

ORDINANCE 2018-48

APPROVING AND AUTHORIZING THE ISSUANCE OF A “SPECIAL USE”
PERMIT TO ST. MICHAEL SCHOOL IN CONJUNCTION WITH THE
INSTALLATION OF AN ELECTRONIC MESSAGE BOARD AT 410 S. PARK
STREET, STREATOR, ILLINOIS.

WHEREAS, Chapter 15, Section 15.48.100 of the Streator Municipal Code of Ordinances regulates uses of billboards and signs; and

WHEREAS, St. Michael School, is the owner of property described as Lots 7, 8 and 9 in Block 2 of M.E. Collins Addition to the City of Streator, Illinois, commonly known as 410 S. Park Street; and

WHEREAS, St. Michael School, owners of property, filed a petition with the City of Streator for approval and issuance of a “special use” permit for the above described property for the purpose of the installation of an electronic message boards at 410 S. Park Street; and

WHEREAS, St. Michael School, owner of property, will be required to operate the sign from 7:00 a.m. to 9: 00 p.m.; and

WHEREAS, St. Michael School, owner of property, will be allowed to sell advertising space on the sign and therefore utilize it as a billboard; and

WHEREAS, a public hearing was held on November 13, 2018 pursuant to a notice of said public hearing, published in a newspaper on October 27, 2018 of general circulation in the City of Streator, Illinois held before the Plan Commission of the City of Streator, at which time oral and written testimony was received on said petition; and

WHEREAS, following said public hearing the Plan Commission of the City of Streator did recommend that the City Council of the City of Streator approve a “special use” permit to St. Michael School, Streator, Illinois for the purpose of installing an electronic message board at property as described above and commonly known as 410 S. Park Street, Streator, Illinois, and that the same be issued.

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

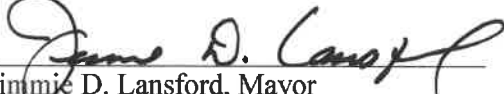
Section 1: The recitals set forth above are found to be true and correct and are hereby adopted as part of this ordinance.

Section 2: That a “special use” permit for the installation of an electronic message board at property more fully described above of this ordinance be issued in accordance with and is provided for the provisions of Title 17 “Zoning” of the Streator Municipal Code of Ordinances of the City of Streator.

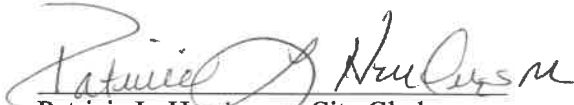
Section 3: That said “special use” permit shall be in full force and effect immediately from and upon execution of this ordinance.

Passed by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois at a Regular meeting thereof held on the **November 15, 2018**, and approved by me as Mayor on the same day.

APPROVED:


Jimmie D. Lansford, Mayor

ATTEST:


Patricia L. Henderson, City Clerk

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

PLAN COMMISSION

RECOMMENDATION 2018-12

RECOMMENDING APPROVAL AND GRANTING OF A "SPECIAL USE PERMIT" UNDER THE PROVISIONS OF CHAPTER 15, 15.48.100 TO ALLOW FOR THE INSTALLATION OF AN ELECTRONIC BILLBOARD FOR ST. MICHAEL SCHOOL AT 410 S. PARK STREET.

WHEREAS, St. Michael School, Owner, has filed a petition seeking a Special Use Permit under the provisions of Chapter 15, Section 15.48.100, the Municipal Code of Ordinances to allow for installation of an electronic billboard for property legally described as follows: Lots 7, 8 and 9 in Block 2 of M.E. Collins Addition to the City of Streator. Commonly known as 410 S. Park Street. (St. Michael the Archangel School)

WHEREAS, a public hearing on said petition was held on November 13, 2018 by the Plan Commission pursuant to a notice of public hearing published in a newspaper of general circulation on October 27, 2018 as required by law; and

WHEREAS, the Plan Commission of the City of Streator has considered all evidence, both written and oral.

