

ORDINANCE 2020-16

APPROVING A CHANGE IN ZONING AND AMENDING THE DISTRICT ZONING MAP OF THE CITY OF STREATOR FROM "R-1A" SINGLE FAMILY LOW-DENSITY RESIDENTIAL TO "R-3" MULTI-FAMILY HIGH-DENSITY RESIDENTIAL ZONING DISTRICT UNDER THE PROVISIONS OF THE STREATOR MUNICIPAL CODE OF ORDINANCES ZONING CODE. IN LASALLE COUNTY, STREATOR, ILLINOIS.

WHEREAS, a Petition was filed by IAFM, LLC, the property owner, requesting a change in the zoning and amendment of the district zoning map of the City of Streator, Illinois from "R-1A" Single Family Low-Density Residential to "R-3" Multi-Family High-Density Residential zoning district under the provisions of Section 17.32.100., Class 1.000 Use 1.300 for property legally described as:

Lots 3 and 4 in block 1 and lots 3 and 4 in block 2 of Orchards Subdivision to the City of Streator, Section 23, Township 31 North, Range 3 East of the Third Principal Meridian, being situated in Bruce Township, LaSalle County, Illinois.

WHEREAS, the Petition has been received and duly considered by the Plan Commission of the City of Streator, LaSalle, and Livingston Counties, Illinois at a regular meeting thereof, held on April 14, 2020; and

WHEREAS, a public hearing on the petition was held pursuant to a duly published notice of said public hearing in a newspaper of general circulation within the City of Streator, on March 28, 2020, as required by law; and

WHEREAS, the Plan Commission of the City of Streator has considered all public testimony, both written and oral, as well as a written review and report prepared by City staff; and

WHEREAS, at its April 14, 2020 meeting, the Plan Commission adopted Recommendation 2020-14 recommending that the Streator City Council approve the petition and rezone the Subject Property to "M-1" Light Manufacturing district; and

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:

Section 1: That a petition by property owner, IAFM, LLC, Streator, Illinois, seeking a change in zoning and amendment to the district zoning map of the City of Streator the property legally described above from "R-1A" Single Family Low Density to "R-3" Multi-family High Density residential zoning district under the provisions of Section 17.32.100, Class 1.000 Use 1.300 of the Municipal Code of the City of Streator for property commonly known as lots 3 and 4 in block 1 and lots 3 and 4 of Orchards Subdivision to make the property consistent with surrounding property uses, be and the same is hereby approved.

Section 2: That the City Council of the City of Streator concurs with the findings of the Plan Commission as follows:

- a) That said petition is filed in accordance with the provisions of Title 17, of the Municipal Code of Ordinances of the City of Streator Zoning Ordinance.
- b) That said petition was duly considered at regular meetings of the Plan Commission held on the April 14, 2020 following a public hearing conducted pursuant to notice of public

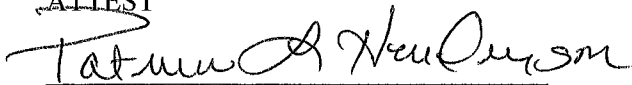
hearing published on March 28, 2020 in a newspaper of general circulation in the City of Streator as required by law.

- c) That the proposed use of said property is consistent with the existing contiguous and adjacent land uses.
- d) That the proposed change in zoning from “R-1A” Single Family Low Density to “R-3” Multi-Family High Density residential zoning district would constitute the highest and best use of said property and would be consistent with the provisions recommended by the comprehensive plan and/or comprehensive strategic plan of the City of Streator.
- e) That said rezoning shall only become effective if petitioner completes one unit of the proposed development one year from the date of approval of this ordinance by the City Council, that is, on or before April 15, 2021. In the event that development of one unit is not complete within the required one year period, then the “R-1A” Single Family Low Density zoning classification shall remain in effect.

Section 3: That said ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

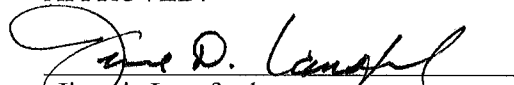
Passed by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof held on **April 15, 2020**, and approved by me as Mayor on the same day.

ATTEST



Patricia L. Henderson
City Clerk

APPROVED:



Jimmie Lansford
Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Lansford	√			
Councilwoman Bedei	√			
Councilman Brozak	√			
Councilman Crouch	√			
Councilman Scarbeary	√			