

**ORDINANCE 2021-09**

**APPROVING AND GRANTING A VARIANCE FROM THE PROVISIONS OF TITLE 17,  
CHAPTER 17.40, SECTION 17.40.010 (E), "ACCESSORY BUILDING SETBACK  
REQUIREMENTS" TO ALLOW FOR CONSTRUCTION OF A GARAGE LARGER THAN 1200  
SQUARE FEET AT PROPERTY COMMONLY KNOWN AS  
911 S. OTTER CREEK STREET, STREATOR, ILLINOIS**

**WHEREAS**, Tim Wright, the "Property Owner," has filed a petition for a variance seeking relief from the provisions of Section 17.40.010 (E), "Accessory Building Setback Requirements" of the City's Zoning Code to allow for the construction of a garage larger than 1200 square feet for property commonly known as:

Street Address:           911 S. Otter Creek Street

Legal Description:       Bartlow's Addition Lots 3, 4, & 5, Blk 1, as described Doc 95-06543 (Ex Pt Sold Doc 2006-1986) in the City of Streator, County of LaSalle.

PIN:                       34-31-304-030

**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, 2021 by the Board of Appeals pursuant to a notice of public hearing published in a newspaper of general circulation on April 20, 2021 as required by law; and

**WHEREAS**, the Board of Appeals after having considered all evidence, both written and oral and recommend the variance be granted; and

**WHEREAS**, the Council has reviewed the evidence submitted at the public hearing and the findings made by the Board of Appeals; and

**WHEREAS**, attached hereto as Exhibits 1-5 are copies of the Petition for Variance, the public notice provided, the letter sent to nearby property owners, a map depicting the Subject Property, and a chart reflecting the findings made by the Board of Appeals.

**NOW, THEREFORE**, be it ordained by the City Council of the City of Streator, LaSalle and Livingston Counties, 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 a garage larger than 1200 square feet requested 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 Exhibits 1-5.

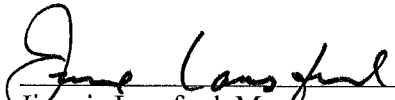
**Section 4:**       If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications

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 19, 2021**, and approved by me as Mayor on the same day.

**APPROVED:**

  
\_\_\_\_\_  
Jimmie Lansford, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Jimmie D. Lansford	√			
Councilwoman Tara Bedei	√			
Councilman Brian Crouch	√			
Councilman Matt McMullen	√			
Councilman Joe Scarbeary	√			

**ATTEST:**

  
\_\_\_\_\_  
Patricia L. Henderson, City Clerk

**EXHIBITS 1-5-**

(attached)



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

Permit #: 21STR-V0002

**EXHIBIT 1**

**VARIANCE APPLICATION**

Applicant Name: TIM WRIGHT Primary Phone #: \_\_\_\_\_  
 Mailing Address: ~~911 S. OTTERCREEK~~ 911 S. OTTERCREEK City/State/Zip: STREATOR  
 Applicant's Representative: \_\_\_\_\_ Primary Phone #: 563 742 1830  
 Mailing Address: 15002 108<sup>TH</sup> AVE CT City/State/Zip: DAVENPORT IA  
DAVENPORT IA 52804

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: \_\_\_\_\_ Property Tax ID #: 34-31 304-030
  - b. Street Address or Common Location: 911 S. OTTERCREEK RD
  - c. Describe Reason for request: PUTTING 34X40 GARAGE
  - d. Describe the proposed use; characteristics such as operating hours, number of employees, capacity of facility, etc.: \_\_\_\_\_
  - e. Size of Lot (sq. ft.): 13,800
  - 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: NONE
  - j. How will the proposed variance impact adjacent property values: INCREASE
  - k. Will the variance negatively impact the general public health, safety and welfare:  Yes  No

