

ORDINANCE 2020-22

APPROVAL AND ISSUANCE OF A “SPECIAL USE” PERMIT TO NORTHPOINT DEVELOPMENT HOLDINGS, LLC, 21-32 NORTHPOINT DRIVE, TO ALLOW FOR RELOCATING AND EXPANDING AN EXISTING MANUFACTURER/LIGHT ASSEMBLER TO THE NORTHPOINT SHOPPING CENTER UNDER THE PROVISIONS OF CHAPTER 17, 17.16.090 IN THE STREATOR MUNICIPAL CODES.

WHEREAS, Northpoint Development Holdings, LLC, has filed a petition seeking issuance of a “Special Use” permit to allow for the relocation and expansion of an existing manufacturer/light assembly facility with on-site retail specializing in the kitchen/bath/flooring product, under the Provisions of Chapter 17, 17.16.090 in the Streator Municipal Codes at property legally described as:

Lots 1 and 2 in the Re-subdivision of Northpoint Subdivision, City of Streator, LaSalle County, Illinois.

Commonly known as Northpoint Shopping Center, 21-32 Northpoint Drive; and

WHEREAS, a public hearing on the Petition was held on September 8, 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 August 25, 2020 as required by law; and

WHEREAS, at its September 8, 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; and

WHEREAS, at its September 8, 2020 meeting, the Plan Commission adopted Recommendation 2020-22 recommending that the Streator City Council approve a “Special Use” permit to allow for the relocation and expansion of an existing manufacturer/light assembly facility with on-site retail specializing in the kitchen/bath/flooring product at the Subject Property, subject to such special conditions as the City Council shall determine; 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 Special Use permit 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 2020-22 are true and correct and incorporate the findings into this Ordinance by this reference.

Section 3: SPECIAL USE PERMIT GRANTED. The Petition filed by Northpoint Development Holdings, LLC, requesting issuance of a “Special Use” permit to allow for the relocation and expansion of an existing manufacturer/light assembly facility with on-site retail specializing in the kitchen/bath/flooring product, under the Provisions of Chapter 17, 17.16.090 in the Streator Municipal Codes at property legally described as:

Lots 1 and 2 in the Re-subdivision of Northpoint Subdivision, City of Streator, LaSalle County, Illinois.

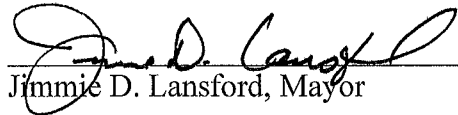
Commonly known as Northpoint Shopping Center, 21-32 Northpoint Drive; and

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 be 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 16, 2020** and approved by me as Mayor on the same day.

APPROVED:


Jimmie D. Lansford, Mayor

ATTESTED:

Patricia L. Henderson, City Clerk

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

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 ext. 1232

OFFICE MEMORANDUM

TO City Manager
FROM Community Development Director
SUBJECT 21-32 Northpoint Drive Special Use Permit
DATE September 1, 2020

Pursuant to 17.16.090 of the Municipal Code the petitioner, Northpoint Development Holdings, LLC, has submitted an application to obtain a Special Use Permit to allow for the operation of a light goods manufacturing facility with on-site retail specializing in kitchen/bath/flooring products. This application is required per Section 17.32 "Permissible Uses" of the municipal code which requires that light good manufacturing facilities with on-site retail within a C3 "General Commercial" district operate under the provisions of a Special Use Permit.

With that, the question relating to the Special Use 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. Due to the proposal to operate the light manufacturing operation within the current western building of the Northpoint Shopping Center the application appears to meet this requirement.
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. Due to the proposal to operate the light manufacturing operation within the current western building of the Northpoint Shopping Center the application appears to meet this requirement.
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. This item should be discussed
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. Due to the proposal to operate the light manufacturing operation within the current western building of the Northpoint Shopping Center which

CITY OF STREATOR
204 South Bloomington Street
Streator, IL 61364
Ph. # 815-672-2517
FAX # 815-672-7566

DATE: August 21, 2020
TO: Legal Notices
FROM: Jeremy Palm
RE: Legal Notice to be Run

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

PUBLIC HEARING

Notice is hereby given that on Tuesday, September 8, 2020, 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 Northpoint Development Holdings, LLC, 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 Manufacturing Facility, Creating or Assembling Kitchen/Bath/Flooring Light Goods to be Sold Primarily On-site:

Lots 1 and 2 in the Re-subdivision of Northpoint Subdivision, City of Streator, LaSalle County, Illinois. Commonly known as 21-32 Northpoint Drive.

Written and oral testimony and comments may be made to the Streator Planning Commission on September 8, 2020 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.

Northpoint Special Use Permit

TAXNAME	TaxADDRESS	TaxADDRE_1	TaxCITY
BEAUTIFUL CITY LLC	PO BOX 8564		ROBINSON
FIELDMAN, WAYNE	2417 REYNOLDS MANOR DRIVE		OTTAWA
BEAUTIFUL CITY LLC	PO BOX 8564		ROBINSON
WARGO, DAVID TTEE ETAL	C/O DAVID WARGO	8228 TWELVE OAKS CIR #311	NAPLES
SIMMONS, KENNETH/ MARY	410 GOULDING ST		STREATOR
IAFM LLC	C/O FIELDMAN REALTY - WAYNE	7 DANNYS DR STE 2	STREATOR
MC GRATH'S FRZN FOODS-INC	1 ELIZABETH PLACE		STREATOR

ADDRESSES

City of Streator

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



August 27, 2020

RE: Public Hearing Notice – Special Use Permit – 21-32 Northpoint Development Holdings

Lots 1 and 2 in the Re-subdivision of Northpoint Subdivision, City of Streator,
LaSalle County, Illinois, commonly known as 21-32 Northpoint Drive.

