO CORA'S TRAILER MANUFACTURING, INC., ALLOWING RECYCLING COLLECTION/PROCESSING CENTER IN A "M-1" LIGHT MANUFACTURING ZONING DISTRICT AT PROPERTY COMMONLY KNOWN AS 410 W BROADWAY STREET.

WHEREAS, Cora's Trailer Manufacturing, Inc., has filed a petition seeking issuance of a "special use" permit to allow operation of a recycling collection/processing center under the provisions of Section 17.32.100, Class 10.00, Use 10.001 at property zoned "M-1" Light Manufacturing and legally described as:

All of Block 16 and the parts of Blocks 14 and 15 south of the former railroad right-of-way in the Northside Addition to the City of Streator as well as Outlots 2,3, and 4 and the adjacent vacated streets and alleys south of the former CBQ railroad in the Northside Addition to the City of Streator. Commonly known as 410 W Broadway.

WHEREAS, a public hearing on said petition was held on August 13, 2019 by the Plan Commission pursuant to a notice of public hearing published in a newspaper of general circulation on July 25, 2019 as required by law; 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 Plan Commission has determined that the approval and issuance of a "Special Use" permit allowing for contractors facilities at property commonly known as 410 W Broadway Street would be consistent with the following findings:

- a.) That the establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the City;
- b.) That the proposed use will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title;
- c.) That the establishment of the proposed use will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;
- d.) That the proposed use will not diminish property values in the vicinity;
- e.) That adequate measure already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in public streets;
- f.) That the proposed use will be consistent with the character of the City;
- g.) That the proposed use will not materially affect a known historical or cultural resource;
- h.) That the design of the proposed use considers its relationship to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use on adjacent property;
- i.) That the design of the proposed use promotes a safe and comfortable pedestrian environment;

- j.) That the proposed use has included adequate consideration consistent with these standards for buffers, landscaping, fencing, lighting, building materials, public open space, and other improvements associated with the proposed use; and
- k.) That the off-site impacts of the proposed use such as vehicular traffic, noise, hours of operations, etc., have been shown to be complete with the surrounding area.

Section 2: That the Plan Commission further recommends to the City Council that a “special use” permit be issued to allow operation of a recycling collection/processing center at property commonly known as 410 W Broadway, with such special conditions as the City Council shall determine, in addition to the following conditions:

- \_\_\_\_\_
- \_\_\_\_\_

Section 3: That the Plan Commission recommends approval to the City Council of the City of Streator that a “special use” permit be issued for operation of a recycling collection/processing center at property zoned “M-1” Light Manufacturing and legally described as:

All of Block 16 and the parts of Blocks 14 and 15 south of the former railroad right-of-way in the Northside Addition to the City of Streator as well as Outlots 2,3, and 4 and the adjacent vacated streets and alleys south of the former CBQ railroad in the Northside Addition to the City of Streator. Commonly known as 410 W Broadway.

Section 4: 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 **August 13, 2019**, and approved by me as chairman on the same day.

\_\_\_\_\_  
Doug Patterson, Chairman

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Dean Chalkey				
Harry Godfrey				
Bob Gubbels				
Jeff Hatzer				
Richard Pierce				
Doug Patterson, Chairman				
Jeanette Strabala				

City of Streator  
204 S. Bloomington Street  
Streator, Illinois 61364  
815/672-2517 fax 815/672-7566



195TR-SUP0002

PETITION FOR A SPECIAL USE PERMIT

Petitioner(s): CORNS TRAILER MFG INC Telephone: 815 992-2819

Mailing Address: 1901 N SHABONA ST Fax: \_\_\_\_\_

Petitioner's Representative: CHARLES CIPALO Telephone: -

Mailing Address: 1901 N SHABONA ST Fax: \_\_\_\_\_

1. Application fee is \$300.00, unless submitted at the same time as a zoning or rezoning request. In that case the combined fee for both applications is \$400.00. Applicant will be required to reimburse the City of any cost of legal notices.

2. The petitioner petitions the City of Streator for a special use permit for the following property:

a. Legal Description (attach the full legal description on 8 1/2 x 11 separate sheet of paper- type written, plus an electronic version of the legal description).