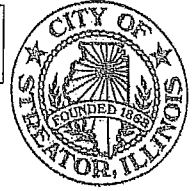
EXHIBIT 2

PIN	PROPCCLASS	PhysicalAD	PhysicalCI	PhysicalST	PhysicalZI
34-31-304-008	0040 Residential	909 S OTTER CREEK	STREATOR	IL	61364
34-31-305-011	0021 Farm Land without Buildings				
33-36-417-015	0040 Residential	1007 CLEVELAND ST	STREATOR	IL	61364
34-31-304-002	0040 Residential	907 S OTTER CREEK	STREATOR	IL	61364
34-31-304-022	0040 Residential	1312 JOHN ST	STREATOR	IL	61364
34-31-304-026	0040 Residential	913 S OTTER CREEK	STREATOR	IL	61364
33-36-417-006	0040 Residential	1013 CLEVELAND ST	STREATOR	IL	61364
34-31-303-009	0030 Residential Vacant Land	HALL ST	STREATOR	IL	61364
34-31-304-007	0030 Residential Vacant Land	905 S OTTER CREEK	STREATOR	IL	61364
34-31-303-002	0030 Residential Vacant Land	811 S OTTER CREEK	STREATOR	IL	61364
34-31-304-001	0030 Residential Vacant Land	903 S OTTER CREEK	STREATOR	IL	61364
34-31-304-029	0030 Residential Vacant Land	905 S OTTER CREEK	STREATOR	IL	61364
33-36-417-011	0040 Residential	1010 S OTTER CREEK	STREATOR	IL	61364
33-36-417-010	0040 Residential	1104 S OTTER CREEK RD	STREATOR	IL	61364
34-31-303-003	0040 Residential	813 S OTTER CREEK	STREATOR	IL	61364
33-36-417-017	0040 Residential	908 S OTTER CREEK RD	STREATOR	IL	61364
34-31-304-005	0040 Residential	1310 JOHN ST	STREATOR	IL	61364
33-36-417-003	0040 Residential	1305 JAMES ST	STREATOR	IL	61364
33-36-417-016	0040 Residential	1301 JAMES ST	STREATOR	IL	61364
34-31-304-021	0040 Residential	1316 JOHN ST	STREATOR	IL	61364
34-31-305-001	0030 Residential Vacant Land	1105 S OTTER CREEK	STREATOR	IL	61364
34-31-304-028	0040 Residential	1306 JOHN ST	STREATOR	IL	61364
34-31-304-027	0030 Residential Vacant Land	1101 S OTTER CREEK	STREATOR	IL	61364
34-31-304-011	0040 Residential	1308 JOHN ST	STREATOR	IL	61364
33-36-417-004	0030 Residential Vacant Land	902 S OTTER CREEK RD	STREATOR	IL	61364
34-31-304-030	0040 Residential	911 S OTTER CREEK	STREATOR	IL	61364

# City of Streator

EXHIBIT 3

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



April 28, 2021

RE: Public Hearing Notice – Variance Request – 911 S. Otter Creek Street  
Bartlow's Addition Lots 3,4, &5, Blk 1 as described Doc 95-06543 (EX PT SOLD Doc 2006-1986) in the City of Streator. Commonly known as 911 S. Otter Creek Street.

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 May 5, 2021 in the City Council Chambers of City Hall, 204 South Bloomington Street, Streator, Illinois, by the property owner, petitioning for a "Variance" from the provisions of 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 for property zoned R-1A, Single Family, legally described as follows:  
911 S. Otter Creek Street

Bartlow's Addition Lots 3,4, &5, Blk 1 as described Doc 95-06543 (EX PT SOLD Doc 2006-1986) in the City of Streator. Commonly known as 911 S. Otter Creek Street.

Commonly known as 911 S. Otter Creek St. Tax ID# 34-31-304-030  
Please see attached map.

Due to the ongoing COVID-19 restrictions on public gatherings this public hearing will be conducted as both an in-person meeting as well as a phone-in conference on May 5, 2021 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 request a copy of this information please email [cma@ci.streator.il.us](mailto:cma@ci.streator.il.us) or call 815-672-1232 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 S. Bloomington Street, Streator, Illinois, 61364.

Cordially,

Jeremy Palm  
Dir. of Community Development

SHAW MEDIA  
EST. 1851  
PO BOX 250  
CRYSTAL LAKE IL 60039-0250  
(815) 459-4040

EXHIBIT 5

ORDER CONFIRMATION (CONTINUED)

Salesperson: DONNA MCDONALD

Printed at 04/16/21 13:18 by dmcd0-sm

Acct #: 10182364

Ad #: 1877446

Status: New

**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 a public hearing before the Board of Appeals of the City of Streator related to an application of the property owner of 911 S. Otter Creek, 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 both an in-person meeting as well as a phone-in conference on May 5, 2021 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 19, 2021. To request a copy of this information please email [ce@ci.streator.il.us](mailto:ce@ci.streator.il.us) or call 815-872-2517 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

(Published in The Times April 20,  
2021)1877446