NOW THEREFORE, be it resolved by the Plan Commission of the City of Streator, LaSalle and Livingston Counties, Illinois, as follows:

Section 1: The Plan Commission of the City of Streator has determined that a recommendation for the granting of a variance from the provision of Chapter 15, 15.48.100, the Municipal Code of Ordinances, to allow for the installation of an electronic billboard at St. Michael School, 410 S. Park Street, at a 300' setback would be consistent with the following findings:

1. That 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;
2. That 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;
3. That 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;
4. That the proposed use will not diminish property values in the vicinity;
5. That the proposed use will be consistent with the character of the City;
6. That the proposed use will not materially affect a known historical or cultural resource;
7. That the design of the proposed use considers its relationship to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use on adjacent property; That the design of the proposed use promotes a safe and comfortable pedestrian environment;

Section 2: Special conditions on operation hours will be set at 7:00 a.m.-10:00 p.m.; and

Section 3: That the Plan Commission recommends approval and the granting of the “special use permit” for an electronic sign to the City Council of the City of Streator at property of St. Michael School, 410 S. Park Street:

Lots 7, 8 and 9 in Block 2 of M.E. Collins Addition to the City of Streator.

Section 4: That this recommendation be immediately be transmitted together with a copy of the minutes of said meeting to the City Council for final review and approval.

Passed by the Plan Commission of the City of Streator, LaSalle and Livingston Counties, Illinois at a special meeting thereof on the **November 13, 2018** and approved by me as chairman on the same day.

Doug Patterson, Chairperson

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Dean Chalkey				
Harry Godfrey				
Bob Gubbels				
Jeff Hatzler				
Doug Patterson				
Richard Pierce				
Jeanette Strabala				



PETITION FOR A SPECIAL USE PERMIT

Petitioner(s): ST. MICHAEL SCHOOL Telephone: 815-672-3847
Mailing Address: 410 S. PARK ST. Fax: 815-673-3590
Petitioner's Representative: Emily Blumenshine Telephone: (815) 672-3847
Mailing Address: 410 S. Park Street Fax: (815) 673-3590
Streator, IL. 61364

1. Application fee is \$300.00, unless submitted at the same time as a zoning or rezoning request. In that case the combined fee for both applications is \$400.00. Applicant will be required to reimburse the City of any cost of legal notices.

2. The petitioner petitions the City of Streator for a special use permit 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: M.E. Collins

Property Tax ID #: 33-36-121-006

b. Street Address or Common Location: 410 S. PARK ST.

c. Describe Reason for request: The potential sign location is in an area in which approval is needed re: 300 ft. setback for illuminated signage

d. Describe the proposed use; characteristics such as operating hours, number of employees, capacity of facility, etc.: Illuminated sign mounted to brick wall on Lundy Street; static messages (no scrolling or flashing); local businesses will pay for advertising via illuminated sign; school events will be advertised as well; operating hours: 7:00 AM - 10:00 PM

e. Size of Lot (sq.ft.): 80,400 sq. ft.

f. Existing Zoning District: residential

g. Yes No Is the property located in a flood plain or flood way?

h. Yes No Is the proposed use in conformance with the city's Comprehensive Plan?

i. How will the proposed use impact existing and future land uses. The school - yes; the sign - to be determined

EXHIBIT

A

j. How will proposed use impact adjacent property values. Not significantly; illuminated sign will only operate between the hours of 7:00 AM and 10:00 PM.

1. Yes No Will the property negatively impact the general public health, safety and welfare.
If yes, please explain: _____

m. Yes No Will the change conflict with existing conditions or public improvements such as schools, sewer/water system, parks, roads, traffic patterns, etc.

