

**ORDINANCE 2020-18**

**APPROVING AND GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 17.40.010(E), "GARAGES AND ACCESSORY BUILDING SETBACK REQUIREMENTS," OF THE CITY'S ZONING TITLE TO ALLOW FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE LARGER THAN 1,200 SQUARE FEET FOR PROPERTY COMMONLY KNOWN AS 911 W. BRIDGE STREET (ROBERT ELIAS) IN THE CITY OF STREATOR**

**WHEREAS**, Robert Elias, the Property Owner, has filed a petition seeking relief from the provisions of Section 17.40.010(E), "Garages and Accessory Building Setback Requirements" of the City's Zoning Code, to allow for the construction of an accessory structure larger than 1,200 square feet at the following property:

Street Address: 911 W. Bridge Street

Legal Description: Riverside Addition W72.5' Lot 11 & W72.5' N1/2 Lot 10 Blk 7 in the City of Streator

PIN: 33-36-329-006

the "Subject Property;" and

**WHEREAS**, the Subject Property is zoned "R-1B" Single Family Medium Density; and

**WHEREAS**, a public hearing on the petition was held on May 11, 2020 by the Board of Appeals pursuant to a notice of public hearing published in a newspaper of general circulation on April 28, 2020 as required by law; and

**WHEREAS**, attached hereto as Exhibit A are copies of the Petition for Variance, the public notice provided, the letter sent to nearby property owners, and a map depicting the Subject Property; and

**WHEREAS**, the Board of Appeals of the City of Streator has considered all evidence, both written and oral, and has submitted Recommendation 2020-02 to the City Council recommending that the requested variance be granted.

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

**Section 1:** The City Council hereby finds the recitals stated above are true and correct and incorporate them into this Ordinance by this reference.

**Section 2:** The variance petition filed by the Property Owner for the Subject Property is hereby approved and granted and the construction of an accessory structure larger than 1,200 square feet is hereby permitted.

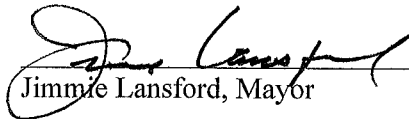
**Section 3:** The City Clerk is hereby directed to record with the LaSalle County Recorder a certified copy of this Ordinance, together with Exhibit A which is attached hereto and incorporated in this Ordinance.

**Section 4:** If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

**Section 5:** This Ordinance shall be in full force and effect from and after its passage, approval, 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 **May 20, 2020**, and approved by me as Mayor on the same day.

**APPROVED:**

  
Jimmie Lansford, Mayor

**ATTEST:**

  
Patricia L. Henderson, City Clerk

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Jimmie D. Lansford	✓			
Councilwoman Tara Bedei	✓			
Councilman Ed Brozak	✓			
Councilman Brian Crouch	✓			
Councilman Joe Scarbeary	✓			

CITY OF STREATOR  
BOARD OF APPEALS

RECOMMENDATION 2020-02

RECOMMENDING APPROVAL AND GRANTING OF A VARIANCE FROM THE PROVISIONS OF SECTION 17.40.010(E), "GARAGES AND ACCESSORY BUILDING SETBACK REQUIREMENTS," OF THE CITY'S ZONING TITLE TO ALLOW FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE LARGER THAN 1,200 SQUARE FEET

WHEREAS, Robert Elias, the "Property Owner," has filed a petition seeking relief from the provisions of Section 17.40.010(E), "Garages and Accessory Building Setback Requirements," of the City's Zoning Title to allow for the construction of an accessory structure larger than 1,200 square feet at the following property:

Street Address: 911 W. Bridge Street

Legal Description: Riverside Addition W72.5' Lot 11 & W72.5' N1/2 Lot 10 Blk 7 in the City of Streator

PIN: 33-36-329-006

the "Subject Property;" and

WHEREAS, the Subject Property is zoned "R-1B" Single Family Medium Density; and

WHEREAS, a public hearing on said petition was held on May 11, 2020 by the Board of Appeals pursuant to a notice of public hearing published in a newspaper of general circulation on April 28, 2020, as required by law; and

WHEREAS, the Board of Appeals of the City of Streator has considered all evidence, both written and oral.

