

ORDINANCE 2020-04

APPROVAL AND ISSUANCE OF A “SPECIAL USE” PERMIT TO EUGENE AND JODY BODZNICK, PROPERTY OWNERS, ALLOWING OPERATION OF AN ADULT USE CANNABIS CRAFT GROWER FACILITY AT PROPERTY COMMONLY KNOWN AS 1105 WEST MAIN STREET (JOHN AND JOE FLORIST)

WHEREAS, Eugene and Jody Bodznick have filed a petition seeking issuance of a “special use” permit to allow the operation of an Adult Use Cannabis Craft Grower facility (the “Petition”) at the property legally described as:

Lots 1, 2, 3, 4, 5, 8, 9 and 10 in Block 1 of Sawyer’s Addition to the City of Streator and Lots 11 and 12 in H.J. Woods Addition to the City of Streator, all lots being situated in Eagle Township, LaSalle County, Illinois,

and commonly known as 1105 West Main Street, Streator, Illinois, the location of a business known as John and Joe Florist (the “Subject Property”).

WHEREAS, a public hearing on the Petition was held on February 11, 2020 by the Plan Commission of the City of Streator, pursuant to a notice of public hearing published in a newspaper of general circulation on January 25, 2020 as required by law.

WHEREAS, at its February 11, 2020 meeting, the Plan Commission considered the Petition, all evidence, both written and oral presented at the public hearing, and the report from City staff.

WHEREAS, at its February 11, 2020 meeting, the Plan Commission adopted Recommendation 2020-05 recommending that the Streator City Council approve a “special use” permit to allow for an Adult Use Cannabis Craft Grower facility at the Subject Property, subject to such special conditions as the City Council shall determine, in addition to the conditions set forth in Section 4 of Recommendation 2020-05.

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 use permit as provided for 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: ADOPTION OF FINDINGS OF FACT BY THE PLAN COMMISSION. The City Council hereby determines the findings stated in Plan Commission Recommendation 2020-05 are true and correct and incorporate the findings into this Ordinance by this reference.

Section 3: SPECIAL USE PERMIT GRANTED. The Petition filed by Eugene and Jody Bodznick requesting issuance of a “special use” permit to allow the operation of an Adult Use Cannabis Craft Grower facility under the provisions of Section 17.32.100, Class 23.00, Use 23.100 of the City’s Zoning Title at property zoned C-3 General Commercial and legally described as:

Lots 1, 2, 3, 4, 5, 8, 9 and 10 in Block 1 of Sawyer’s Addition to the City of Streator and Lots 11 and 12 in H.J. Woods Addition to the City of Streator, all lots being situated in Eagle Township, LaSalle County, Illinois

PIN: 32-39-102-011 and 32-39-103-007

and commonly known as 1105 West Main Street, Streator, Illinois is granted subject to the following conditions imposed by the City Council.

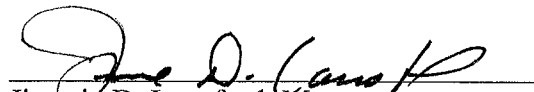
- (a) The final site plan documents for the facility shall include screening along the south property line of the Subject Property.
- (b) The final site plan documents for the facility shall provide for the paving of the parking along Main Street in accordance with Section 17.52.070 of the Streator Municipal Code.
- (c) Before operation as a recreational cannabis craft grower, final site plan documents to include a detailed parking plan and site plan documents for a facility for up to 5,000 square feet of flowering plants shall be submitted and approved by the City Engineer and Community Development Department and comply with all provisions of the City’s Zoning Code for a special use for an adult-use recreational cannabis craft grower.
- (d) Before operation as a recreational cannabis craft grower, construction activities on the Subject Property shall be conducted in a manner approved by the City Engineer and Community Development Department.
- (e) Before any signs are installed, a sign permit package shall be submitted and comply with City sign regulations.
- (f) The hours of operation shall be the same as the existing nursery/florist business.
- (g) The facility shall operate in accordance with all applicable State and Federal laws and regulations.

Section 4: 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.

