

ORDINANCE 2022-10

APPROVING A CHANGE IN ZONING AND AMENDMENT TO THE DISTRICT ZONING MAP OF THE CITY OF STREATOR FOR PROPERTY COMMONLY KNOWN AS 101 WEST WILSON STREET BEING SITUATED IN BRUCE TOWNSHIP, LASALLE COUNTY, ILLINOIS FROM “R-1B” SINGLE FAMILY RESIDENTIAL TO “C-3” GENERAL COMMERCIAL UNDER THE PROVISIONS OF THE CITY’S ZONING CODE AS SET FORTH IN TITLE 17 OF THE STREATOR MUNICIPAL CODE

WHEREAS, Juan Muñoz, the property owner, filed a petition requesting a change in the zoning and amendment of the district zoning map of the City of Streator from an “R-1B” Single Family Medium Density residential zoning district to a “C-3” General Commercial zoning district (the “Petition”), to construct a photography studio, on the property legally described as:

The North 110’; Lot 1, Block 1, (EX North 75’ SOLD 2007-26795) Section 35-31-3, West 50’ of Plumbs Addition to the City of Streator commonly known as 101 West Wilson Street, City of Streator, County of LaSalle, Illinois. (TAX ID #33-35-213-046).

WHEREAS, a public hearing on the Petition was held on June 14, 2022 by the Plan Commission of the City of Streator, pursuant to a notice of public hearing published in a newspaper of general circulation on May 28, 2022 as required by law.

WHEREAS, the Plan Commission of the City of Streator has considered the Petition, all evidence, both written and oral presented at the public hearing, and the report from City staff.

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: 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 2022-02 are true and correct and incorporate the findings into this Ordinance by this reference.

Section 3: REZONING REQUEST GRANTED. The Petition filed by Juan Munoz requesting the rezoning of certain property is granted and the district zoning map of the City of Streator is hereby amended to rezone the property legally described as:

The North 100’, Lot 1, Block 1, (EX North 75’ sold 2007-26795) Section 35-31-3, West 50’ of Plumbs Addition to the City of Streator

Commonly known as: 101 West Wilson Street, Streator, Illinois

PIN: 33-35-213-046


in the City of Streator as "C-3" General Commercial zoning district.

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 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 **July 20, 2022** and approved by me as Mayor on the same day.

APPROVED:


Tara Bedei, Mayor

	Yes	No	Abstain	Absent
Mayor Tara Bedei	√			
Councilman Brian Crouch	√			
Councilman Jacob Darby	√			
Councilman Tim Geary	√			
Councilman Matt McMullen	√			

ATTESTED:


Patricia L. Henderson, City Clerk



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

Fee: \$300.00

REZONING OR ZONING APPLICATION

Applicant Name: Juan C. Muñoz (JUAN MUÑOZ)

Email: JCMUNOZ2647@GMAIL.COM Applicant Phone #: 708 705 8133

Jobsite Address/City/State/Zip: 101 W WILSON ST STREATOR IL 61364

Owner: Juan C Muñoz

Owner Address/City/State/Zip: 212 W LARUE ST STREATOR IL 61364

Owner Primary Phone #: 708 705 8133 Owner Secondary Phone #: _____

1. Application fee is \$300.00, unless submitted at the same time as a Special Use request. In that case, the combined fees for both applications are \$400.00. Applicant will be required to reimburse the City of any cost of legal notices.
2. The Applicant petitions the City of Streator to Zone or Rezone the property that is described in the attached legal description of the property (must be type written). The following additional information must be provided:
 - a. Subdivision Name (if applicable): _____
 - b. Property Tax ID #: _____
 - c. Street address or common location: _____
 - d. Area of the property: _____
 - e. Jurisdiction and current zoning district: _____
 - f. The proposed zoning district: _____
 - g. Attach an accurate map of the property to be zoned or rezoned.

3. What is the reason for this zoning petition?
COMMERCIAL BUSINESS.

4. Yes No Is the property located in the flood hazard area (flood plain or flood way)?
5. Yes No Is the proposed use in conformance with the City's Zoning Code?

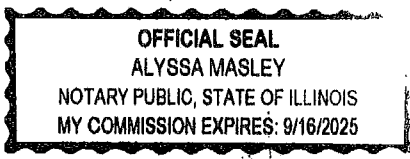
6. How will the proposed use impact existing and future land uses?
POSITIVE
7. How will the proposed use impact adjacent property values?
GOOD
8. Yes No Will the property have a positive impact on the general public health, safety and welfare of the City?
 If no, please explain:
9. Yes No Will this property annexation conflict with existing conditions or public improvements such as schools, sewer system, parks, roads, traffic patterns?
 If yes, please explain:
10. The petitioner(s) have read and completed all of the above information and affirm that it is true and correct.