If yes, please explain: _____

3. The petitioner(s) have read and completed all of the above information and affirm that it is true and correct.

Petitioner's Signature: Emily A. Blumenshine Date: Oct. 23, 2018

Petitioner's Signature: _____ Date: _____

Subscribed and sworn to before me this 23rd day of October, 2018



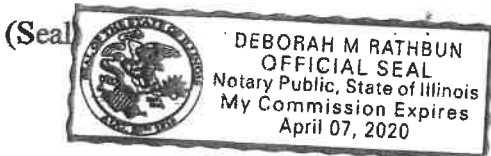
Deborah M. Rathbun
Notary Public

4. 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.

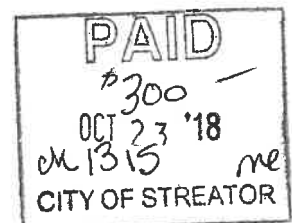
Owner's Signature: Emily A. Blumenshine Date: Oct. 23, 2018

Owner's Signature: _____ Date: _____

Subscribed and sworn to before me this 23rd day of October, 2018



Deborah M. Rathbun
Notary Public





ST. MICHAEL THE ARCHANGEL CATHOLIC SCHOOL

410 SOUTH PARK ST., STREATOR, IL. 61364
Telephone: (815) 672-3847
FAX: (815) 673-3590

Web page: stmichael-streator.org
Mrs. Emily A. Blumenshine - Principal
E-mail: eblumenshine@stmichael-streator.org

“Instilling Values.....Inspiring Minds”

October 23, 2018

To Whom It May Concern,

Please find below the legal description of the St. Michael the Archangel School property.

The building sits on lots 7, 8, and 9 in block 2 of the M.E. Collins Addition. The street address is 410 S. Park Street. The legal description of the property begins from a point commencing on the northwest corner of the city alley exiting on Livingston Street proceeding west approximately 140 feet. Additionally, from a point commencing at the intersection of Livingston Street and Bloomington Street, heading south approximately 300 feet, and from a point commencing at the intersection of Bloomington Street and Lundy Street, heading east approximately 300 feet. Finally, a point commencing at the intersection of Lundy Street and Park Street, proceeding north approximately 240 feet.

Thank you,

Mrs. Emily A. Blumenshine

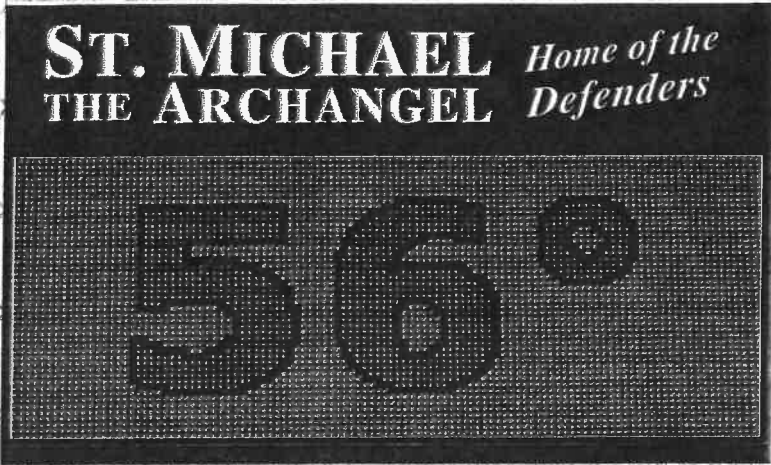
Mrs. Emily A. Blumenshine, Principal

**EXHIBIT
B**



OTTAWA
STREATOR - LASALLE
P: 815.434.7342 F: 815.434.7341
signs@sigbyanderson.com

99 in



18 in

41 in

JOB # Y2501

DATE 10/18/2018

- OK AS IS CORRECT & RUN
 CORRECT & SHOW NEW PROOF

SIGNATURE

Terms & Design Accepted

I have read, understand and agree to the terms and conditions listed below. This quotation shall be good for 60 days from date of issuance.

Customer will hold harmless and defend Designs & Signs by Anderson for any liability created by the reproduction of any Registered Artwork or Logo requested by the customer.

