

ORDINANCE 2017-15

APPROVING A CHANGE IN ZONING AND AMENDING THE DISTRICT ZONING MAP OF THE CITY OF STREATOR FROM "R-1A" SINGLE FAMILY LOW-DENSITY RESIDENTIAL TO "R-3" MULTI-FAMILY HIGH-DENSITY RESIDENTIAL 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 Wayne Fieldman, d.b.a. IAFM, LLC, property owner has filed a petition requesting a change in the zoning and amendment of the district zoning map of the City of Streator, Illinois from "R-1A" Single Family Low-Density Residential to "R-3" Multi-Family High-Density Residential zoning district under the provisions of Section 17.32.100., Class 1.000 Use 1.300 for property legally described as:

Lots 3 and 4 in block 1 and lots 3 and 4 in block 2 of Orchards Subdivision to the City of Streator, Section 23, Township 31 North, Range 3 East of the third principal meridian, being situated in Bruce Township, LaSalle County, Illinois.

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 11th day of July 2017; and

WHEREAS, consideration of said petition was continued 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 8th day of August 2017; 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 June 28, 2017, 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 property owner, Wayne Fieldman, d.b.a., IAFM, LLC, Streator, Illinois, seeking a change in zoning and amendment to the district zoning map of the City of Streator for property legally described above from "R-1A" Single Family Low Density to "R-3" Multi-family High Density residential zoning district under the provisions of Section 17.32.100, Class 1.000 Use 1.300 of the Municipal Code of the City of Streator for property commonly known as lots 3 and 4 in block 1 and lots 3 and 4 of Orchards Subdivision to make it consistent with surrounding property uses, be and the same is hereby approved by the with the following special condition:

- a) That said rezoning shall become in full force and effect from and after the completion of one unit of the proposed development no more than one year from the date of approval by this resolution. In the event that development of one unit is not complete within one year than the "R-1A" Single Family Low Density zoning classification shall remain in effect.

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 11th day of July 2017 and the 8th day of August 2017 and following a public hearing conducted pursuant to notice of public hearing published on June 28, 2017 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 "R-1A" Single Family Low Density to "R-3" Multi-Family High Density residential 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 16st day of August 2017, 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	√			