



**AGENDA  
PLAN COMMISSION  
CITY OF STREATOR  
CITY HALL OFFICES 204 S BLOOMINGTON STREET  
STREATOR, IL 61364  
SEPTEMBER 11, 2018 - 6:00 P.M.**

**CALL TO ORDER:**

**ROLL CALL:**

**MINUTES:** Approval of the minutes of the regular meeting of AUGUST 7, 2018.

**PUBLIC FORUM:**

**NEW BUSINESS**

1. **PUBLIC HEARING.** On the petition of Tim Baietto, petitioning to change the zoning and amend the zoning map for property legally described as: Main Street Addition to the City of Streator, Lot 9 in Block 14, commonly known as 108 Colorado Avenue, from "R1-B Single-Family Residential" to "C-3 General Commercial" zoning district under the provisions of the Streator municipal code of ordinance zoning code.
2. **PLAN COMMISSION RECOMMENDATION 2018-10.** Recommending approval of a change in zoning and amending the district zoning map for property described as Main Street Addition to the City of Streator, Lot 9 in Block 14, commonly know as 108 Colorado Avenue, Streator, Illinois from "R-1B Single-Family Residential" to "C-3 General Commercial" zoning district under the provisions of the Streator municipal code of ordinances zoning code.

**STATUS REPORTS:**

**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  
AUGUST 7, 2018 - 6:00 P.M.**

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

**ROLL CALL:** Members present: Godfrey, Gubbels, Pierce and Patterson.  
Members absent: Chalkey, Hatzer and Strabala.  
Also present: Jeremy Palm, City Engineer and Patricia Henderson, City Clerk.

**MINUTES:** Approval of the minutes of the regular meeting of June 12, 2018.  
Chairman Patterson requested a motion and second to approve the minutes of the June 12, 2018 meeting.

**MOTION:** Godfrey made a motion to approve the minutes; seconded by Pierce.

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

**PUBLIC FORUM:** There were no public comments.

**NEW BUSINESS**

1. **PLAN COMMISSION RECOMMENDATION 2018-09.** Recommending approval and granting an award of a "FACADE GRANT" to Richard Huffines, owner, 110 North Monroe Street, in the amount of \$15,000.00.  
Palm presented this item to the Commission. He noted that this mural will be done by Ray Paseka, the same artist that did the Heritage Park Mural. Chairman Patterson asked the Commission if there were any questions. He called for a motion and second to approve the recommendation.

**MOTION:** Godfrey made a motion to approve and fund the recommendation; seconded by Gubbels

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

**STATUS REPORTS:**

- Palm updated the Commission on the Facade Grant Program. The rezoning passed in 2017 for Golf Road Villas expired due to no construction on the site.
- Hollybrook Memory Center will begin construction when the new TIF District is complete.

**COMMENTS:** Palm will check on the status of Don's furniture and the Majestic's progress for the next meeting.

**ADJOURNMENT:**

With no further business to discuss, Chairman Patterson called for a motion and second to adjourn the meeting.

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

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

**TIME ADJOURNED:** 6:10 P.M.

  
Patricia L. Henderson, City Clerk

## OFFICE MEMORANDUM

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**TO** City Manager  
**FROM** Community Development Director  
**SUBJECT** September Plan Commission Meeting  
**DATE** September 8, 2018

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### **108 N Colorado Street Rezoning Application**

Enclosed with this memo please find an application to rezone 108 N Colorado Avenue from R-1B to C-3, General Commercial.

This application is being presented by Tim Baietto as the owner to amend the property's zoning classification to a designation that will allow for the use of the property as a parking lot for his property at 109 Iowa Avenue.

In reviewing this application staff noted that:

1. The subject property abuts a current C-3, General Commercial district to the west and south; and
2. The existing vacant residence on the site will be demolished if the rezoning is granted; and
3. A privacy fence will be required by code on the north side of the lot if it is utilized as a parking lot

After a meeting with the petitioner where he stated his intention to install the required fencing staff finds no code issues that need to be overcome to allow for the approval of the rezoning request.