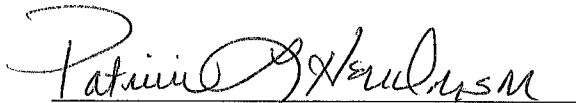
Section 5: EFFECTIVE DATE AND PUBLICATION. This Ordinance shall in full force and effect from and after its passage and approval and publication as required by law.

PASSED by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof on **February 19, 2020** and approved by me as Mayor on the same day.

APPROVED:


Jimmie D. Lansford, Mayor

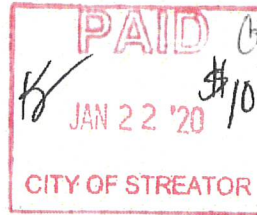
ATTESTED:


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				√

Prepared by Patricia L. Henderson, City Clerk, Streator, Illinois
Return after recording to:
Streator City Clerk
Streator City Hall
204 S. Bloomington Street
Streator, IL 61364
815.672.2517 ext. 1232

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



Application to Zone or Rezone

Petitioner: EUGENE & JOEY BOONWICK

Telephone: (815) 672-8689

Mailing Address: 1105 W MAIN ST

Fax: _____

Property Address or Common Location: 1105 W MAIN ST, STREATOR, IL

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): H J WOODS ADD, LOTS 11-12
- b. ☒ Property Tax ID #: 32-39-103-007
- c. ☒ Street address or common location: 1105 W MAIN ST
- d. ☒ Area of the property: 18,150 sq ft
- e. ☒ Jurisdiction and current zoning district: R-1B (0030 RESIDENTIAL)
- f. ☒ The proposed zoning district: C-3 (0060 COMMERCIAL)
- g. ☒ Attach an accurate map of the property to be zoned or rezoned.

3. What is the reason for this zoning petition? MATCH ZONING OF REMAINDER OF ATTACHED PROPERTY OF JOHN & JOE FLORIST

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?.

(IF ZONING CHANGE REQUEST IS GRANTED)

6. How will the proposed use impact existing and future land uses? IT WILL ALLOW ITS USE TO BE SIMILAR TO THE REMAINDER OF THE JOHN & JOE FLORIST PROPERTY

7. How will the proposed use impact adjacent property values? NO EFFECT

8. ☒ Yes ☐ No Will the property have a positive impact on the general public health, safety and welfare of the City?

If no, please explain. EXPANSION OF BUSINESS WILL CREATE MORE JOBS AND INCREASE TAX BASE.

9. ☐ Yes ☒ No Will this property annexation conflict with existing conditions or public improvements such as schools, sewer system, parks, roads, traffic patterns?

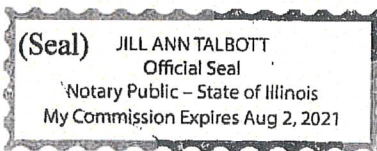
If yes, please explain. _____

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

Petitioner's Signature: Eugene L. Badmuck Date: 1/22/20

Petitioner's Signature: Jody Badmuck Date: 1/22/20

Subscribed and sworn to before me this 22 day of Jan, 2020



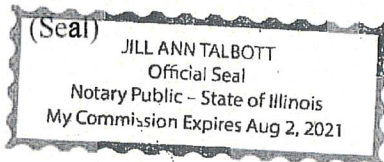
Jill Ann Talbott
Notary Public

11. 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.

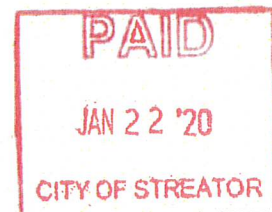
Owner's Signature: Eugene L. Badmuck Date: 1/22/20