Petitioner's Signature: [Signature] Date: 5-25-2022

Petitioner's Signature: _____ Date: _____

Subscribed and sworn to before me this 25th day of May, 2022

(Seal)



[Signature]
 Notary Public

11. 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: _____ Date: _____

Owner's Signature: _____ Date: _____

Subscribed and sworn to before me this _____ day of _____, 20__

(Seal)

 Notary Public

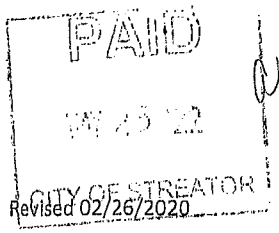
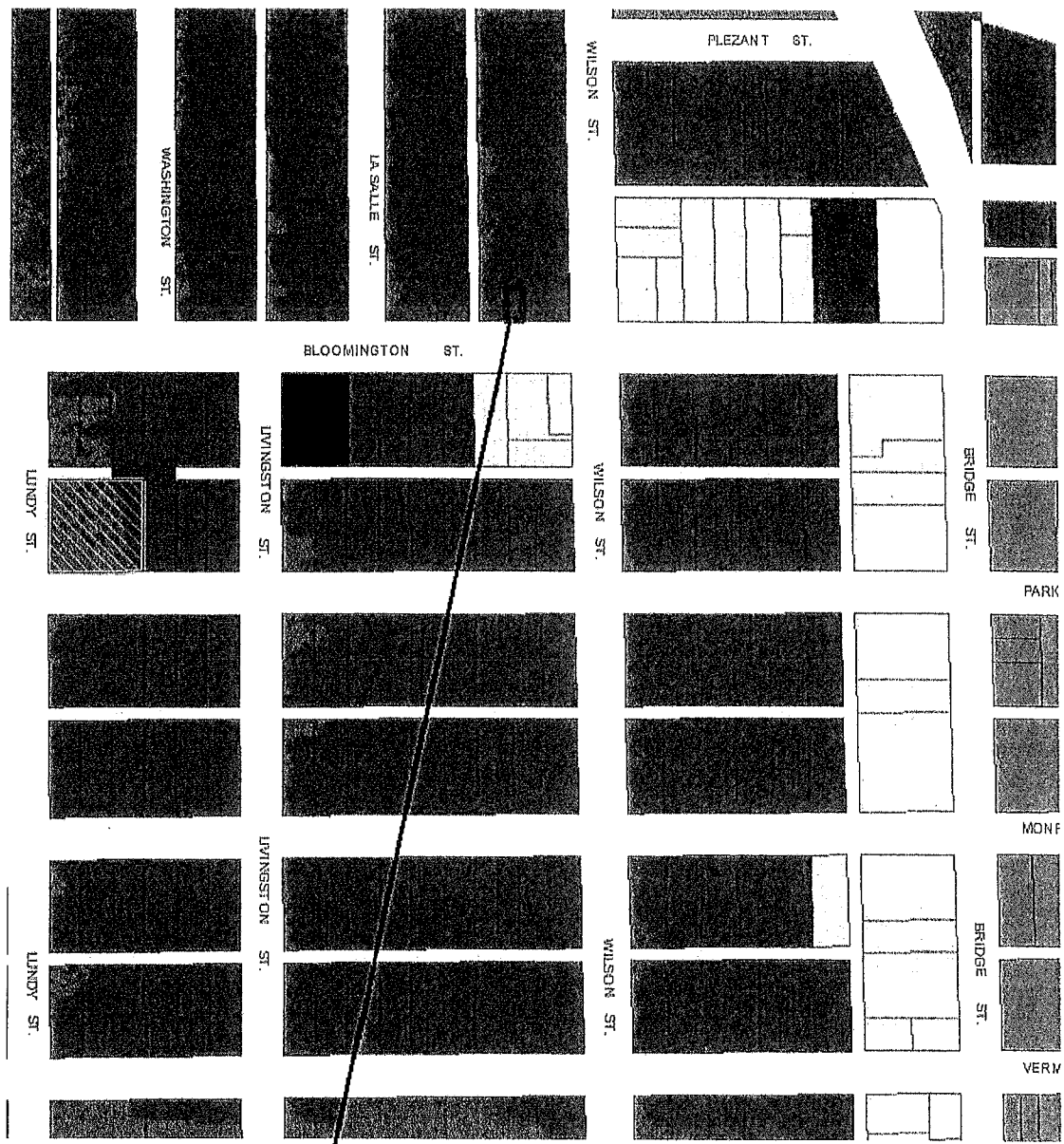


