



**AGENDA
PLAN COMMISSION
CITY OF STREATOR
CITY HALL OFFICES 204 S BLOOMINGTON STREET
STREATOR, IL 61364
FEBRUARY 12, 2019 - 6:00 P.M.**

CALL TO ORDER:

ROLL CALL:

MINUTES: Approval of the minutes of the regular meeting of NOVEMBER 13, 2018.

PUBLIC FORUM:

NEW BUSINESS

1. **PLAN COMMISSION RECOMMENDATION 2019-01.** Recommending approval of a final plat of the Streator Industrial Park III Subdivision located along Livingston Road, Streator, Illinois.

STATUS REPORTS: OAKLAND PARK SCHOOL SPECIAL USE PERMIT

COMMENTS:

ADJOURNMENT:

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (815) 672-2517, 24 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

MINUTES OF THE PLAN COMMISSION – CITY OF STREATOR
CITY HALL OFFICES 204 S BLOOMINGTON STREET
STREATOR, IL 61364
NOVEMBER 13, 2018 - 6:00 P.M.

CALL TO ORDER: Chairman Patterson called the meeting to order at 6:00 P.M.

ROLL CALL: Members present: Harry Godfrey, Robert Gubbels, Jeff Hatzer, Richard Pierce, Jeanette Strabala and Chairman Doug Patterson.
Absent: Dean Chalkey.
Staff Present: Jeremy Palm, City Engineer and Patricia Henderson, City Clerk.

MINUTES: Approval of the minutes of the regular meeting of OCTOBER 2, 2018.
Chairman Patterson requested a motion and second to approve the minutes of October 2, 2018.

MOTION: Strabala made a motion to approve October 2, 2108 minutes; seconded by Gubbels.

ROLL: Ayes: Godfrey, Gubbels, Hatzer, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

PUBLIC COMMENTS: None.

NEW BUSINESS

1. **PUBLIC HEARING.** On the petition of St. Michael School, 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: 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).

Chairman Patterson requested a motion and a second to open the public hearing for St. School to install and electronic billboard at 410 S. Park Street.

MOTION: Pierce made a motion to open the public hearing for St. Michael School to install an electronic billboard; seconded by Godfrey.

ROLL: Ayes: Godfrey, Gubbels, Hatzer, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

Emily Blumenshine – Principal of St. Michael School reported the sign would be a great way to communicate with the community. It will also be used for advertising and the advertising will be purchased. The hours of operation for the electronic sign will be 7:00 a.m. to 10:00 p.m.

Sylvia Grey – Lives in the neighborhood and wanted to make sure that residents’ electronics would not be interrupted in any way by the electronic sign by the flashing or blinking. Emily told here that the sign will not flash or blink, it will just scroll.

Chairman Patterson asked for more comments and there were none. He requested a motion and second to close the public hearing.

MOTION: Gubbels made a motion to close the public hearing for St. Michael School to install an electronic billboard; seconded by Hatzer.

ROLL: Godfrey, Gubbels, Hatzer, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

2. **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 installation of an electronic billboard for property legally described as: 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).

Jeremy Palm, City Engineer, reminded the Plan Commission that all three petitions for special use permits met the 7 criteria required. Chairman Patterson requested a motion and second to approve and grant a special use permit to St. Michael School to install an electronic billboard at 410 S. Park St.

MOTION: Gubbels made a motion to recommend the special use permit for St. Michael School to install an electronic billboard; seconded by Strabala.

ROLL: Ayes: Godfrey, Gubbels, Hatzer, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

3. **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: Lot 3 in Block 5 of Bronson's 2nd Addition to the City of Streator, commonly known as 1203 N. Wasson Street.

Chairman Patterson requested a motion to open the public hearing for Judith A. Richardson, owner, 1203 N. Wasson St., to allow the conversion of a legal non-conforming business into an accessory apartment.

MOTION: Strabala made a motion to open the public hearing for Judith A. Richardson, owner, 1203 N. Wasson St., to allow the conversion of a legal non-conforming business into an accessory apartment; seconded by Godfrey.