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 September 8, 2020 in the Council Chambers of City Hall, 204 South Bloomington Street, Streator on the petition by, Northpoint Development Holdings, property owner, petitioning for a "Special Use" permit under Chapter 17, 17.28.060 to allow for the use of relocating and expanding an existing manufacturer/light assembler and create a retail showroom zoned, "C-3" General Commercial, legally described as follows:

Please see attached map.

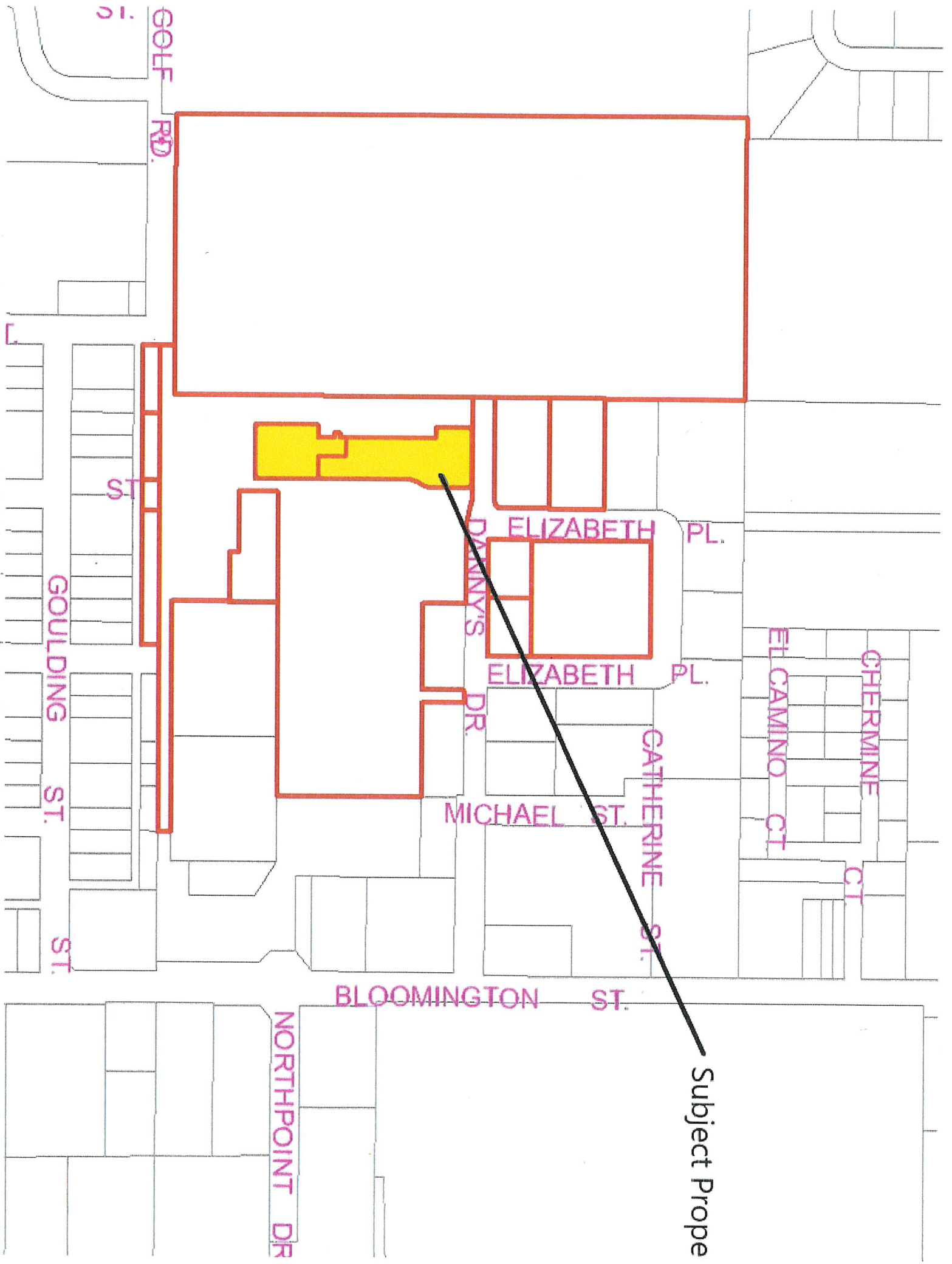
Lots 1 and 2 in the Re-subdivision of Northpoint Subdivision, City of Streator,
LaSalle County, Illinois, commonly known as 21-32 Northpoint Drive.

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 representation.

Due to COVID-19, we are unsure at this time if we will be able to hold the public meeting. If you wish to have input on the Plan Commission's decision you may 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, or call City Hall @ 815.672-2517 and we will see the Plan Commission gets your comments.

Cordially,

Jeremy Palm
Dir. of Community Development



Subject Prope