Artwork remains the property of Designs & Signs unless other arrangements have been made.

Digital graphics have a life expectancy of 3-5 years in an exterior application.

Application to customer substrate or vehicle is based on a clean surface. Cleaning if needed will be billed \$55.00 per hour additional as needed.

Vinyl application must be done in a 50F-85F degree ambient temperature.

Customer agrees that if this bill goes to collection, customer will be responsible for collection fees and/or court costs, reasonable attorney fees and interest at the rate of 18% in addition to sum.

Electric signs DO NOT include hook-up.

All orders require a 50% down payment or a purchase order before production may begin. The remaining balance is due upon completion.

Customers will be responsible for any permit, licensing or bonding fees required for the installation of this product unless other arrangements are made.

Cancellation fees of 50% of quoted price or costs incurred plus 15%, which ever is higher, will apply to any project cancelled once in production.

This project is not bid in a Illinois prevailing wage format. It is the client's responsibility to inform Designs & Signs by Anderson of any Illinois prevailing wage mandates required by the funding of this project. Additionally, the client agrees to defend and hold harmless Designs & Signs by Anderson or BA Sign Company from any legal fees, fines/penalties, or wage premiums resulting from the client's omission of the Illinois prevailing wage mandate.

Description: Illuminated Sign w/EMC		Quantity: 1	SFDF: sf
Customer Name: St. Michael/Streator		Type of Installation: Mount on Brick Wall	
Dimensions: As Shown	Thickness: 5"	Installation by: Designs & Signs	Estimate: \$18,698.00 <small>(may be subject to sales tax)</small>
Bkg. Color: White	Ltr. Color: Holly Green 3630-76 Gold Nugget 3630-141		
Comments: Price includes removal & disposal of existing cabinet-19mm full color EMC			

EXHIBIT
C

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

DATE: October 24, 2018
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, November 13, 2018, 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 St. Michael School, property owner, petitioning for a "special use" permit under the provisions of Chapter 15, 15.48.100 to allow for installation of an electronic billboard for property legally described as follows:

Lots 7, 8, and 9 in Block 2 of M.E. Collins Addition to the City of Streator. Commonly known as 410 S Park Street (St. Michael the Archangel School)

ALL OF THE ABOVE BEING SITUATED IN LASALLE COUNTY, ILLINOIS

Written and oral testimony and comments may be made to the Streator Planning Commission on November 13, 2018 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.

EXHIBIT
D

City of Streator



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

October 25, 2018

RE: Public Hearing Notice – Special Use Permit – St. Michael’s School - 410 S. Park Street
Lots 7, 8 and 9 in Block 2 of M.E. Collins Addition to the City of Streator. Commonly known as
410 S. Park Street (St. Michael the Archangel School)

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 November 13, 2018 in the City Council Chambers of City Hall, 204 South Bloomington Street, Streator on the petition by St. Michael School, property owner, petitioning for a “Special Use” permit under Chapter 15, 15.48.100 to allow for the installation of an electronic billboard for property legally described as follows:

Lots 7, 8 and 9 in Block 2 of M.E. Collins Addition to the City of Streator. Commonly known as
410 S. Park Street (St. Michael the Archangel School)
(Tax ID 33-36-121-006)
See map attached.