ROLL: Ayes: Godfrey, Gubbels, Hatzler, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

Judith A. Richardson - She addressed the Commission by telling them that this efficiency apartment would be solely for herself. She would not begin construction until January 2019 after everything is approved. She will not be renting it, but Palm pointed out she could rent either the house or the apartment. One concern she had was paying two garbage bills.

Chairman Patterson called for other discussion and with none requested a motion and second to close the public hearing.

MOTION: Godfrey made a motion to close the public hearing for Judith A. Richardson, owner, 1203 N. Wasson St., to allow the conversion of a legal non-conforming business into an accessory apartment; seconded by Gubbels.

ROLL: Ayes: Godfrey, Gubbels, Hatzler, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

4. **PLAN COMMISSION RECOMMENDATION 2018-13.** Recommending approval and granting of a "special use permit" under the provisions of Chapter 17, 17.28.060 to Judith Richardson 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: Lot 3 in Block 5 of Bronson's 2nd Addition to the City of Streator, commonly known as 1203 N. Wasson Street.

Chairman Patterson called for other discussion and with none he requested a motion and second to approve and grant to Judith A. Richardson a special use permit to allow for the conversion of a legal non-conforming business into an accessory apartment.

MOTION: Gubbels made a motion to grant a special use permit to Judith A. Richardson, owner, 1203 N. Wasson St., to allow the conversion of a legal non-conforming business into an accessory apartment; seconded by Hatzler.

ROLL: Ayes: Godfrey, Gubbels, Hatzler, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

5. **PUBLIC HEARING.** On the petition of Scott Pedelty, property owner, petitioning for a "special use permit" under the provision of Chapter 17, 17.16.010 to allow for the demolition of an existing residential house and the construction of a new residential garage only for property legally described as: Lot 8 in Block 1 of the Broadway 3rd Addition to the City of Streator, commonly known as 702 N. Otter Creek Street.

Chairman Patterson requested a motion to open the public hearing for Scott Pedelty, owner, 702 N. Otter Creek St., petitioning for a special use permit to allow for the demolition of an existing residential house and the construction of a new residential garage only.

MOTION: Gubbels made a motion to open the public hearing to grant a special use permit to Scott Pedelty, owner, 702 N. Otter Creek Street, to allow for the demolition of an existing residential house and the construction of a new residential garage only; seconded by Hatzler.

ROLL: Ayes: Godfrey, Gubbels, Hatzler, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

Kent Ellsworth - asked the question, "What is a residential garage and will it be placed in the center of the lot. Mr. Pedelty replied it would be placed in the SW corner of the lot.

Linda Underwood - Worked for the city for a number of years and remembers how hard the Plan Commission fought in 2004 to stop garages being built on empty lots without homes on them. They created codes to prevent this from happening. Afraid this will set a precedent.

Palm stated that a person cannot build a garage and then tear down home. There is code preventing that

situation now. Staff opinion is a restriction should be added that the garage must be built so a residential house can be built on the lot in the future.

After discussion, Chairman Patterson requested a motion and second to close the public hearing regarding 702 N. Otter Creek Street.

MOTION: Gubbels made a motion to close the public hearing to grant a special use permit to Scott Pedelty, owner, 702 N. Otter Creek Street, to allow for the demolition of an existing residential house and construction of a new residential garage only; seconded by Hatzer.

ROLL: Ayes: Godfrey, Gubbels, Hatzer, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

6. **PLAN COMMISSION RECOMMENDATION 2018-14.** Recommending approval and granting of a "special use permit" under the provision of Chapter 17, 17.16.010 to allow for the demolition of an existing residential house and the construction of a new residential garage only for property legally described as: Lot 8 in Block 1 of the Broadway 3rd Addition to the City of Streator, commonly known as 702 N. Otter Creek Street.

Chair Patterson requested a motion and second to approve and grant a special use permit to Scott Pedelty to allow for the demolition of an existing residential house and the construction of a new residential garage only.

MOTION: Godfrey made a motion to grant the special use permit to Scott Pedelty, owner, 702 N. Otter Creek Street, to allow for the demolition of an existing residential house and construction of a new residential garage only; seconded by Gubbels.

ROLL: Ayes: Godfrey, Gubbels, Pierce, Strabala and Chairman Patterson.
Nays: Hatzer.
Absent: Chalkey.

