

ORDINANCE 2018-15

APPROVING A CHANGE IN ZONING AND AMENDING THE DISTRICT ZONING MAP OF THE CITY OF STREATOR FOR PROPERTY ON EAST HIGHWAY 18 FROM "AG" AGRICULTURE TO "C-3" GENERAL COMMERCIAL ZONING DISTRICT UNDER THE PROVISIONS OF THE STREATOR MUNICIPAL CODE OF ORDINANCES ZONING CODE. IN LASALLE COUNTY, STREATOR, ILLINOIS.

WHEREAS, a Petition was filed by Mary Lin J. Meyers Trust & Iva L. Cameron Revocable Trust, has filed a petition requesting a change in the zoning and amendment of the district zoning map of the City of Streator, Illinois from "AG" Agriculture to "C-3" General Commercial zoning district under the provisions of Section 17.32.100., Class 1.000 Use 1.400 for property legally described as:

The Southwest Quarter of the Southeast Quarter of Section 30; excluding the 3 acres owned by the First Christian Church of the Nazarene, in Otter Creek Township, LaSalle County, Illinois, comprising of 37 acres, more or less.

WHEREAS, said petition has been received and duly considered by the Plan Commission of the City of Streator, LaSalle, and Livingston Counties, Illinois at a regular meeting thereof, held on the 10th day of April 2018; and

WHEREAS, a public hearing on the petition was held pursuant to a duly published notice of said public hearing in a newspaper of general circulation within the City of Streator, on March 24, 2018, as required by law; and

WHEREAS, the Plan Commission of the City of Streator has considered all public testimony, both written and oral, as well as a written review and report as prepared by City staff.

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

Section 1: That a petition by Mary Lin J. Meyers Trust & Iva L. Cameron Revocable Trust , seeking a change in zoning and amendment to the district zoning map of the City of Streator for property legally described above from "AG" Agriculture to "C-3" General Commercial zoning district under the provisions of Section 17.32.100, Class 1.000 Use 1.400 of the Municipal Code of the City of Streator for property commonly known as the southwest quarter of the southeast quarter of section 30; excluding the 3 acres owned by the First Christian Church of the Nazarene, in Otter Creek Township, LaSalle County, Illinois, comprising of 37 acres, more or less, to make it consistent with surrounding property uses, be and the same is hereby approved.

Section 2: That the City Council of the City of Streator concurs with the findings of the Plan Commission as follows:


- a) That said petition is filed in accordance with the provisions of Title 17, of the Municipal Code of Ordinances of the City of Streator Zoning Ordinance.
- b) That said petition was duly considered at regular meetings of the Plan Commission held on the 10th day of April 2018 and following a public hearing conducted pursuant to notice of public hearing published on March 24, 2018 in a newspaper of general circulation in the City of Streator as required by law.
- c) That the proposed use of said property is consistent with the existing contiguous and adjacent land uses.

- d) That the proposed change in zoning from “AG” Agriculture to “C-3” General Commercial zoning district would constitute the highest and best use of said property and would be consistent with the provisions recommended by the comprehensive plan and/or comprehensive strategic plan of the City of Streator.


Section 3: That said ordinance shall be in full force and effect from and after its passage 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 the 18st day of April 2018 and approved by me as Mayor on the same day.

ATTEST


 Patricia L. Henderson
 City Clerk

APPROVED:


 Jimmie Lansford
 Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Lansford	✓			
Councilwoman Bedei	✓			
Councilman Brozak	✓			
Councilman Crouch	✓			
Councilman Scarbeary	✓			