NOW, THEREFORE, be it resolved by the Zoning Board of Appeals of the City of Streator, LaSalle and Livingston Counties, Illinois, as follows:

**Section 1:** The Board of Appeals makes the following findings:

- 1) That the proposed variance will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City;
- 2) That if the applicant complies strictly with the provisions of the title, he can make no reasonable use of his property;

- 3) That the hardship of which the applicant complains is one suffered uniquely by the applicant rather than by neighbors or the general public under the same regulation;
- 4) That the hardship relates to the applicant's land, rather than personal circumstances;
- 5) That the hardship is unique, or nearly so, rather than one shared by many surrounding properties, under the same regulation;
- 6) That the hardship is not the result of the applicant's own actions.

**Section 2:** The Zoning Board of Appeals recommends that the Streator City Council grant and approve the Property Owner's requested variance at the Subject Property.

**Section 3:** The City Clerk is directed to immediately transmit this recommendation, together with a copy of the minutes of the meeting of the Zoning Board of Appeals, to the City Council for final review and action.

Passed by the Board of Zoning Appeals of the City of Streator, LaSalle and Livingston Counties, Illinois at a special meeting thereof on the **May 11, 2020** and approved by me as chairman on the same day.

  
 Robert Oberholtzer, Chairperson

ATTEST:  
  
 Patricia L. Henderson, City Clerk

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Alan Hall	✓			
Andy Harcar	✓			
Larry Libby	✓			
Robert Oberholtzer, Chairman	✓			



**City of Streator**  
 204 South Bloomington Street  
 Streator, Illinois 61364  
 Phone: (815) 672-2517  
 Fax: (815) 672-7566

Permit #: 20STR-V00001

**VARIANCE APPLICATION**

Applicant Name: Robert W. Elias Jr.

Primary Phone #: 815/257-5170

Mailing Address: 911 W. Bridge St

City/State/Zip: Streator, IL 61360

Applicant's Representative: \_\_\_\_\_

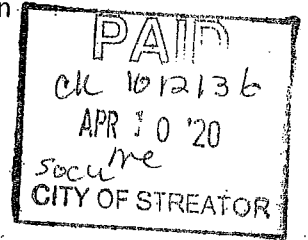
Primary Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

1. Application fee:

- \$100 for a single-family zoning classification or a non-residential zoning classification
- \$300 for a more than single family zoning classification under one acre
- \$300 for a non-residential zoning classification
- \$750 for residential zoning classification equal to or greater than one acre
- Applicant will be required to reimburse the City of any cost of legal notices



2. The Applicant petitions the City of Streator for a variance 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: Riverside Property Tax ID #: EA 012

b. Street Address or Common Location: 911 W. Bridge St

c. Describe Reason for request: Only have 1 car garage for 3 cars, 1 motorcycle & 2 Riding lawn Mowers, 1 utility trailer

d. Describe the proposed use; characteristics such as operating hours, number of employees, capacity of facility, etc.: Storage from Garage, Cars, Etc

e. Size of Lot (sq. ft.): 5,084 Sq Ft.

f. Existing Zoning District: \_\_\_\_\_

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

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

i. How will the proposed variance impact existing and future land uses: Nothing but a Storage shed on property.

j. How will the proposed variance impact adjacent property values: No Neighbor to South says ok to build

k. Will the variance negatively impact the general public health, safety and welfare:  Yes  No



If yes, please explain: \_\_\_\_\_

1. Will the variance conflict with existing conditions or public improvements such as schools, sewer/water system, parks, roads, traffic patterns, etc.:  Yes  No

If yes, please explain: \_\_\_\_\_

3. Before granting a variance, the Zoning Board of Appeals must take a separate vote and vote to approve the variance on each of the following conditions:

The proposed Variance:

- a. Will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire, or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Streator, and
- b. If not approved and the applicant complies strictly with the provisions of the zoning title, they could not make a reasonable use of their property, and
- c. If not approved would cause a hardship which the applicant is complaining about, is one suffered uniquely by the applicant rather than by neighbors or the general public under the same regulation, and
- d. Is related to the hardship of the applicant's land, rather than personal circumstances, and
- e. Is related to the unique hardship, or nearly so, rather than to one shared by many surrounding properties, under the same regulation, and
- f. Is not related to the hardship, which is the result of the applicant's own actions.