Subdivision Name: \_\_\_\_\_

Property Tax ID #: 33-26-418-005

b. Street Address or Common Location: 410 W BROADWAY

c. Describe Reason for request: RECYCLING CENTER

d. Describe the proposed use; characteristics such as operating hours, number of employees, capacity of facility, etc.: 8:00AM - 5:00PM MON-SAT

5-10 EMPLOYEES

e. Size of Lot (sq.ft.): \_\_\_\_\_

f. Existing Zoning District: M-1 LIGHT MANUFACTURING

g.  Yes  No Is the property located in a flood plain or flood way?

h.  Yes  No Is the proposed use in conformance with the city's Comprehensive Plan?

i. How will the proposed use impact existing and future land uses. \_\_\_\_\_

NO IMPACT

j. How will proposed use impact adjacent property values. \_\_\_\_\_  
NO IMPACT TO ADJACENT PROPERTY

l.  Yes  No Will the property negatively impact the general public health, safety and welfare.  
If yes, please explain: \_\_\_\_\_

m.  Yes  No Will the change conflict with existing conditions or public improvements such as schools, sewer/water system, parks, roads, traffic patterns, etc.  
If yes, please explain: \_\_\_\_\_

3. The petitioner(s) have read and completed all of the above information and affirm that it is true and correct.

Petitioner's Signature: [Signature] Date: 07-23-2019

Petitioner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

(Seal)

\_\_\_\_\_  
Notary Public

4. I hereby affirm that I am the legal owner (or authorized agent or representative- proof attached) of the subject property and authorize the petitioner to pursue this petition as described above.

Owner's Signature: [Signature] Date: 7-23-19

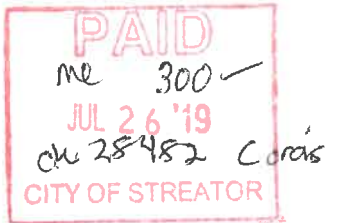
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Subscribed and sworn to before me this 23 day of July, 2019

(Seal)



