

ORDINANCE 2018-49

APPROVAL AND ISSUANCE OF A "SPECIAL USE" PERMIT TO JUDITH A. RICHARDSON, PROPERTY OWNER, 1203 N. WASSON STREET, TO ALLOW FOR THE CONVERSION OF A LEGAL NON-CONFORMING BUSINESS INTO AN ACCESSORY APARTMENT FOR PROPERTY ZONED R-1A SINGLE FAMILY, UNDER THE PROVISIONS CHAPTER 17, 17.28.060, IN THE MUNICIPAL CODE OF ORDINANCES.

**WHEREAS**, Judith A. Richardson, Owner, has filed a petition seeking relief from the provisions of Title 17, Chapter 17.28,060 to allow for the conversion of a legal non-conforming business into an accessory apartment for property zoned R-1A, at 1203 N. Wasson St; and legally described as:

Lot 3 in Block 5 of Bronson's 2<sup>nd</sup> Addition to the City of Streator.

Commonly known as 1203 N. Wasson Street.

**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 and said hearing having been conducted by the Plan Commission as required by law.

**WHEREAS**, the Plan Commission of the City of Streator has considered all evidence, both written and oral, and recommended that the City Council approve and grant the requested special permit.

**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 special permit as provided in this Ordinance.

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

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: SPECIAL USE PERMIT GRANTED. The petition filed by Judith A. Richardson, seeking relief from the provisions of Title 17, Section 17.28.060 to allow for the conversion of a legal non-conforming business into an accessory apartment for property zoned R-1A, Single Family at the property commonly known as 1203 N. Wasson and legally described as:

Lot 3 in Block 5 of Bronson's 2<sup>nd</sup> Addition to the City of Streator.

is granted and approved.

Section 3: 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 4: EFFECTIVE DATE AND PUBLICATION. This Ordinance shall in full force and effect from and after is 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 the **November 15, 2018** and approved by me as Mayor on the same day.

APPROVED:

  
\_\_\_\_\_  
Jimmie D. Lansford, Mayor

ATTESTED:

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

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

City of Streator  
204 S. Bloomington Street  
Streator, Illinois 61364  
815/672-2517 fax 815/672-7566



PETITION FOR A SPECIAL USE PERMIT

Petitioner(s): Judith A. Richardson Telephone: 815 674 1446

Mailing Address: 1203 N. Wasson Fax: \_\_\_\_\_

Petitioner's Representative: self Telephone: \_\_\_\_\_

Mailing Address: 1203 N. Wasson Fax: \_\_\_\_\_

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: 1203 N. Wasson Bronsons and ADD LOT 3  
Property Tax ID #: 33-25-112-003 Block 5

b. Street Address or Common Location: 1203 N. Wasson

c. Describe Reason for request: would like to make building into a 2 room + bath apartment

d. Describe the proposed use; characteristics such as operating hours, number of employees, capacity of facility, etc.: RETIREMENT home when Im ready

e. Size of Lot (sq.ft.): South 64 Feet of the west 58.5 Feet of the N. 192 Feet

f. Existing Zoning District: R-1A LOT 1 in block 3 in Bronson Third addition

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. IT WON'T

EXHIBIT

A

j. How will proposed use impact adjacent property values. Should STAY The Same - Was a business (Judy's Dog Grooming) prior To making IT INTO an apartment

l.  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: Judith A Richardson Date: 10 8 18

Petitioner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Subscribed and sworn to before me this 8<sup>th</sup> day of Oct., 2018



Lori J. Mahan  
Notary Public

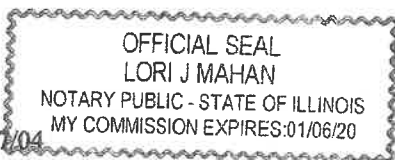
4. I hereby affirm that I am the legal owner (or authorized agent or representative- proof attached) of the subject property and authorize the petitioner to pursue this petition as described above.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

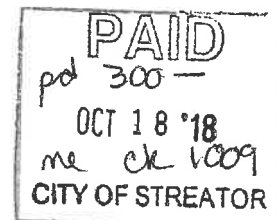
Subscribed and sworn to before me this 8<sup>th</sup> day of Oct., 2018

(Seal)



Lori J. Mahan  
Notary Public

Rev: 11/17/04



**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 Judith Richardson, property owner, petitioning for a "special use" permit under the provisions of Chapter 17, 17.28.060 to allow for the conversion of a legal non-conforming business into an accessory apartment for property zoned R-1A, Single Family, legally described as follows:

Lot 3 in Block 5 of Bronson's 2<sup>nd</sup> Addition to the City of Streator. Commonly known as 1203 N Wasson

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**  
**B**

# 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 – 1203 N. Wasson St.  
Lot 3 in Block 5 of Bronson’s 2<sup>nd</sup> Addition to the City of Streator. Commonly known as 1203 N.  
Wasson 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 November 13, 2018 in the City Council Chambers of City Hall, 204 South Bloomington Street, Streator on the petition by Judith Richardson, property owner, petitioning for a “Special Use” permit under Chapter 17, 17.28.060 to allow for the conversion of a legal non-conforming business into an accessory apartment for property zoned R-1A, Single Family, legally described as follows:

Lot 3 in Block 5 of Bronson’s 2<sup>nd</sup> Addition to the City of Streator. Commonly known as 1203 N. Wasson Street. (Tax ID 33-25-112-003)  
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.

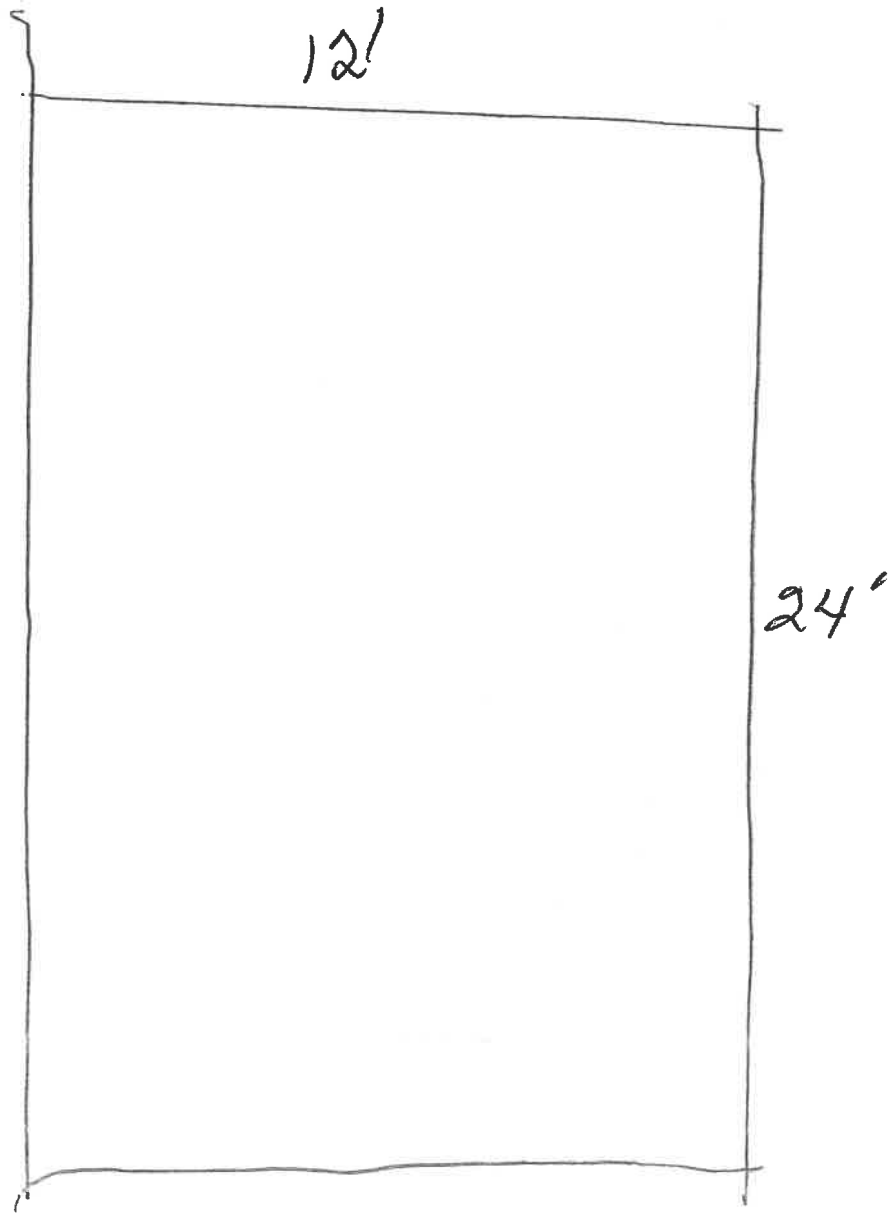
If you cannot be present but wish to make comment, you may also submit your comments in advance by addressing them to the Plan Commission c/o of the City of Streator, 204 S. Bloomington St. Streator, IL 61364.