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

Applicant's Signature: Robert W. Egan J Date: 4-10-2020

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

(Seal)

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

5. 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: Robert W. Egan J Date: 4-10-2020

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

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

(Seal)

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

## CITY OF STREATOR

204 SOUTH BLOOMINGTON STREET  
STREATOR, ILLINOIS 61364

Phone (815) 672-2517

Fax (815) 672-7566

**DATE:** April 24, 2020  
**TO:** The Times  
**FROM:** Jeremy Palm  
**RE:** Legal Notice to be Run

Please run the following legal notice one (1) time as soon as possible and send a certificate of publication with the invoice. If you have any questions, do not hesitate to call.

### LEGAL NOTICE

Notice is hereby given in compliance with the Municipal Code of Ordinances of the City of Streator, Illinois, that the City will hold two public hearings before the Board of Appeals of the City of Streator related to two applications.

The first hearing shall be upon the application of the property owner of 802 E 12<sup>th</sup> Street, requesting a variance from the provisions of Title 17, Chapter 17.40, Section 17.40.010 (D) Building Setback Requirements, to allow for the construction of a covered patio within 2' of the property line.

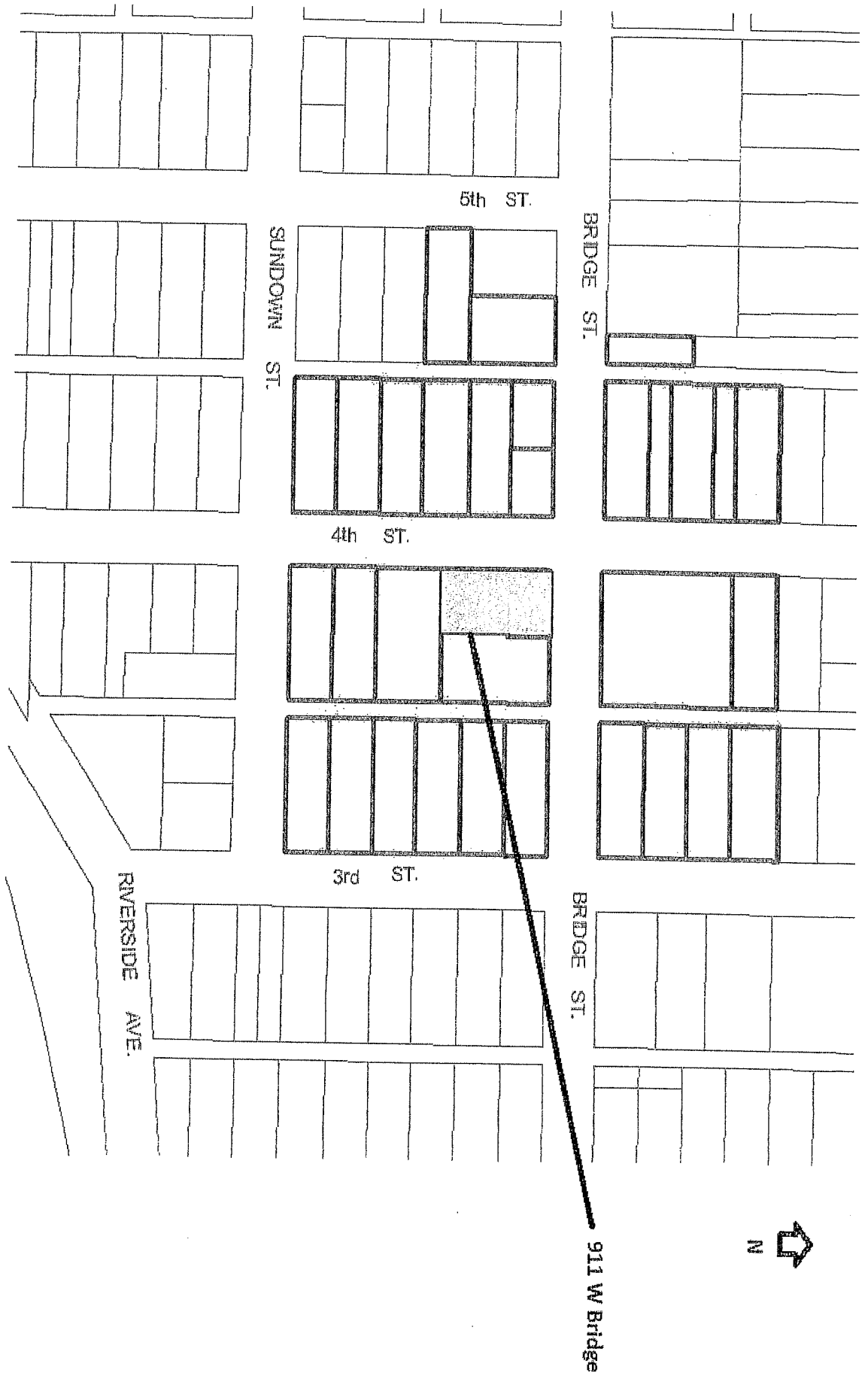
The second hearing shall be upon the application of the property owner of 911 W Bridge, requesting a variance from the provisions of Title 17, Chapter 17.40, Section 17.40.010 (E) Garages and Accessory Building Setback Requirements, to allow for the construction of an accessory structure larger than 1,200 square feet.