EXHIBIT C

- Zoning**
- AG Agricultural (Unassigned Zoning District within Unincorporated Areas)
 - C-1 Office/Residential Commercial
 - C-2 Neighborhood Commercial
 - C-3 General Commercial
 - CBD Central Business District
 - M-1 Light Manufacturing
 - M-2 Heavy Manufacturing
 - R-1A Single-Family Low Density Residential
 - R-1B Single-Family Medium Density Residential
 - R-2 Two-Family Residential
 - R-3 Multi-Family High Density Residential
 - R-3MD Multi-Family Moderate Density Residential
 - RE Estate Residential (Unassigned Zoning District within Incorporated Areas)
 - ROW
 - Special Use (Ordinance Number Granting Special Use Shown)
 - Unknown
 - Variance (Ordinance Number Granting)



Parcel proposed for rezoning

City of Streator

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



April 1, 2019

RE: Public Hearing Notice – Rezoning Property – 101 W. Wilson 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 June 14, 2022 in the Mulford Conference Room at City Hall, 204 South Bloomington Street, Streator on the petition by Juan Moñóz to change the zoning and amend the district zoning map for 101 W. Wilson Street from “R-1B Single Family Residential” to “C-3 General Commercial” zoning district under the provisions of Streator Municipal Code of Ordinances Zoning Code. The property is legally described as follows:

PIN# 33-35-213-046 - The North 100', Lot 1, Block 1, (EX North 75' SOLD 2007-26795)
Section 35-31-3, West 50' of Plumbs Addition to the City of Streator, commonly known as 101 West Wilson Street, City of Streator, County of LaSalle, Illinois.
(Please see attached map)

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 representative.

If you cannot be present but wish to make comment, you may also 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.