PLAN COMMISSION RECOMMENDATION 2018-10

RECOMMENDING APPROVAL OF A CHANGE IN ZONING AND AMENDMENT OF THE DISTRICT ZONING MAP FOR PROPERTY DESCRIBED AS MAIN STREET ADDITION TO THE CITY OF STREATOR, LOT 9 IN BLOCK 14, COMMONLY KNOWN AS 108 COLORADO AVENUE, STREATOR, ILLINOIS, FROM "R-1B SINGLE RESIDENTIAL" TO "C-3 GENERAL COMMERCIAL" ZONING DISTRICT UNDER THE PROVISIONS OF THE STREATOR MUNICIPAL CODE OF ORDINANCES ZONING CODE.

WHEREAS, Tim Baietto, owner, has filed a petition requesting a change in the zoning and amendment of the district zoning map of the City of Streator from "R1-B" Single-Family Residential to "C-3" General Commercial zoning district under the provisions of Section 17.32.010, Class 1.000 Use 1.420 for property legally described as:

Main Street Addition to the City of Streator, Illinois, Lot 9 in Block 14, commonly known as 108 Colorado Avenue. Tax ID# 33-25-431-009

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 September, 2018; and

WHEREAS, a public hearing on said petition was held pursuant to a notice of public hearing published in a newspaper of general circulation on August 25, 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 resolved by the Plan Commission of the City of Streator, LaSalle and Livingston Counties, Illinois, as follows:

Section 1: That a petition filed by property owner, Tim Baietto, Streator, Illinois, seeking a change in zoning and amendment to the district zoning map of the City of Streator for property as legally described above from "R-1B" Single-Family Residential zoning district to "C-3" General Commercial, under the provisions of Section 17.32.010, Class 1.000 Use 1.420 of the Municipal Code of the City of Streator for property commonly known as Main Street Addition to the City of Streator, Lot 9 in Block 14, commonly known as 108 Colorado Avenue, current residence is not occupied and will allow for daily parking for local business and will make a positive impact within the community of Streator, be and the same is hereby recommended by the Plan Commission of the City of Streator.

Section 2: That the Plan Commission of the City of Streator finds 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 meeting of the Plan Commission held on the 11<sup>th</sup> day of September 2018 and following a public hearing conducted pursuant to notice of public hearing published on August 25, 2018 in a newspaper of general circulation in the City of Streator as required by law.

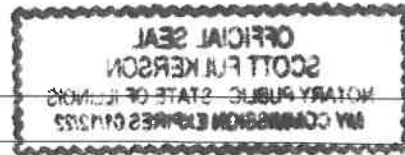
**City of Streator**  
204 S. Bloomington Street  
Streator, Illinois 61364  
815/672-2517 fax 815/672-7566



**Application to Zone or Rezone**

Petitioner: Tim Baietto Telephone: 815-674-0505  
Mailing Address: 109 Iowa Ave. Fax: \_\_\_\_\_  
Property Address or Common Location: 108 Colorado Ave.

1. Application fee is \$300.00, unless submitted at the same time as a special use 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 to zone or rezone the property that is described in the attached legal description of the property (must be type written). The following additional information must be provided:



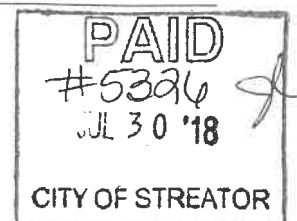
- a.  Subdivision Name (if applicable): \_\_\_\_\_
- b.  Property Tax ID #: 33-25-431-009
- c.  Street address or common location: 108 Colorado Ave.
- d.  Area of the property: Entire lot
- e.  Jurisdiction and current zoning district: Streator R-1B Street Family
- f.  The proposed zoning district: Same As 109 Iowa - C-3 -
- g.  Attach an accurate map of the property to be zoned or rezoned.

3. What is the reason for this zoning petition? Re zoning residential to commercial for parking lot

4.  Yes  No Is the property located in the flood hazard area (flood plain or flood way)?
5.  Yes  No Is the proposed use in conformance with the City's Zoning Code?