Due to the ongoing COVID-19 restrictions on public gatherings this public hearing will be conducted as a phone-in conference on May 11, 2020 at 6:00 p.m. to allow for social distancing. To participate in this conference call please call 888-386-8750 and use passcode 25778703 within 10 minutes of the start of the public hearing to be included in the meeting.

Additionally due to social distancing requirements information related to these requests will be available via mail or email for review prior to the public hearing as of April 24, 2020. To request a copy of this information please email [ce@ci.streator.il.us](mailto:ce@ci.streator.il.us) or call 815-672-2517 between the hours of 7:30 a.m. and 5:00 p.m. Comments or written testimony may also be submitted in advance by addressing them to the Board of Appeals c/o City of Streator, 204 South Bloomington Street, Streator, Illinois 61364.

Jeremy Palm  
Community Dev. Director/City Engineer

**EXHIBIT B**

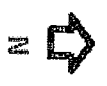


911 W Bridge



EXHIBIT D





911 W Bridge

**EXHIBIT D**



BEDNAR, MICHAEL/ BONNIE  
308 S 4TH AVE  
STREATOR, IL 61364

BURKE, JOHN T JR / UNCHU  
1007 W BRIDGE ST  
STREATOR, IL 61364

CRAWFORD, CAROL  
310 S 4TH AVE  
STREATOR, IL 61364

ELIAS, ROBERT W JR/ FRANCES R  
911 W BRIDGE ST  
STREATOR, IL 61364

FIRST NATIONAL BANK OF OTTAWA  
TRUST #1842701 LASALLE ST  
OTTAWA, IL 61350

HACKET, ERASTER C  
304 S 3RD AVE  
STREATOR, IL 61364

HJERPE, CHARLES  
1311 EDGERTON DRIVE  
JOLIET, IL 60435

KER, CHARLES J/ ROXANN M  
730 PEARL STREET  
OTTAWA, IL 61350

KESTNER, JENNIFER LYNN  
312 S 4TH AVE  
STREATOR, IL 61364

KIPLEY, DANNY A  
210 S 3RD AVE  
STREATOR, IL 61364

MAJERNIK, RONALD/KAY  
208 S 3RD AVE  
STREATOR, IL 61364

MOORE, ROGER  
212 S 3RD AVE  
STREATOR, IL 61364

MROCZEK, PAULINE J TTEE  
PAULINE J MROCZEK DECLARATION  
OF TRUST 302 S 4TH AVE  
STREATOR, IL 61364

NAMCHICK, MARSHA K  
917 N 17TH RD  
TONICA, IL 61370

O'BRIEN, MICHAEL D / TINA M  
210 S 4TH AVE  
STREATOR, IL 61364

OVERY, JEFF & KATHY  
1011 W MAIN ST  
STREATOR, IL 61364

PATTON, ERNEST/JANICE  
306 S 4TH AVE  
STREATOR, IL 61364

PORTER, JANET  
901 W BRIDGE  
STREATOR, IL 61364

ROBERTSON, MARCIA  
909 W BRIDGE ST  
STREATOR, IL 61364

RODRIGUEZ, NICHOLAS  
1510 OAKLEY AVE  
STREATOR, IL 61364