7. **PLAN COMMISSION RECOMMENDATION 2018-15.** Recommending approval and granting of an award of a "Facade Grant" to BPO Elks Lodge, owner 202 N. Park Street, in the amount of \$14,480.

Palm presented this item to the Plan Commission. Discussion that followed:

- The Facade Grant requires the work being done is on the store front and the north side of the building does not fall into this category.
- The windows being replaced are not grant eligible, so does the awning being replaced make this project grant eligible?

Chairman Patterson requested a motion and second to approve and grant a façade award to BPO Elks Lodge for the amount of \$14,480.

THERE WAS NO MOTION MADE TO PASS THIS RECOMMENDATION.

8. **PLAN COMMISSION RECOMMENDATION 2018-16.** Recommending approval and permission to alter the "Facade Grant" awarded to Bill Schmitt, owner of property, 311 E. Main Street, in the amount of \$15,000 approved by City Council on October 18, 2017.

Palm presented this item to the Plan Commission explaining that Bill Schmitt owner, 311 E. Main Street, would like to use the artist Ray Paseka, to paint windows on the second floor. Chairman Patterson requested a motion and second to grant permission to Bill Schmitt to paint murals on the second floor.

MOTION: Gubbels made a motion to grant permission to Bill Schmitt, owner, 311 E. Main St., to paint windows on the second floor with the façade grant awarded to him on October 18, 2017; seconded by Hatzer.

ROLL: Ayes: Godfrey, Gubbels, Hatzer, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

STATUS REPORTS: Palm updated the Commission on outstanding façade grants.

COMMENTS: None.

ADJOURNMENT: Chairman Patterson requested a motion and second to adjourn the meeting.

MOTION: Gubbels made a motion to adjourn the meeting; seconded by Godfrey.

ROLL: Ayes: Godfrey, Gubbels, Hatzer, Pierce, Strabala and Chairman Patterson.
Absent: Chalkey.

TIME: 6:40 P.M.


Patricia L. Henderson, City Clerk

OFFICE MEMORANDUM

TO City Manager 
FROM Community Development Director
SUBJECT February 2019 Plan Commission Meeting
DATE February 4, 2019

Streator Industrial Park III Subdivision

Enclosed with this memo please find a proposed final plat of the Streator Industrial Park III subdivision located along Livingston Road. Pursuant to Section 16.08 "Procedures and Administration" of the City's subdivision code the property owners, SACCI Industrial Development, Inc., have filed this proposed final plat to reconfigure the existing plated lot lines within the industrial park.

Also enclosed with this memo please find a complete Final Plat checklist showing that all required information for the plat has been provided and is in conformance with the applicable City codes. Based on this I recommend approval of the Final Plat.

PLAN COMMISSION RECOMMENDATION 2019-01

APPROVING A FINAL PLAT OF THE STREATOR INDUSTRIAL PARK III
SUBDIVISION LOCATED ALONG LIVINGSTON ROAD, STREATOR,
ILLINOIS.

WHEREAS, SACCI Industrial Development, Inc., has petitioned the City of Streator for approval of a plat of subdivision; and

WHEREAS, approval of the final plat of Streator Industrial Park III Subdivision located along Livingston Road, Streator, Illinois has been reviewed and found to be in substantial conformity of the codes and ordinances, of the City of Streator, including the City of Streator Subdivision Ordinance and Streator Zoning Ordinance.

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

Section 1: That a final plat of the Streator Industrial Park III subdivision located along Livingston Road, an industrial development, be and the same approved.

Section 2: That the Chairman of the Plan Commission is hereby authorized, empowered, and directed to execute said final plat of Streator Industrial Park III in the form and content of Exhibit "A", which is attached hereto and made a part hereof.