[Signature]  
Notary Public



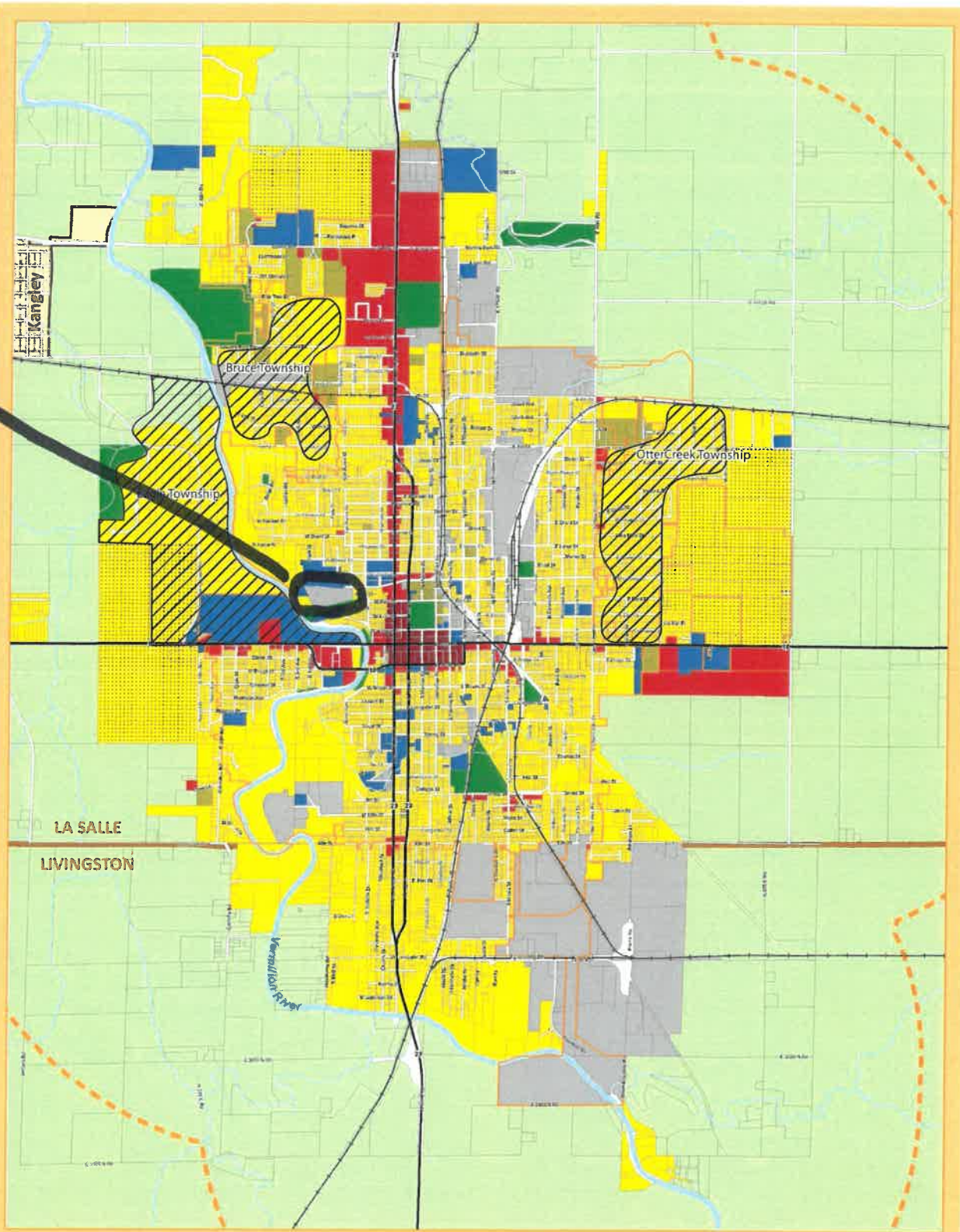




**EXHIBIT B**



SITE



Map 4: Future Land Use

**STREATOR**  
Comprehensive Plan

City of Streator	Rail	Single Family Residential	Industrial/Manufacturing
Other Cities and Villages	State Highways	Multi Family Residential	Institutional
County Boundaries	Surface Water	Planned Neighborhood	Agricultural
1.5 Mile Planning Area		Commercial	Parks and Open Space
Future City Annexation Area		Downtown	

Date: November 18, 2013

Sources: City of Streator,  
 US Census Bureau,  
 Vandewalle & Associates

EXHIBIT C

# City of Streator

204 South Bloomington Street • Streator, Illinois 61364 • Phone (815) 672-2517 • Fax  
672-7566



(815)

August 5, 2019

RE: Public Hearing Notice – Special Use Permit – 410 W Broadway  
All of Block 16 and the parts of Blocks 14 and 15 south of the former railroad right-of-way in the Northside Addition to the City of Streator as well as Outlots 2,3, and 4 and the adjacent vacated streets and alleys south of the former CBQ railroad in the Northside Addition to the City of Streator.

Dear Property Owner:

City Staff has identified that property you own is within 250 feet of the above mentioned property. This letter serves as notification that a public hearing will be held at 6:00 p.m. on August 13, 2019 in the City Council Chambers of City Hall, 204 South Bloomington Street, Streator on the petition by Cora's Trailer Manufacturing, Inc. to operate a recycling center in an M-1, Light Manufacturing zoning district under the provisions of Streator Municipal Code of Ordinances Zoning Code. The property is legally described as follows:

All of Block 16 and the parts of Blocks 14 and 15 south of the former railroad right-of-way in the Northside Addition to the City of Streator as well as Outlots 2,3, and 4 and the adjacent vacated streets and alleys south of the former CBQ railroad in the Northside Addition to the City of Streator, commonly known as 410 W Broadway. (Tax ID 33-26-418-005)  
(Please see attached map)

The above referenced application is open to inspection at the offices of the City Clerk, City of Streator, 204 S. Bloomington Street, Streator, IL 61364. Persons wishing to appear at the public hearing may do so in person, by attorney, or by other representative.

If you cannot be present but wish to make comment, you may also submit your comments in advance by addressing them to the Plan Commission c/o of the City of Streator, 204 S. Bloomington St. Streator, IL 61364.