Owner's Signature: Jody Badmuck Date: 1/22/20

Subscribed and sworn to before me this 22 day of Jan, 2020



Jill Ann Talbott
Notary Public



January 19, 2020

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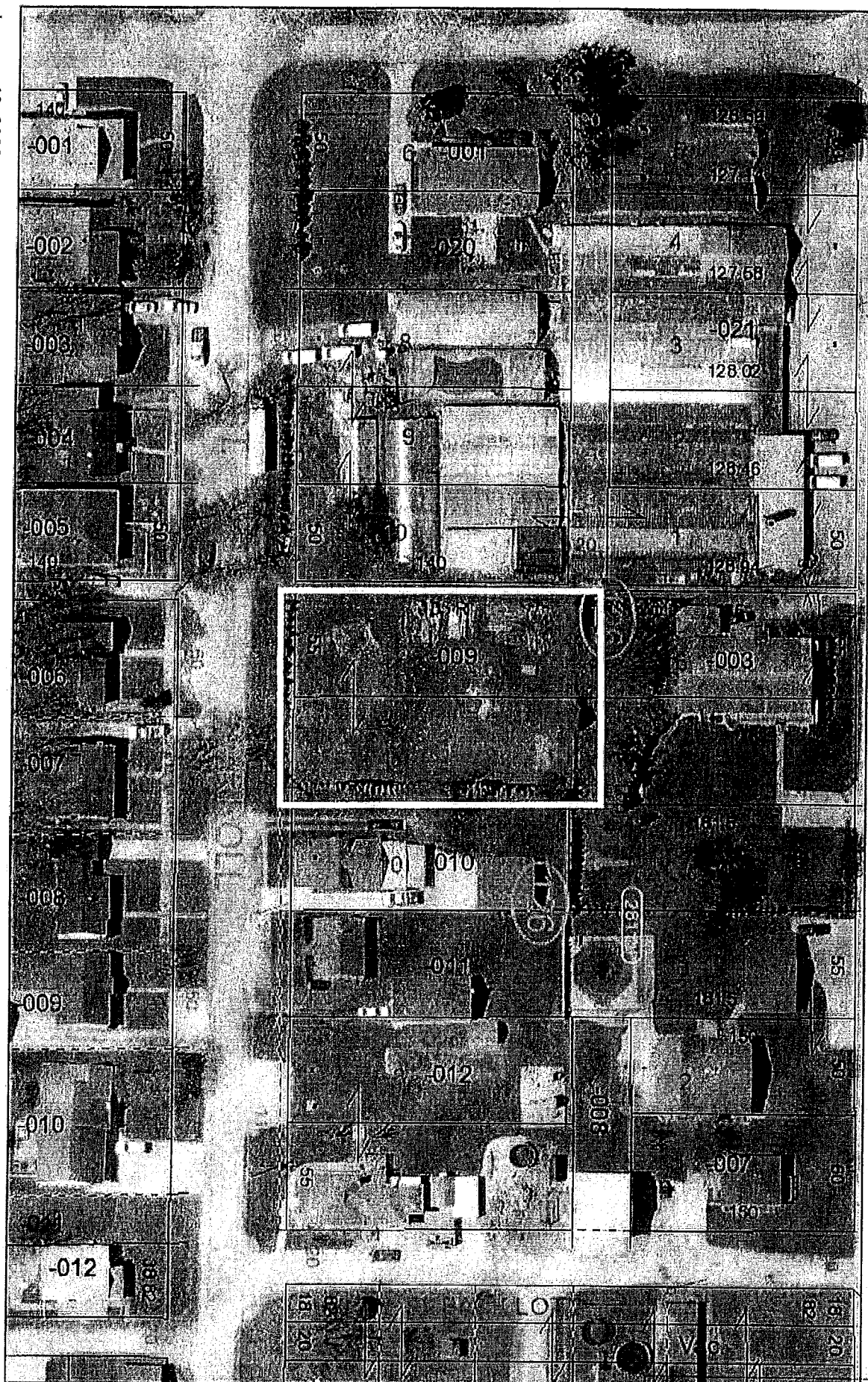


EXHIBIT 2

**CITY OF STREATOR
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE is hereby given that the Plan Commission of the City of Streator will hold a public hearing on Tuesday, January 14, 2020, at 6 p.m., or as soon thereafter as the business of the Plan Commission may permit at Streator City Hall, 204 S. Bloomington Street, Streator, IL regarding certain text amendments to the Streator Zoning Ordinance.