Passed by the Plan Commission of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof on **February 12, 2019** 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				
Richard Pierce				
Doug Patterson				
Jeanette Strabala				



FINAL PLAT CHECKLIST

Development Name Streator Industrial Park III

FINAL PLAT Yes or No

General Data

Table with 2 columns: Question, Yes or No. Rows include: Is the Development name shown? (Y), Is the Developer's name and address shown? (Y), Is the Development's legal description shown? (Y), Is the drawing scale shown to be larger than 1:100? (Y), Is true north designated? (Y), Are the municipal, township, county, and section lines shown? (Y), Are the true angles and distances to nearest established street lines/monuments shown? (Y), Are the existing reference markers used for design denoted? (Y), Is the Owner's Certificate included? (Y), Is the Irrevocable Offers of Dedication Form included? (Y), Is the Notary Republic Certificate included? (Y), Is the Surveyor's Certificate included? (Y), Is the County Clerk's Certificate included? (Y), Is the Certificate of the City Council Included included? (Y), Is the City Clerk's Certificate included? (Y), Is the Roadway Access and Sewage Disposal Systems Form included? (Y), Is the Drainage Engineer Certificate included? (Y)

Site Data

Table with 2 columns: Question, Yes or No. Rows include: Is the Development site properly delineated? (Y), Is the Development tract dimensioned? (Y), Are all proposed lots dimensioned and numbered? (Y), Do they meet design standards? (Y), Is the current and proposed zoning indicated on the plan? (Y), Are existing features such as roads, buildings, and bodies of water shown? (N), Are proposed or existing deed restrictions shown? (N/A), Are proposed locations and areas of public lands to be dedicated shown? (Y), Are any proposed easements shown? (Y), Do they meet design standards? (Y), Are the proposed building setbacks shown? (N/A), Do they meet design standards? (Y)

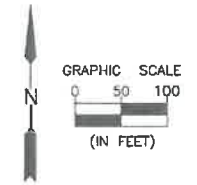
Engineering Data

Table with 2 columns: Question, Yes or No. Rows include: Are the proposed right-of-way and street widths shown? (Y), Do they meet design standards? (Y), Are the required stormwater detention areas and flood routes shown? (N/A)

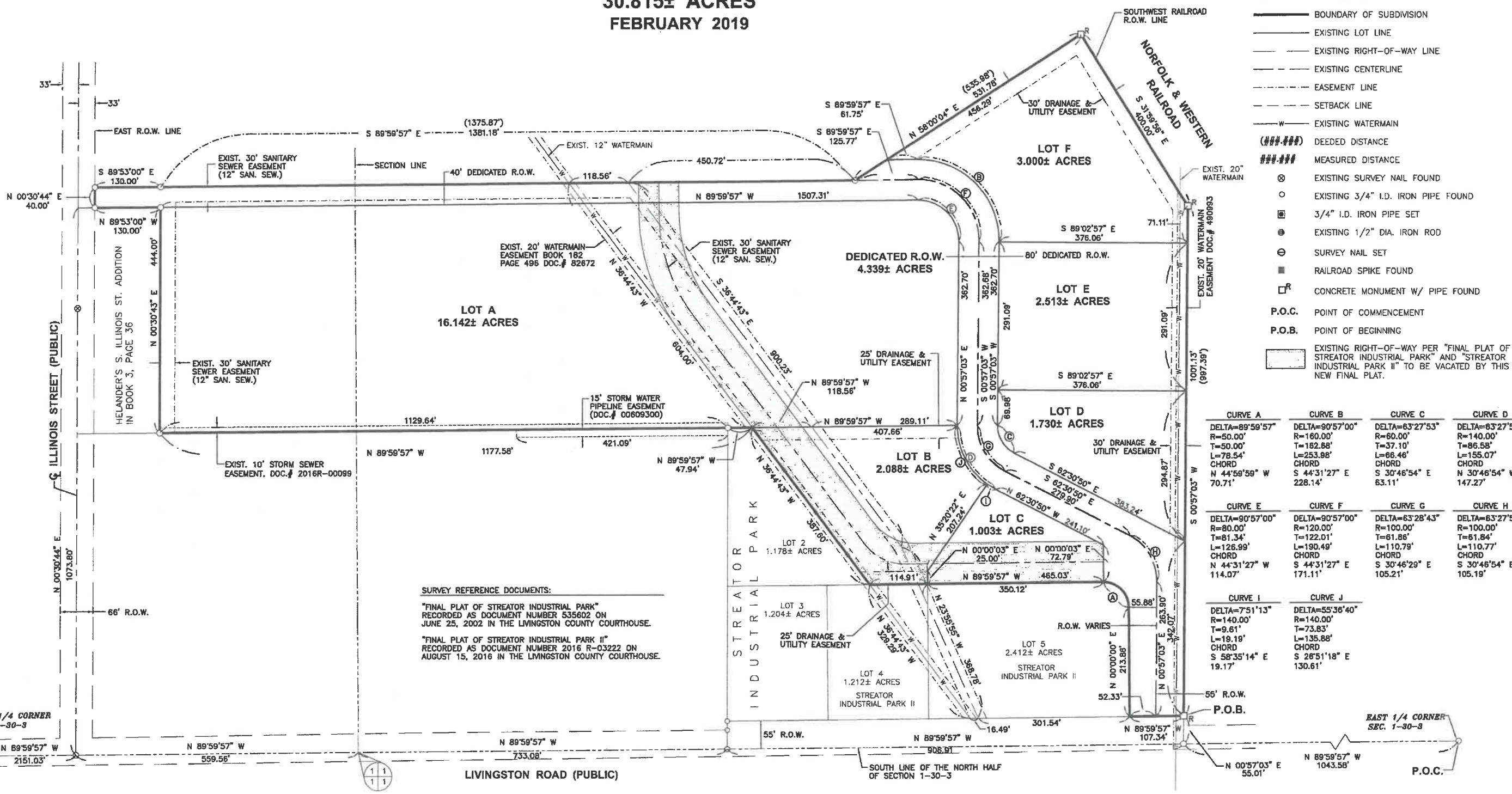
Review completed by [Signature]