Cordially,

Jeremy Palm
Interim City Manager

EXHIBIT E

MATERIALS PLATFORM 4' CEMENT

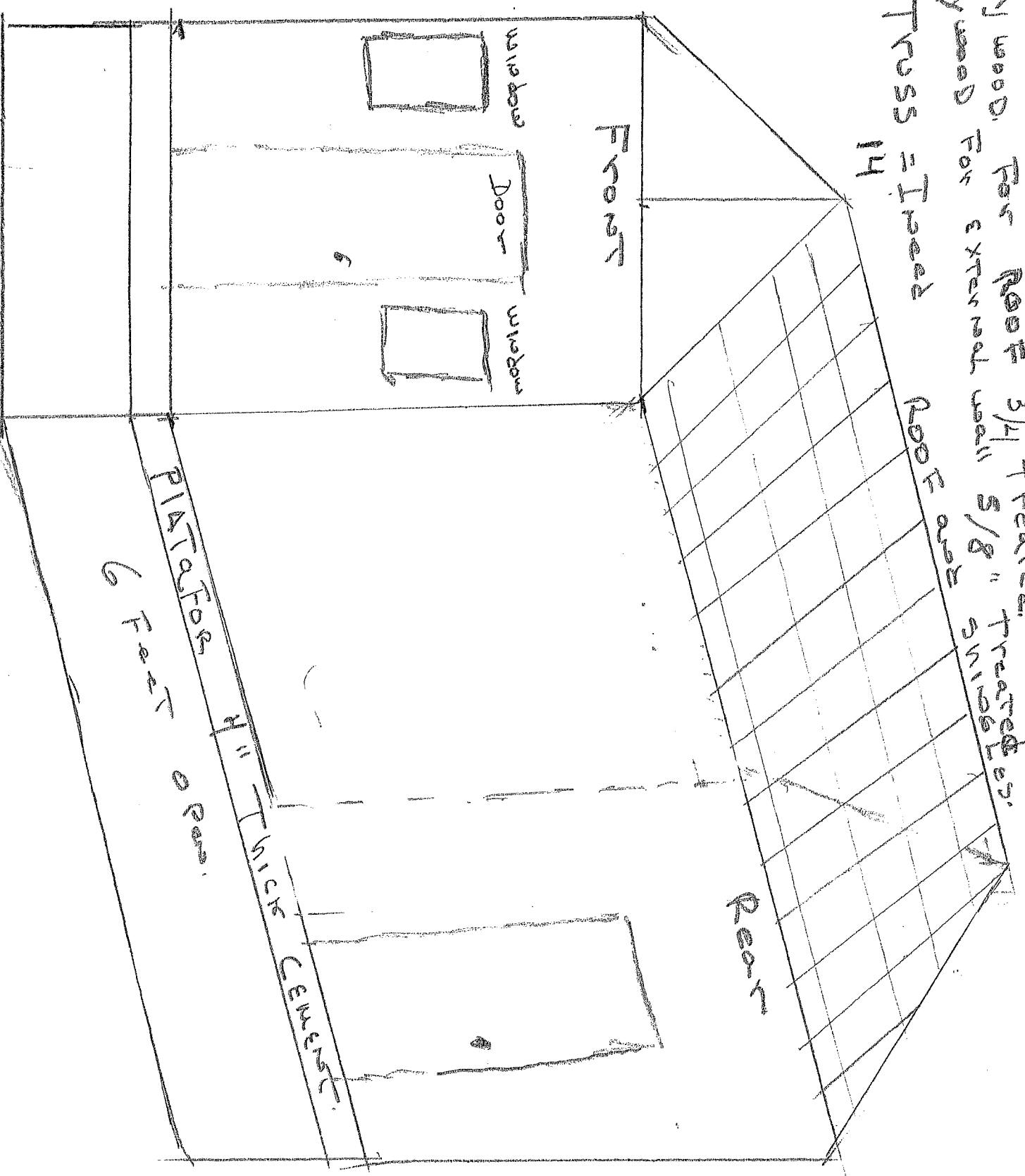
2x4 - Treated

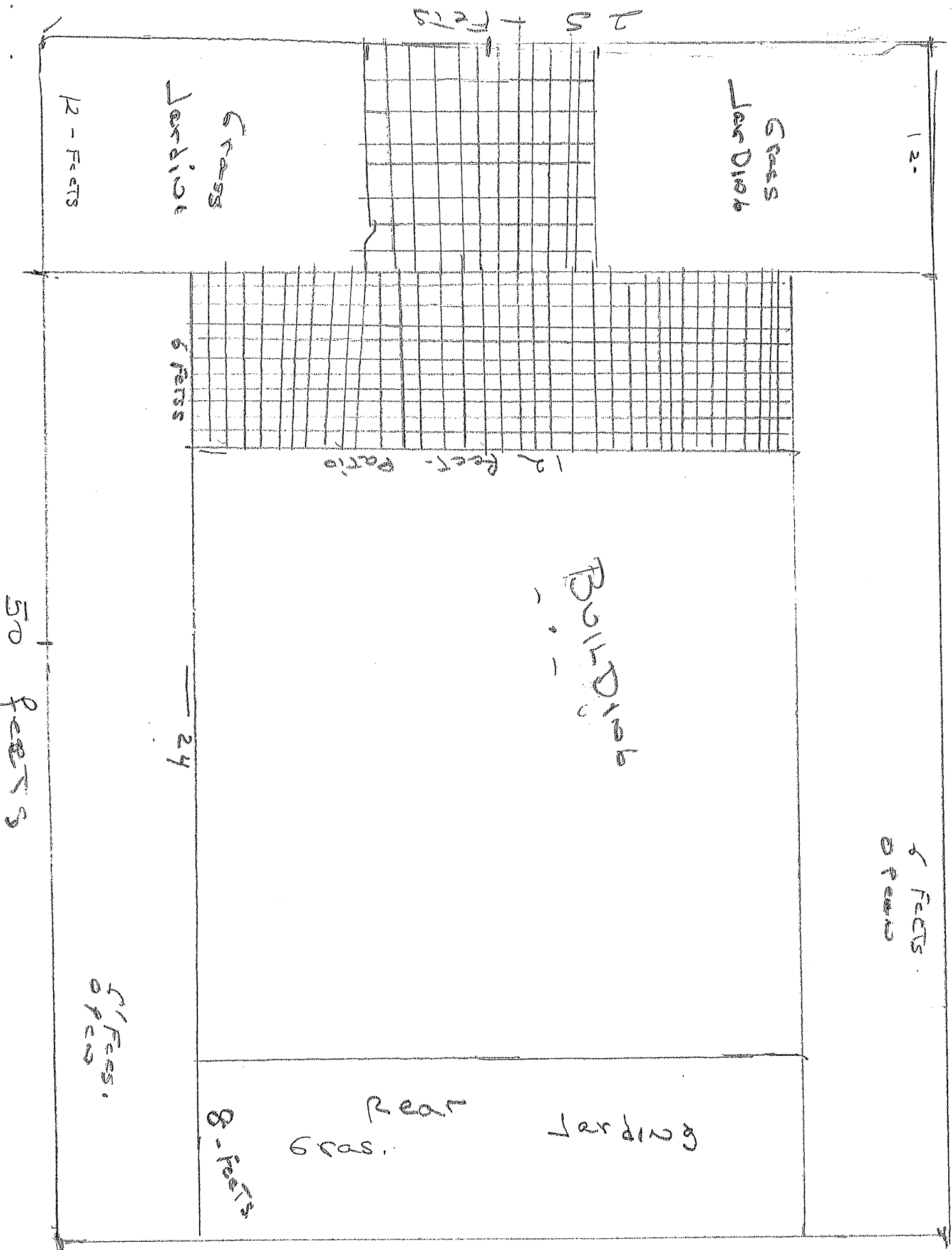
Play wood. For ROOF 3/4 Treated. Treated 5/8

Play wood For external wall 5/8" ANIBLES

14" TRUSS = I need 14

ROOF AND





11- mistm

Door 35 x 80 m.

P-car

5