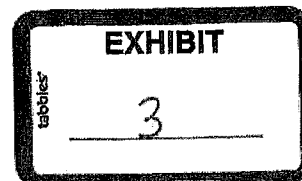
The purpose of the public hearing is to consider proposed text amendments to the Streator Zoning Ordinance relative to the location and regulation of adult-use cannabis business establishments within the City.

The proposed text amendments to the Streator Zoning Ordinance include, but are not limited to, amendments to Section 17.08.010 (Definitions of basic terms) to add definitions for various medical and adult-use cannabis business establishments, addition of Section 17.36.050 providing regulations regarding the cultivation, processing and dispensing of medical and adult-use cannabis within the City, amendments to Section 17.32.010 of the Streator Municipal Code and Appendix A of Chapter 17.32 "Table of Permissible Uses concerning medical and adult-use cannabis business establishments, and such other conforming changes to other sections of the City's Zoning Ordinance as may be necessary.

Copies of the proposed text amendments shall be available for inspection and review by members of the public in advance of the hearing at Streator City Hall, 204 S. Bloomington Street, Streator, IL. During the Public Hearing the Plan Commission will hear testimony from and consider any evidence presented by persons interested to speak on this matter. Persons wishing to appear at this hearing may do so in person or by attorney or other representative and may speak for or against the proposed amendments. Communications in writing in relation to the proposed text amendments may be filed at such hearing or with the Plan Commission in advance by delivery to Streator City Hall, 204 S. Bloomington Street, Streator, IL before 3:00 p.m. on January 14, 2020.