Does reviewer recommend approval of the plat? YES

FINAL PLAT FOR STREATOR INDUSTRIAL PARK III PART OF THE NORTH HALF OF SECTION 1 TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN LIVINGSTON COUNTY, ILLINOIS 30.815± ACRES FEBRUARY 2019



- LEGEND**
- SECTION LINE
 - BOUNDARY OF SUBDIVISION
 - EXISTING LOT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CENTERLINE
 - EASEMENT LINE
 - SETBACK LINE
 - EXISTING WATERMAIN
 - #### DEEDED DISTANCE
 - ##### MEASURED DISTANCE
 - ⊙ EXISTING SURVEY NAIL FOUND
 - EXISTING 3/4" I.D. IRON PIPE FOUND
 - ⊠ 3/4" I.D. IRON PIPE SET
 - EXISTING 1/2" DIA. IRON ROD
 - ⊙ SURVEY NAIL SET
 - RAILROAD SPIKE FOUND
 - ⊠ CONCRETE MONUMENT W/ PIPE FOUND
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - EXISTING RIGHT-OF-WAY PER "FINAL PLAT OF STREATOR INDUSTRIAL PARK" AND "STREATOR INDUSTRIAL PARK II" TO BE VACATED BY THIS NEW FINAL PLAT.



CURVE A	CURVE B	CURVE C	CURVE D
DELTA=89°57'57"	DELTA=90°57'00"	DELTA=63°27'53"	DELTA=63°27'53"
R=50.00'	R=160.00'	R=60.00'	R=140.00'
T=50.00'	T=182.88'	T=37.10'	T=86.58'
L=78.54'	L=253.88'	L=68.46'	L=155.07'
CHORD	CHORD	CHORD	CHORD
N 44°58'59" W	S 44°31'27" E	S 30°46'54" E	N 30°46'54" W
70.71'	228.14'	63.11'	147.27'

CURVE E	CURVE F	CURVE G	CURVE H
DELTA=90°57'00"	DELTA=90°57'00"	DELTA=63°28'43"	DELTA=63°27'53"
R=80.00'	R=120.01'	R=100.00'	R=100.00'
T=81.34'	T=122.01'	T=61.86'	T=61.84'
L=128.99'	L=190.49'	L=110.79'	L=110.77'
CHORD	CHORD	CHORD	CHORD
N 44°31'27" W	S 44°31'27" E	S 30°46'29" E	S 30°46'54" E
114.07'	171.11'	105.21'	105.19'

CURVE I	CURVE J
DELTA=7°51'13"	DELTA=55°36'40"
R=140.00'	R=140.00'
T=9.61'	T=73.83'
L=19.19'	L=135.88'
CHORD	CHORD
S 58°35'14" E	S 28°51'18" E
19.17'	130.61'

SURVEY REFERENCE DOCUMENTS:

"FINAL PLAT OF STREATOR INDUSTRIAL PARK" RECORDED AS DOCUMENT NUMBER 535602 ON JUNE 25, 2002 IN THE LIVINGSTON COUNTY COURTHOUSE.