6. How will the proposed use impact existing and future land uses? \_\_\_\_\_  
Current residence is not occupied and will allow for daily parking for local business

7. How will the proposed use impact adjacent property values? \_\_\_\_\_  
It should not negatively impact any property values



**CITY OF STREATOR  
204 SOUTH BLOOMINGTON STRET  
STREATOR, ILLINOIS 61364  
Phone (815) 672-2517  
Fax (815) 672-7566**

**DATE:** August 23, 2018  
**TO:** Chrissy Wawerski  
Classified Media Sales Representative  
**FROM:** Patricia L. Henderson  
City of Streator  
**RE:** Legal Notice to be Run

Please run the legal notice as shown below, one (1) time; as soon as possible. Please send a certificate of publication with the invoice. If you have any questions, do not hesitate to call.

Thank you,  
Patti

**LEGAL NOTICE**  
**PUBLIC HEARING**

Notice is hereby given that on Tuesday, September 11, 2018, at 6:00 p.m. in the City Hall Council Chambers, 204 S. Bloomington Street, Streator, IL, the City of Streator Plan Commission will convene a public hearing on the petition of Tim Baietto to change the zoning of property legally described as:

Main Street Addition to the City of Streator, Lot 9 in Block 14, commonly known as 108 Colorado Avenue.

from "R-1B Single Family Residential" to "C-3 General Commercial" under the provisions of the Streator Municipal Code of Ordinances Zoning Code.

Written and oral testimony and comments may be made to the Streator Planning Commission on September 11, 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 S. Bloomington St., Streator, IL 61364

Jeremy Palm  
Dir. Of Community Dev.

# City of Streator



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

(815)

September 5, 2018

RE: Public Hearing Notice – Rezoning Property – 108 Colorado Avenue  
Main Street Addition to the City of Streator, Lot 9 in Block 14, commonly known as 108  
Colorado Avenue, LaSalle County, Illinois.

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 September 11, 2018 in the City Council Chambers of City Hall, 204 South Bloomington Street, Streator on the petition by the Tim Baietto to change the zoning and amend the district zoning map from “R-1B Single-Family Residential” to “C-3 General Commercial “zoning district under the provisions of Streator Municipal Code of Ordinances Zoning Code. The property is legally described as follows:

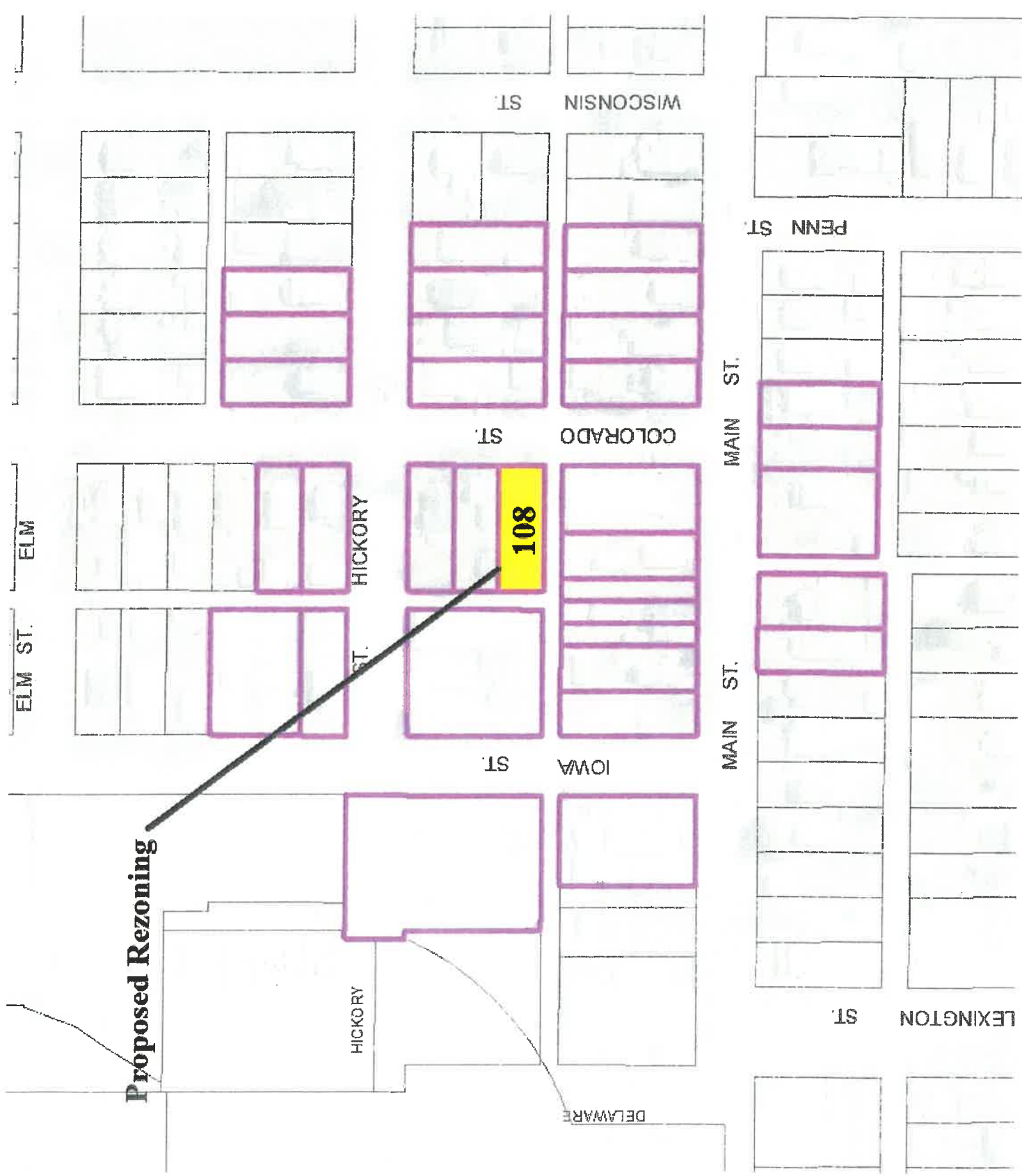
Main Street Addition to the City of Streator, Illinois, Lot 9 in Block 14, commonly known as 108  
Colorado Avenue. (Tax ID 33-25-431-009)  
(Please see attached map)

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,

Jeremy Palm  
Dir. of Community Development



**Proposed Rezoning**

**108**

ELM

ELM ST.

HICKORY

HICKORY ST.

ST.

COLORADO

ST.

WISCONSIN

MAIN ST.

MAIN ST.

PENN ST

ST.