The Public Hearing may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

Patricia L. Henderson, City Clerk





Property in yellow
covered by the Special
Use Application

Property outlined in
blue covered by the
Rezoning Application

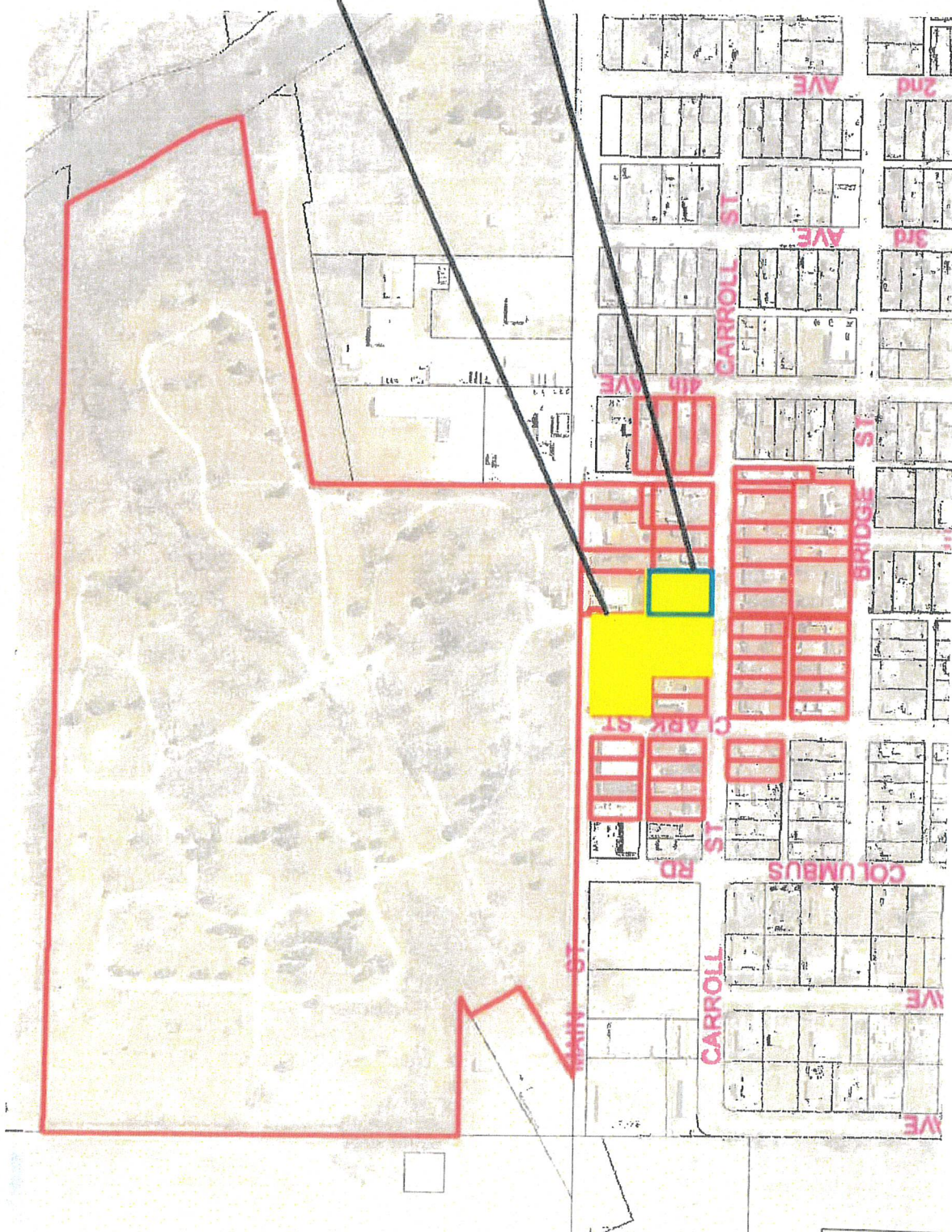
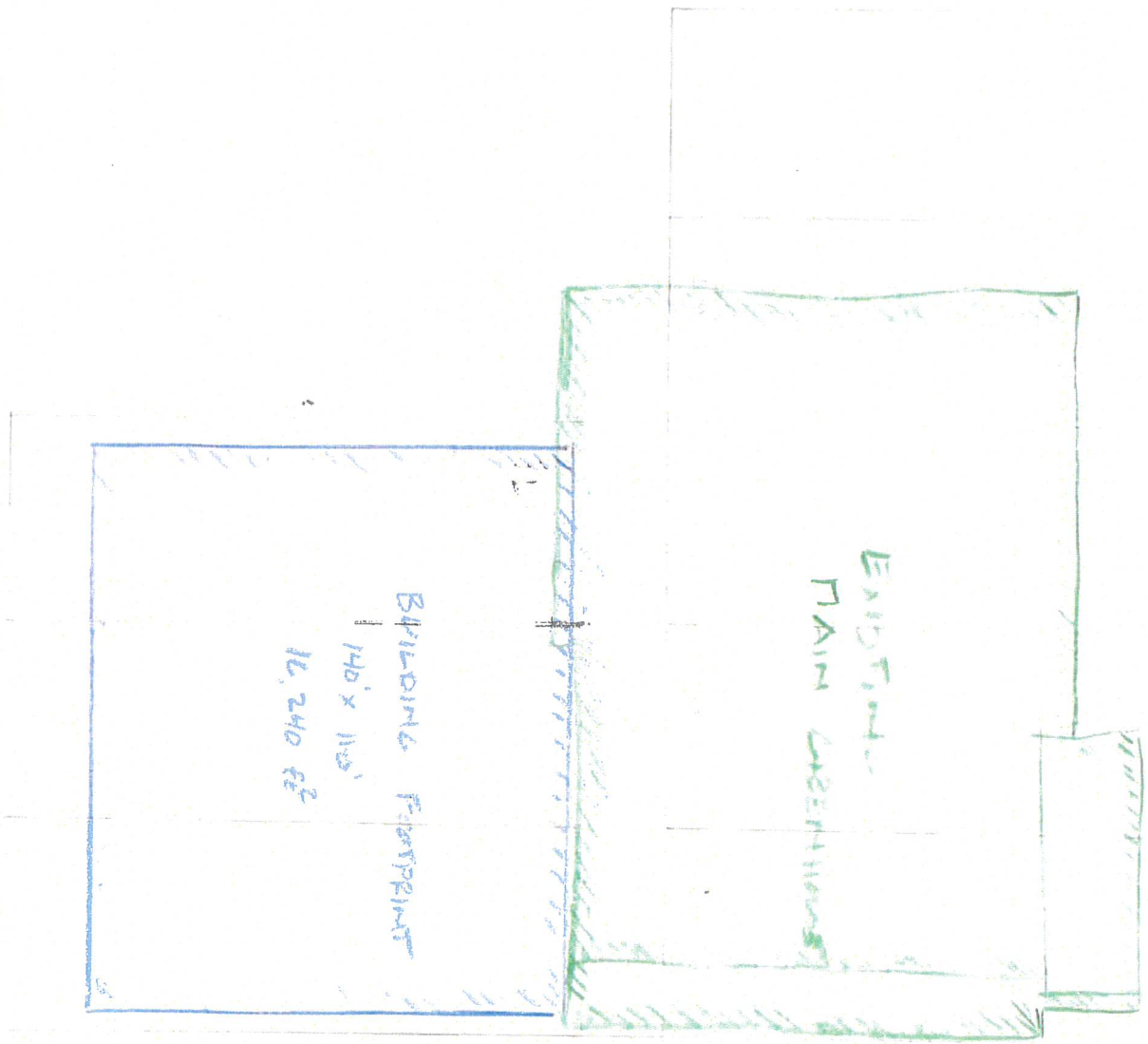


