

ORDINANCE 2020-03

APPROVING A CHANGE IN ZONING AND AMENDMENT TO THE DISTRICT ZONING MAP OF THE CITY OF STREATOR FOR PROPERTY DESCRIBED AS LOTS 11 AND 12 IN H.J. WOODS ADDITION TO THE CITY OF STREATOR, ALL LOTS BEING SITUATED IN EAGLE TOWNSHIP, LASALLE COUNTY, ILLINOIS FROM “R-1B” SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL TO “C-3” GENERAL COMMERCIAL UNDER THE PROVISIONS OF THE CITY’S ZONING CODE AS SET FORTH IN TITLE 17 OF THE STREATOR MUNICIPAL CODE

WHEREAS, Eugene and Jody Bodznick, the property owners, filed a petition requesting a change in the zoning and amendment of the district zoning map of the City of Streator from an “R-1B” Single Family Medium Density residential zoning district to a “C-3” General Commercial zoning district (the “Petition”), for the property legally described as:

That part of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty-five (35), Township Thirty-one (31) North, Range Three (3) East of the Third Principal Meridian, described as follows: Beginning at a point 165 feet South of the Northwest corner of said East Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section, and running thence South 165 feet, thence East 110 feet, thence North 165 feet, thence West 110 feet to the place of beginning, (also known as Lots Eleven (11) and Twelve (12) in Block One (1) in H.J. Woods Addition to Streator)

and commonly described as 1105 West Main Street, Streator, Illinois and the location of John and Joe Florist (the “Subject Property”).

WHEREAS, a public hearing on the Petition was held on February 11, 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 January 25, 2020 as required by law.

WHEREAS, at its February 11, 2020 meeting, the Plan Commission considered the Petition, all evidence, both written and oral presented at the public hearing, and the report from City staff.

WHEREAS, at its February 11, 2020 meeting, the Plan Commission adopted Recommendation 2020-04 recommending that the Streator City Council approve the petition and rezone the Subject Property to “C-3” General Commercial district.

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 rezoning request as provided for in this Ordinance.

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: ADOPTION OF FINDINGS OF FACT BY THE PLAN COMMISSION. The City Council hereby determines the findings stated in Plan Commission Recommendation 2020-04 are true and correct and incorporate the findings into this Ordinance by this reference.

Section 3: REZONING REQUEST GRANTED. The Petition filed by Eugene and Jody Bodznick requesting the rezoning of certain property is granted and the district zoning map of the City of Streator is hereby amended to rezone the property legally described as:

That part of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty-five (35), Township Thirty-one (31) North, Range Three (3) East of the Third Principal Meridian, described as follows: Beginning at a point 165 feet South of the Northwest corner of said East Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section, and running thence South 165 feet, thence East 110 feet, thence North 165 feet, thence West 110 feet to the place of beginning, (also known as Lots Eleven (11) and Twelve (12) in Block One (1) in H.J. Woods Addition to Streator)

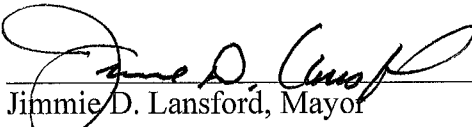
PIN: 32-39-103-007
in the City of Streator as "C-3" General Commercial zoning district.

Section 4: 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 5: 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 **February 19, 2020** 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:
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Streator City Hall
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Streator, IL 61364
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