Cordially,

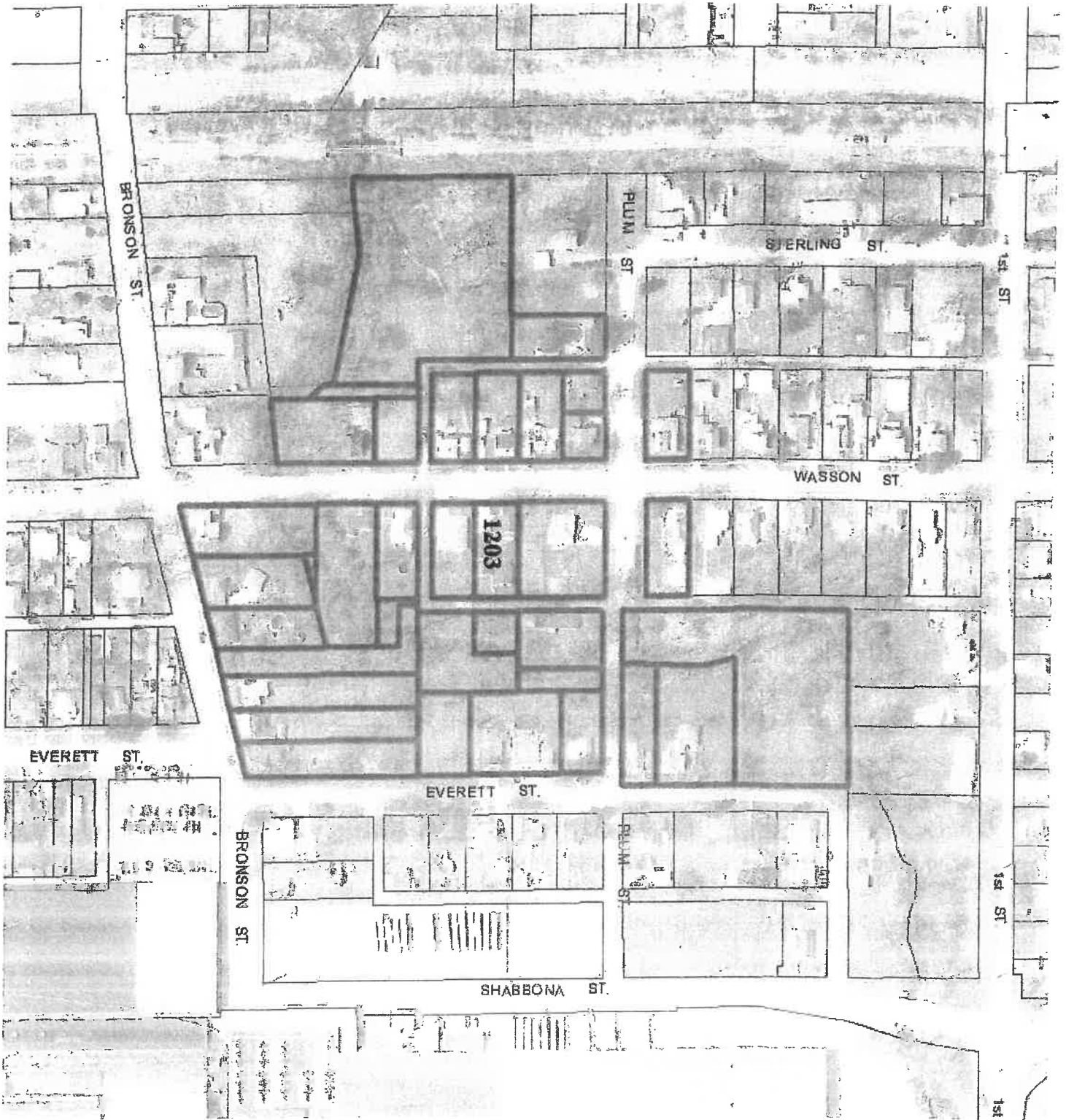
A handwritten signature in blue ink, appearing to read "Jeremy Palm".

Jeremy Palm  
Dir. of Community Development

**EXHIBIT  
C**



**EXHIBIT  
D**



**EXHIBIT  
E**