EXHIBIT 4



**APPROVAL AND ISSUANCE OF A "SPECIAL USE" PERMIT
TO EUGENE AND JODY BODZNICK, PROPERTY OWNERS,
ALLOWING OPERATION OF AN ADULT USE CANNABIS CRAFT
GROWER FACILITY AT PROPERTY COMMONLY KNOWN AS
1105 WEST MAIN STREET (JOHN AND JOE FLORIST)**

WHEREAS, Eugene and Jody Bodznick have filed a petition seeking issuance of a "special use" permit to allow the operation of an Adult Use Cannabis Craft Grower facility (the "Petition") at the property legally described as:

Lots 1, 2, 3, 4, 5, 8, 9 and 10 in Block 1 of Sawyer's Addition to the City of Streator and Lots 11 and 12 in H.J. Woods Addition to the City of Streator, all lots being situated in Eagle Township, LaSalle County, Illinois,

and commonly known as 1105 West Main Street, Streator, Illinois, the location of a business known as John and Joe Florist (the "Subject Property").

WHEREAS, a public hearing on the Petition was held on February 11, 2020 by the Plan Commission of the City of Streator, pursuant to a notice of public hearing published in a newspaper of general circulation on January 25, 2020 as required by law.

WHEREAS, at its February 11, 2020 meeting, the Plan Commission considered the Petition, all evidence, both written and oral presented at the public hearing, and the report from City staff.

WHEREAS, at its February 11, 2020 meeting, the Plan Commission adopted Recommendation 2020-05 recommending that the Streator City Council approve a "special use" permit to allow for an Adult Use Cannabis Craft Grower facility at the Subject Property, subject to such special conditions as the City Council shall determine, in addition to the conditions set forth in Section 4 of Recommendation 2020-05.

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 use permit as provided for 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: ADOPTION OF FINDINGS OF FACT BY THE PLAN COMMISSION. The City Council hereby determines the findings stated in Plan Commission Recommendation 2020-05 are true and correct and incorporate the findings into this Ordinance by this reference.

Section 3: SPECIAL USE PERMIT GRANTED. The Petition filed by Eugene and Jody Bodznick requesting issuance of a "special use" permit to allow the operation of an Adult Use Cannabis Craft Grower facility under the provisions of Section 17.32.100, Class 23.00, Use 23.100 of the City's Zoning Title at property zoned C-3 General Commercial and legally described as:

Lots 1, 2, 3, 4, 5, 8, 9 and 10 in Block 1 of Sawyer's Addition to the City of Streator and Lots 11 and 12 in H.J. Woods Addition to the City of Streator, all lots being situated in Eagle Township, LaSalle County, Illinois

PIN: 32-39-102-011 and 32-39-103-007

and commonly known as 1105 West Main Street, Streator, Illinois is granted subject to the following conditions imposed by the City Council.

