

ORDINANCE 2019-25

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

WHEREAS, Cora's Trailer Manufacturing, Inc. ("Cora's"), 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 of the City's Zoning Title for property zoned "M-1" Light Manufacturing and legally described as:

All of Block 16 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,

PIN # 33-26-418-005,

and commonly known as 410 E. W. Broadway Street, Streator, Illinois (the "Subject Property").

WHEREAS, a public hearing on said petition was held on August 21, 2019 by the Plan Commission pursuant to a notice of public hearing published in a newspaper of general circulation on July 25, 2019 and said hearing having been conducted by the Plan Commission as required by law.

WHEREAS, the City Council of the City of Streator placed the Plan Commission Recommendation 2019-08 on file at the August 21, 2019 City Council meeting and returned the matter back to the Plan Commission for further review of the findings at their meeting scheduled for September 10, 2019.

WHEREAS, the Plan Commission of the City of Streator has considered all evidence, both written and oral, and recommended that the City Council approve and grant the requested special use permit, all as stated in Plan Commission Recommendation 2019-09 which has been received and placed on file by the City Council.

WHEREAS, the City Council of the City of Streator has considered the findings and recommendation of the Plan Commission and the facts and circumstances concerning the Petition, and the City Council has determined that it is appropriate to grant the special use permit as provided in this Ordinance with the following stipulations to address the City Council's concerns:

1. No more than four trailers used for recycling purposes may be stored in the existing building on the Subject Property at any given time;
2. At all times, scrap metal or other materials to be recycled shall be stored inside the existing building or in closed trailers on the Subject Property;
3. All recycling activities are to take place within the existing building on the Subject Property with the exception of a scrap shear installed on an excavator, which may be used outside the building;
4. No more than five trailers of recycled materials may be hauled from the Subject Property during a week (that is, 12:00 a.m. Sunday to 11:59 p.m. Saturday);
5. The special use permit is limited to the building currently existing on the Subject Property, any expansion of the existing building or construction of a new building will require the filing of a new special use permit; and
6. Cora's shall place screening material on the North side of the fence facing the Streator High School tennis courts.

NOW, THEREFORE, be it ordained by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois, as follows herein.

Section 1: **RECITALS.** The City Council hereby finds the recitals contained in the preambles are true and correct and incorporate them into this Ordinance by this reference.

Section 2: **SPECIAL USE PERMIT GRANTED.** The petition filed by Cora's Trailer Manufacturing, Inc., requesting 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 of the City's Zoning Title at property zoned "M-1" Light Manufacturing and legally described as:

All of Block 16 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,

P.I.N.: 33-26-418-005

and commonly known as 410 W. Broadway Street, Streator, Illinois is granted, subject to the following six conditions 1.

1. No more than four trailers used for recycling purposes may be stored in the existing building on the Subject Property at any given time;
2. At all times, scrap metal or other materials to be recycled shall be stored inside the existing building or in closed trailers on the Subject Property;
3. All recycling activities are to take place within the existing building on the Subject Property with the exception of a scrap shear installed on an excavator, which may be used outside the building;
4. No more than five trailers of recycled materials may be hauled from the Subject Property during a week (that is, 12:00 a.m. Sunday to 11:59 p.m. Saturday);
5. The special use permit is limited to the building currently existing on the Subject Property, any expansion of the existing building or construction of a new building will require the filing of a new special use permit; and
6. Cora's shall place screening material on the North side of the fence facing the Streator High School tennis courts.

Section 3: **SEVERABILITY.** Each section, paragraph, sentence, clause, and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this ordinance nor any part thereof, other than that part affected by such decision.

Section 4: **EFFECTIVE DATE AND PUBLICATION.** This Ordinance shall in full force and effect from and after its passage and approval and publication as required by law.

Passed by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof on **September 18, 2019** and approved by me as Mayor on the same day.

APPROVED:



Jimmie D. Lansford, Mayor

	Yes	No	Abstain	Absent
Mayor Jimmie D. Lansford	√			
Councilwoman Tara Bedei	√			
Councilman Ed Brozak	√			
Councilman Brian Crouch			√	
Councilman Joe Scarbeary	√			

ATTESTED:



Patricia L. Henderson, City Clerk

Prepared by Patricia L. Henderson, City Clerk, Streator, Illinois

Return after recording to:

Streator City Clerk
Streator City Hall
204 S. Bloomington Street
Streator, IL 61364
815-672-2517