

ORDINANCE 2021-18

APPROVING AND GRANTING A “SPECIAL USE” PERMIT UNDER THE PROVISIONS OF TITLE 17, SECTION 17.16.010, TO ALLOW FOR OUTDOOR PARKING OF HEAVY EQUIPMENT AND THE OPERATION OF A METAL FABRICATION SHOP CREATING OR ASSEMBLING OF LIGHT GOODS TO BE SOLD PRIMARILY ON SITE IN A “C-3” GENERAL COMMERCIAL ZONING DISTRICT AT PROPERTY COMMONLY KNOWN AS 1302 S. BLOOMINGTON STREET, STREATOR, ILLINOIS.

WHEREAS, Eugenio Mascote Jr., the petitioner has filed a petition seeking issuance of a “Special Use” permit to allow for outdoor parking of heavy equipment and the operation of a fabrication shop manufacturing, creating or assembling light goods to be sold primarily on-site “C-3” General Commercial zoning district Under the Provisions of Section 17.32.010, Class 4.00 legally described as:

Lots 191-194 in Block 11 of the S. Bloomington Street Addition to the City of Streator in Livingston County. (TAX ID#01-01-02-226-019, 020, 021, 022)

And

A lot described as beginning 142’ E & 33’ S of the Northwest Corner of the East 1/2 of the Northeast Quarter of Section 2, Township 30 North, Range 3 East of the 3rd Principal Meridian thence E 140’, S 100’ W 140’, N 100’ to the point of beginning. TAX ID#01-01-02-226-018)

All tracts being located in Livingston County in the City of Streator, commonly known as 1302 S. Bloomington Street.

WHEREAS, the Subject Property is zoned “C-3 General Commercial; and

WHEREAS, a public hearing on the petition was held on October 12, 2021 by the Plan Commission pursuant to a notice of public hearing published in a newspaper of general circulation on September 20, 2021 as required by law; and

WHEREAS, the Plan Commission of the City of Streator after having considered all evidence, both written and oral recommend the “Special Use” permit be granted with recommended Special Conditions; and

WHEREAS, the Council has reviewed the evidence submitted at the public hearing and the findings made by the Plan Commission; and

WHEREAS, attached hereto are copies of Plan Commission Recommendation 2021-08, the public notice provided, the letter sent to nearby property owners, and a map depicting the Subject Property; and

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

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 “Special Use” petition filed by the Property Owner for the Subject Property, is issued for outdoor parking of heavy equipment and the operation of metal fabrication shop manufacturing creating or assembling light goods to be sold primarily on-site at property commonly known as 1302 S. Bloomington Street, Streator, Illinois, being located in Livingston County with such special conditions as the City Council shall determine, in addition to the following conditions:

1. Type A Screening shall be required in accordance with section 17.56.010(C)(3) in the form of a 6’ opaque fence along the property lines be installed.

2. Parking - In accordance with section 15.24.020 (11), a suitable parking area surfaced with asphalt, concrete, or other approved surface shall be required if a major renovation building permit is filed.
3. All equipment to be stored on site must be operational.

Section 3:

The City Clerk is hereby directed to record with the Livingston County Recorder a certified copy of this Ordinance, together with Exhibits 1-4.

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.

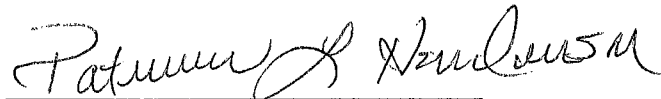
Passed by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof, held on, **October 20, 2021**, and approved by me as Mayor *Pro Tem* on the same day.

APPROVED:


 Tara Bedei, Mayor *Pro Tem*

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Jimmie D. Lansford	√			
Mayor Pro Tem Tara Bedei	√			
Councilman Brian Crouch	√			
Councilman Matt McMullen	√			
Councilman Timothy Geary	√			

ATTEST:


 Patricia L. Henderson, City Clerk