LEXINGTON

DELAWARE





CITY OF STREATOR FAÇADE GRANTS

| Grant Application | Submission Date | Address                                      | Total Project Amount | Grant Amount | Paid | Status   |
|-------------------|-----------------|--|----------------------|--------------|------|--|
| 1                 | 2014            | 221 E Main<br>(Veranda)                      | \$22,715.00          | \$7,907.25   | Y    | Work Complete. Work involved roof repair, tuckpointing, installation of an awning.                               |
| 2                 | 2014            | 110 S Bloomington (Former<br>Aschinger Elec) | \$56,000.00          | \$10,000.00  | Y    | Work Complete. Work involved new roof and brick work.  |
| 3                 | 2014            | 311 E Main<br>(Don's Furniture)              | \$69,589.00          | \$8,294.00   | Y    | Work Complete. Work involved masonry repair.   |
| 4                 | 2014            | 303 E Main<br>(Edward Jones)                 | \$16,241.75          | \$6,962.76   | Y    | Work Complete. Work involved roof repair and tuckpointing.   |
| 5                 | 2014            | 317 E Main<br>(Former JC Penny)              | \$29,510.00          | \$10,000.00  | Y    | Work Complete. Work involved roof repair and installation of sheet metal façade along Vermilion Street.          |
| 6                 | 2014            | 322 E Main<br>(Picture Perfect K9)           | \$27,000.00          | \$10,000.00  | Y    | Work Complete. Work involved tuckpointing and painting.  |
| 7                 | 2015            | 124 S Sterling<br>(Justin Proud)             | \$22,500.00          | \$15,000.00  | Y    | Work Complete. Work involved replacement of entire front façade.   |
| 8                 | 2015            | 121 E Main<br>(Bob and Jody Ogle)            | \$34,000.00          | \$15,000.00  | Y    | Work Complete. Work involved renovation of north and east facades.   |
| 9                 | 2015            | 132 S Bloomington<br>(Salvation Army)        | \$9,052.00           | \$7,241.60   | Y    | Work Complete. Work involved tuckpointing, installation of awning, and signage.                                  |
| 10                | 2015            | 125 N Park<br>(Former Canale Bldg)           | \$40,620.00          | \$15,000.00  | Y    | Work Complete. Work involved installation of all new windows.  |
| 11                | 2016            | 216 E Main<br>(Flowers Plus)                 | \$18,997.95          | \$15,000.00  | N    | Work ongoing. Remaining work involves installation of awning. Projected completion summer 2018.                  |
| 12                | 2016            | 202 N Park<br>(Elks)                         | \$18,000.00          | \$15,000.00  | Y    | Work Complete. Work involved new windows, railing, and signage work.   |
| 13                | 2016            | 417 E Main<br>(Toni Pettit)                  | \$16,600.82          | \$13,260.66  | Y    | Work complete. Work involved new front entrance and painting.  |
| 14                | 2016            | 113 N Sterling<br>(Streator Upholstery)      | \$11,675.00          | \$14,539.20  | N    | Grant not to be utilized. After review of final costs applicant elected not to proceed with grant required work. |
| 15                | 2017            | 212 E Main<br>(Zavada)                       | \$18,327.49          | \$14,661.99  | Y    | Work Complete. Work involved new windows and door, awning installation and painting.                             |
| 16                | 2017            | 121 N Vermilion<br>(Majestic)                | \$24,230.50          | \$15,000.00  | N    | Work ongoing. Projected completion fall 2018.  |
| 17                | 2017            | 110 E Hickory<br>(Chad Lucas)                | \$150,000.00         | \$15,000.00  | Y    | Work Complete. Work involved replacement of both north and south facades.  |
| 18                | 2017            | 123 S Monroe<br>(Mike Gulo)                  | \$18,750.00          | \$15,000.00  | Y    | Work Complete. Work involved complete replacement of front façade and awning work.                               |
| 19                | 2017            | 311 E Main<br>(Don's Furniture)              | \$18,750.00          | \$15,000.00  | N    | Work yet to begin. Projected completion fall 2018.   |
| 20                | 2017            | 320 E Main<br>(SACCI)                        | \$64,450.00          | \$15,000.00  | Y    | Work Complete. Work involved complete replacement of front façade.   |
| 21                | 2017            | 317 E Main<br>(Streator Marketplace)         | \$18,750.00          | \$15,000.00  | Y    | Work complete. Work involved removal of metal façade, new windows, and awning.                                   |
| 22                | 2018            | 304-306 E Main<br>(Former Thrifty Drug)      | \$19,890.54          | \$15,000.00  | Y    | Work complete. Work involved painting of upper story and window installation.                                    |
| 23                | 2018            | 125 N Park<br>(Sticks & Stone)               | \$22,216.00          | \$15,000.00  | N    | Work yet to begin. Projected completion fall 2018.   |
| 24                | 2018            | 314 E Main (H&H)<br>Mercantile               | \$12,500.00          | \$10,000.00  | N    | Work ongoing. Projected completion fall 2018.  |
| 25                | 2018            | 308 E Main<br>(Bromley & Brown)              | \$30,975.00          | \$15,000.00  | N    | Work ongoing. Projected completion summer 2018.  |
| 26                | 2018            | 419 E Main<br>(Balanced Spirit)              | \$15,000.00          | \$12,000.00  | N    | Work ongoing. Projected completion summer 2018.  |
| 27                | 2018            | 113 W Main<br>(Teke's Lounge)                | \$22,119.00          | \$15,000.00  | N    | Work ongoing. Projected completion fall 2018.  |
| 28                | 2018            | 110 N Monroe<br>(Monroe Tap)                 | \$33,410.00          | \$15,000.00  | N    | Work ongoing. Projected completion fall 2018.  |