"FINAL PLAT OF STREATOR INDUSTRIAL PARK II" RECORDED AS DOCUMENT NUMBER 2016 R-03222 ON AUGUST 15, 2016 IN THE LIVINGSTON COUNTY COURTHOUSE.

NOTE: IRON PIPE SET AT ALL CORNERS EXCEPT AS NOTED

NOTE: MINIMUM BUILDING SETBACKS FOR M-2 HEAVY MANUFACTURING ZONE PER CITY OF STREATOR ZONING ORDINANCE:

REAR YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 10 FEET
FRONT YARD SETBACK - NONE REQUIRED

CHAMLIN ASSOCIATES, INC.
PERU MORRIS ILLINOIS

DRAWN BY: DS	LEVEL	BY	DATE	REVISIONS	DESCRIPTION
CHECKED BY: KWH					
DATE: 02/05/2019					

FINAL PLAT	CURRENT AS OF: 02/05/2019	
	SCALE: AS NOTED	SHEET 1
	FILE NO.: 3890.01 Y-	OF 2

CHAMLIN & ASSOCIATES, INC. © 2019
Drawing Name: C:\Users\j3859-01\Documents\2019-plat\mca\GDV\FINAL-PLAT.dwg
Last Modified: Friday, January 25, 2019 3:51:56 PM
Plotted On: Tuesday, February 05, 2019 4:25:23 PM
By: Debbie Story

FINAL PLAT
FOR
STREATOR INDUSTRIAL PARK III
PART OF THE NORTH HALF OF SECTION 1
TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN
LIVINGSTON COUNTY, ILLINOIS
30.815± ACRES
FEBRUARY 2019

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF LASALLE) SS

I, Kevin W. Heitz, Professional Land Surveyor, hereby certify under my official seal that the above and foregoing is a true and correct plat of a survey of Streator Industrial Park III, City of Streator, Livingston County, Illinois, more particularly described as follows:

That part of the North Half of Section 1, Township 30 North, Range 3 East of the Third Principal Meridian, Livingston County, Illinois, described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 1; thence North 89° 59' 57" West along the East-West Centerline of said Section for a distance of 1,043.56 feet; thence North 00° 57' 03" East for a distance of 55.01 feet to a Point on the North Right-of-Way Line of Livingston Road and the Point of Beginning; thence North 89° 59' 57" West along said North Right-of-Way Line for a distance of 107.34 feet to the Southeast Corner of Lot 5 in Streator Industrial Park II; thence North 00° 00' 00" East along the East Line of said Lot 5 for a distance of 213.86 feet; thence in a Northwesterly direction along said Lot 5 for a distance of 78.54 feet along a 50.00 foot radius curve to the left whose chord bears North 44° 59' 59" West 70.71 feet; thence North 89° 59' 57" West along the North Line of said Lot 5 for a distance of 350.12 feet to the Northeast Corner of Lot 4 in Streator Industrial Park II; thence continuing North 89° 59' 57" West along the North Line of said Lot 4 for a distance of 114.91 feet to the Southeast Corner of Lot 2 in Streator Industrial Park; thence North 36° 44' 43" West along the East Line of said Lot 2 for a distance of 387.80 feet to the Northeast Corner of said Lot 2; thence North 89° 59' 57" West along the North Line of said Lot 2 for a distance of 47.94 feet to the Northwest Corner of said Lot 2; thence continuing North 89° 59' 57" West for a distance of 1,129.64 feet; thence North 00° 30' 43" East for a distance of 444.00 feet; thence North 89° 53' 00" West for a distance of 130.00 feet to a Point on the East Right-of-Way Line of Illinois Street; thence North 00° 30' 44" East along the East Right-of-Way Line of said Illinois Street for a distance of 40.00 feet; thence South 85° 53' 00" East for a distance of 130.00 feet; thence South 89° 59' 57" East for a distance of 1,381.18 feet (1,375.67 feet by deed); thence North 58° 00' 04" East for a distance of 531.78 feet (535.98 feet by deed) to a Point on the Southwest Right-of-Way Line of the abandoned Norfolk and Western Railroad; thence South 31° 59' 56" East along the Southwest Right-of-Way Line of said abandoned Norfolk and Western Railroad for a distance of 400.00 feet; thence South 00° 57' 03" West for a distance of 1,001.13 feet (997.38 feet by deed) to the Point of Beginning; said tract containing 30.815 acres, more or less.