SCHMITZ, ROBERT J / JOYCE ETAL  
307 S 4TH AVE  
STREATOR, IL 61364

SEMBER, LELAND E  
112 S 4TH ST  
STREATOR, IL 61364

THOMAS, CINDY J  
1008 W BRIDGE ST  
STREATOR, IL 61364

WILCOX, JOAN/ ROBERTA  
906 SUNDOWN ST  
STREATOR, IL 61364

YOUNG, MICHAEL  
1259 N 1659TH RD  
STREATOR, IL 61364

ZIECH, MARY BETH  
304 S 4TH AVE  
STREATOR, IL 61364



LA SALLE COUNTY TREASURER

JAMES L. SPELICH  
707 EAST ETNA ROAD  
P.O. BOX 1560  
OTTAWA, IL 61350

RECEIPT PORTION - KEEP FOR YOUR RECORDS  
2018 LA SALLE COUNTY REAL ESTATE TAX JUN



87 40191 1 AV 0.383 0.511  
ELIAS, ROBERT JR / FRANCES  
911 W BRIDGE ST  
STREATOR, IL 61364-2715

STREATOR ONIZED  
CREDIT UNION



STREATOR ONIZED  
CREDIT UNION  
PROPERTY DESCRIPTION  
RIVERSIDE ADD W72.5' LOT 11 & W72.5' N1/2 LOT 10  
BLK 7

LA SALLE COUNTY REAL ESTATE TAX BILL

DUE	07/05/2019	DUE	09/05/2019	PIN	
FIRST INSTALLMENT	\$203.25	SECOND INSTALLMENT	\$203.25	32-39-119-014	
FORFEITED PENALTY	\$0.00	FEES		ACRES	0.000
		PENALTY		BILL NUMBER	58572
TOTAL PAID		TOTAL PAID		TAX CODE	EA012
				TOWNSHIP	32-Eagle

FORMULA FOR TAX CALCULATION - 2018

Land	+	3,083
Farm Land	+	0
Building	+	0
Farm Building	+	0
B. Of R. Equalized	=	3,083
State Eq. Factors *	=	1,00000
Home Improvement	-	3,083
Owner Occupied	-	0
Senior Citizen	-	0
Disabled Veteran	-	0
Senior Assessment Freeze	-	0
Taxable Value	=	3,083
Tax Rate	X	13,18537
Real Estate Tax	=	\$406.50
Drainage Tax	=	\$0.00
Abated Taxes	=	\$0.00
Previous Year Taxable Value	=	3,028

ASSESSOR'S NAME SEE REVERSE SIDE

1977 EQUALIZED VALUE	0.00	FAIR MARKET VALUE	\$406.50
FIRST INSTALLMENT	07/05/2019	AMOUNT	\$203.25
SECOND INSTALLMENT	09/05/2019	AMOUNT	\$203.25
TOTAL TAX DUE			9,249.00

ASSESSED TO: ELIAS, ROBERT JR/FRANCES

LOCATION OF PROPERTY	SECT/LOT	TWP	RANGE	ACRES
COUNTY				
SOCIAL SECURITY, I,M	0.82390			25.63
EAGLE TWP	0.23083			7.19
EAGLE TWP, ROAD	0.44810			13.88
STREATOR H#40	0.29459			9.09
SOCIAL SECURITY, I,M	2.97734			91.86
STREATOR G#44	0.14868			4.43
SOCIAL SECURITY, I,M	3.68311			111.19
IVCC J513	0.31886			14.21
SOCIAL SECURITY	0.35840			11.11
SOCIAL SECURITY	0.00630			0.19
CITY OF STREATOR	1.56365			43.97
POLICE PENSION, SOCI	2.08157			68.51
STREATOR LIBRARY	0.17000			5.24
Total	13.10533			406.50

FIRST INSTALLMENT: 07/05/2019 AMOUNT: \$203.25 SECOND INSTALLMENT: 09/05/2019 AMOUNT: \$203.25