- (a) The final site plan documents for the facility shall include screening along the south property line of the Subject Property.
- (b) The final site plan documents for the facility shall provide for the paving of the parking along Main Street in accordance with Section 17.52.070 of the Streator Municipal Code.
- (c) Before operation as a recreational cannabis craft grower, final site plan documents to include a detailed parking plan and site plan documents for a facility for up to 5,000 square feet of flowering plants shall be submitted and approved by the City Engineer and Community Development Department and comply with all provisions of the City's Zoning Code for a special use for an adult-use recreational cannabis craft grower.
- (d) Before operation as a recreational cannabis craft grower, construction activities on the Subject Property shall be conducted in a manner approved by the City Engineer and Community Development Department.
- (e) Before any signs are installed, a sign permit package shall be submitted and comply with City sign regulations.
- (f) The hours of operation shall be the same as the existing nursery/Florist business.
- (g) The facility shall operate in accordance with all applicable State and Federal laws and regulations.

Section 4: 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 5: EFFECTIVE DATE AND PUBLICATION. This Ordinance shall in full force and effect from and after its 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 **February 19, 2020** 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				

Prepared by Patricia L. Henderson, City Clerk, Streator, Illinois
Return after recording to:
Streator City Clerk
Streator City Hall
204 S. Bloomington Street
Streator, IL 61364
815.672.2517 ext. 1232

PLAN COMMISSION RECOMMENDATION 2020-05

RECOMMENDING APPROVAL AND ISSUANCE OF A "SPECIAL USE" PERMIT
TO EUGENE AND JODY BODZNICK, PROPERTY OWNERS, ALLOWING OPERATION
OF AN ADULT USE CANNABIS CRAFT GROWER FACILITY AT PROPERTY
COMMONLY KNOWN AS 1105 WEST MAIN STREET (JOHN AND JOE FLORIST)

WHEREAS, Eugene and Jody Bodznick are the owners of property commonly known as 1105 West Main Street, Streator, Illinois which is the location of a business known as John and Joe Florist and the Bodznicks have filed a petition seeking issuance of a "special use" permit to allow the operation of an Adult Use Cannabis Craft Grower facility (the "Petition") at the above-referenced property which is legally described as:

Lots 1, 2, 3, 4, 5, 8, 9 and 10 in Block 1 of Sawyer's Addition to the City of Streator and Lots 11 and 12 in H.J. Woods Addition to the City of Streator, all lots being situated in Eagle Township, LaSalle County, Illinois.

(the "Subject Property").

WHEREAS, a public hearing on the Petition was held on February 11, 2020 by the Plan Commission of the City of Streator, pursuant to a notice of public hearing published in a newspaper of general circulation on January 25, 2020 as required by law.

WHEREAS, the petitioners were present at the public hearing to present evidence in support of their Petition which included the evidence set forth below.

- A. John and Joe Florist has been operated by the Bodznick family for approximately 75 years in Streator.
- B. The Subject Property is adjacent to Main Street which is also known as Illinois State Highway 18.
- C. John and Joe Florist currently grows a wide variety of plants for retail and commercial sale in approximately 35,000 square feet of glass and plastic greenhouses.
- D. Petitioners propose to construct a metal, high security building of approximately 15,000 square feet to serve as an indoor cultivation and processing facility which would not be accessible by the public.
- E. The proposed cultivation is intended for medicinal uses.
- F. The proposed building will be equipped with special air handling systems to remove odors.
- G. The proposed building will be subject to State and Federal regulations, including, but not limited to, safety and security regulations and its operations will be subject to review by State law enforcement agencies and other State regulators.

- H. A significant increase in commercial traffic is not likely to occur and loading and unloading of vehicles will occur indoors with vehicles similar in size to delivery vans currently used by the florist business.
- I. There have been no reported problems with the existing parking facilities on the Subject Property.
- J. The construction of the proposed building will increase the City's assessed valuation.
- K. The operation of the proposed business will provide job opportunities in the City.
- L. The proposed use is contingent upon a cannabis craft growing license being issued by the State of Illinois.