Cordially,

Jeremy Palm  
Dir. of Community Development

**EXHIBIT D**

**LEGAL NOTICE**  
**PUBLIC HEARING**

Notice is hereby given that on Tuesday, August 13, 2019, 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 the petition of Cora's Trailer Manufacturing, Inc., property owner, petitioning for a "special use" permit under the provisions of Chapter 17, 17.16.090 to allow for the use of the following described property as a Recycling Collection/Processing Center:

All of Block 16 and the parts of Blocks 14 and 15 south of the former railroad right-of-way in the Northside Addition to the City of Streator as well as Outlots 2,3, and 4 and the adjacent vacated streets and alleys south of the former CBQ railroad in the Northside Addition to the City of Streator. Commonly known as 410 W Broadway.

ALL OF THE ABOVE BEING  
SITUATED IN LASALLE COUNTY,  
ILLINOIS

Written and oral testimony and comments may be made to the Streator Planning Commission on August 13, 2019 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.

**EXHIBIT E**

PIN	PhysicalAD	Physical_1	PhysicalCI	PhysicalST	PhysicalZI	TAXNAME	TaxADDRESS	TaxADDRE_1
33-26-422-009	301 RUSH ST		STREATOR	IL	61364	BENNETT, JAMIE M	301 RUSH ST	
33-26-415-009	W BROADWAY / ADAMS	TAVERN	STREATOR	IL	61364	BROADWAY PUB LLC	501 N ADAMS ST	
33-26-433-000	W CEDAR ST		STREATOR	IL	61364	COMMONWEALTH EDISON COMPANY	3 LINCOLN CENTRE 4TH FLR	
33-26-414-002	405 W LINCOLN AVE		STREATOR	IL	61364	DAVIS, EDWARD A-KAREN	405 W LINCOLN AVE	
33-26-415-001	311 W LINCOLN ST		STREATOR	IL	61364	DIX, CHRISTOPHER A	311 W LINCOLN ST	
33-26-426-003	219 CEDAR ST		STREATOR	IL	61364	EDWARDS, CONNIE SUE	219 CEDAR ST	
33-26-425-005	214 CEDAR ST		STREATOR	IL	61364	FUHR, SHERYL	414 S OAK PARK AVE, SUITE 4	
33-26-425-006	212 CEDAR ST		STREATOR	IL	61364	GILLETTE, NORMAN D	212 CEDAR ST	
33-26-415-011	504 JEFFERSON ST		STREATOR	IL	61364	HALL, ALAN G / DAVID A	1665 RT 23 23 N	
33-26-414-003	403 W LINCOLN AVE		STREATOR	IL	61364	HARDEN, GEORGE W JR	403 W LINCOLN AVE	
33-26-425-004	216 CEDAR ST		STREATOR	IL	61364	HODGES, DOUGLAS R / DEBORAH	216 CEDAR ST	
33-26-414-004	401 W LINCOLN AVE		STREATOR	IL	61364	KENNEDY, SHANE R / KIMBERLY S	401 W LINCOLN AVE	
33-26-425-009	206 CEDAR ST		STREATOR	IL	61364	MARTIN, HAROLD	208 CEDAR ST	
33-26-415-003	307 W LINCOLN ST		STREATOR	IL	61364	MASSEY, STEPHEN / MARILYN	307 W LINCOLN AVE	
33-26-415-012	302 W BROADWAY ST		STREATOR	IL	61364	MENDOZA, LUIS	1512 E KENT ST	
33-26-419-007	304 RUSH ST	RUSH & BROADWA	STREATOR	IL	61364	MISSEL, LARRY/KATHLEEN	EDWARD/DOLORES MISSEL	609 BOYS ST
33-26-415-010	506 JEFFERSON ST		STREATOR	IL	61364	RASPATELLO, RICHARD / RHONDA	702 PIERCE ST	
33-26-422-006	305 RUSH ST		STREATOR	IL	61364	SCHMIDT, CARL J/SUSAN M	305 RUSH ST	
33-26-426-001	223 CEDAR ST		STREATOR	IL	61364	SHEAR, JACOB / JENNETTE	924 ALLEN ST	
33-26-413-003	LINCOLN AND MORRELL STS	ATHLETIC FIELD	STREATOR	IL	61364	STREATOR TWP HIGH SCHOOL #40	202 W LINCOLN ST	
33-26-426-005	215 CEDAR ST		STREATOR	IL	61364	TURNER, JAMES R	1411 UNION ST	
33-26-419-004	306 RUSH ST		STREATOR	IL	61364	VISSERING, GENE H JR	306 RUSH ST	