No part of the property shown on this plat of subdivision is located within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency (FEMA).

Dated this 5th day of FEBRUARY, A.D., 2019

[Signature]
 Kevin W. Heitz
 Professional Land Surveyor
 Number 035-003708



DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF LASALLE) SS

I, Kevin W. Heitz, a Professional Engineer, duly licensed under the laws of the State of Illinois, and SACCI Industrial Development, Inc. as Owner of Streator Industrial Park III, City of Streator, Livingston County, Illinois, do hereby certify that to the best of our knowledge and belief that Streator Industrial Park III, City of Streator, Livingston County, Illinois, has been designed so that there is no change in the drainage of surface water by the construction of said subdivision or any part thereof or that if such surface water drainage is changed, reasonable provision has been made for collection and diversion of such surface waters so that the adjoining land will not be damaged.

Dated this 5th day of FEBRUARY, A.D., 2019

[Signature]
 Kevin W. Heitz, P.E. No. 062-053759



SACCI INDUSTRIAL DEVELOPMENT, INC.

Everett Solon, President

Jack Dzuris, Secretary

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF LASALLE) SS

This is to certify that the undersigned are designated representatives of the Owner of the land described in the annexed plat, and they have caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

The undersigned hereby dedicates for public use the lands shown on this plat for thoroughfares, streets, alleys, and public services; and hereby reserves easements for public utilities not for blanket coverage, but confined to specific utilities easements as shown on plat.

Dated this _____ day of _____, A.D., _____

SACCI INDUSTRIAL DEVELOPMENT, INC.

Everett Solon, President

Jack Dzuris, Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF _____) SS

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Everett Solon, President and Jack Dzuris, Secretary of SACCI Industrial Development, Inc., personally known to be to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____

Notary Public

RESOLUTION FOR FINAL APPROVAL OF PLAT

WHEREAS, the Council has been requested to give final approval to the Plat of Streator Industrial Park III, Part of the North Half of Section 1, Township 30 North, Range 3 East of the Third Principal Meridian, City of Streator, Livingston County, Illinois; and

WHEREAS, it appears to the Council that the plat conforms with all requirements of statute and with all applicable municipal regulations and has received the approval of the Streator Plan Commission.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Streator that the plat above described is given final approval.

ADOPTED: _____, A.D., _____

APPROVED: _____ ATTEST: _____
 Mayor City Clerk

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF LASALLE & LIVINGSTON) SS
 CITY OF STREATOR)

I, Patricia Henderson, City Clerk of the City of Streator, Illinois, do hereby certify that there are no unpaid special assessments or special taxes levied against the tract of land or any part thereof in the plat on which this Certificate is attached.

Dated this _____ day of _____, A.D., _____

Patricia Henderson

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF LIVINGSTON) SS

I, _____ County Clerk of Livingston County, State of Illinois, do hereby certify that on the _____ day of _____, there are no delinquent general taxes unpaid, special assessments, or delinquent special assessments, against the tract of land shown on the plat attached to this certificate and described in the Certificate of the Surveyor attached hereto and to said plat.

County Clerk
 Livingston County

P.I.N. 01-01-251-009

(SEAL OF SAID COUNTY)



DRAWN BY: DS	REVISIONS			
CHECKED BY: KWH	LEVEL	BY	DATE	DESCRIPTION
DATE: 02/05/2019				

FINAL PLAT	CURRENT AS OF: 02/05/2019	
	SCALE: AS NOTED	SHEET 2
	FILE NO.: 3690.01 Y--	OF 2