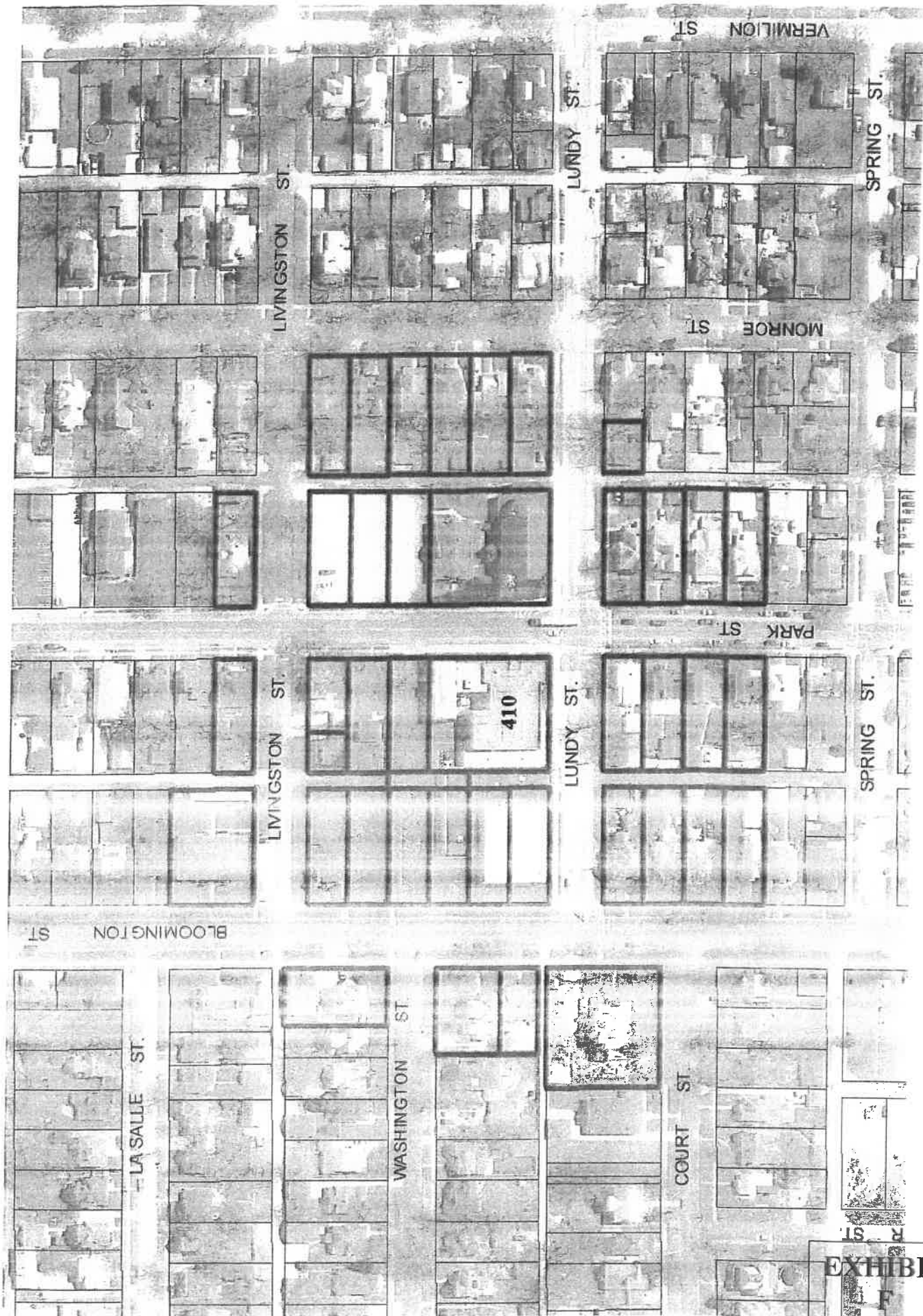
The above referenced application is open to inspection at the offices of the City Clerk, City of Streator, 204 S. Bloomington Street, Streator, IL 61364. Persons wishing to appear at the public hearing may do so in person, by attorney, or by other representative.

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
Dir. of Community Development

EXHIBIT
E



LA SALLE ST.

WASHINGTON ST.

COURT ST.

R ST.

BLOOMING ST.

LIVINGSTON ST.

LUNDY ST.

SPRING ST.

410

PARK ST.

MONROE ST.

LUNDY ST.

VERMILION ST.

SPRING ST.

EXHIBIT