WHEREAS, the minutes of the public hearing are attached to this Recommendation as Exhibit "A" and reflect the other appearances, evidence and statements made at the public hearing.

WHEREAS, the Plan Commission of the City of Streator has considered the Petition; all evidence, both written and oral, and the report from City staff.

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

Section 1: The Plan Commission finds the recitals stated above to be true and correct.

Section 2: Subject to the conditions stated in Section 4, the Plan Commission has determined the approval and issuance of a "Special Use" permit allowing for operation of an Adult Use Cannabis Craft Grower facility is supported by the findings in the recitals stated above and the findings set forth below.

Factors set forth in Section 17.36.050C of the City's Zoning Code

- a) The Subject Property has historically been a greenhouse and is currently operating as a greenhouse. The proposed facility is similar in nature to past and current operations; accordingly, there likely to be no impact of the proposed facility on existing or planned uses located within the vicinity of the Subject Property.
- b) The proposed structure in which the facility will be located will not include any co-tenants and the total square footage and security installations/security plan are subject to state regulation. The proposed structure appears to be one that can be built in compliance with the City's building codes. As a condition of the special use permit, petitioners should be required to conduct construction activities on the Subject Property in a manner approved by the City Engineer and Community Development Department.

- c) The hours of operations for the proposed facility will be the same as the existing business and the anticipated number of new employees is sixteen.
- d) The anticipated traffic generation is minimal given the represented increase in employees is three and there will be no on-site sales at the proposed facility. The capacity of and access to existing roadways is adequate.
- e) As a condition of the special use permit, petitioners should be required to submit final site plan documents for a facility for up to 5,000 square feet of flowering plants that shall be approved by the City Engineer and Community Development Department and comply with all provisions of the City's Zoning Code for a special use for an adult-use recreational cannabis craft grower.
- f) As a condition of the special use permit, petitioners should be required to submit a sign permit package before any signs are installed.

Factors set forth in Section 17.36.050D of the City's Zoning Code

- g) The proposed facility is not located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home.
- h) The Petition does not propose any sales or distribution or processing of cannabis other than as authorized by the Cannabis Regulation and Tax Act, 410 ILCS 705/1-1, *et seq.*
- i) Per the requirements of Chapter 17.52 of the Zoning Code, the existing greenhouse and the proposed expansion (with no on-site sales) will require additional parking spaces to support the proposed operation. As a condition to the special use, the site plans should provide detailed information on the proposed parking plan and also for the paving of the parking along Main Street in accordance with Section 17.52.070 of the Streator Municipal Code.

Factors set forth in Section 17.16.090 of the City's Zoning Code

- j) 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 as the proposed use appears to be in accordance with the Cannabis Regulation and Tax Act and will be subject to State and Federal regulations, including, but not limited to, safety and security regulations and its operations will be subject to review by State law enforcement agencies and other State regulators.
- k) 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 the City's

zoning code (Title 17) as the Subject Property has been and is currently operated as a florist/greenhouse facility and proposed building will be equipped with special air handling systems to remove odors which may affect nearby properties.

- l) The establishment of the proposed use will not impede the normal and orderly development and improvement of the surrounding properties for uses or combination of uses otherwise permitted in the zoning district.
- m) The proposed use will not diminish property values in the vicinity as the Subject Property has been and is currently operated as a florist/greenhouse facility.
- n) As noted above, adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in public streets.
- o) The proposed use will be consistent with the character of the City as it is conformance with the City's Comprehensive Plan.
- p) The proposed use will not materially affect a known historical or cultural resource.
- q) 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; provided that as a condition of the special use permit, the final site plan documents for the proposed facility should include screening along the south property line of the Subject Property.
- r) Whether the design of the proposed use promotes a safe and comfortable pedestrian environment is not a relevant factor to the Petition.
- s) The proposed use has included adequate consideration consistent with these standards for buffers, landscaping, fencing, lighting, building materials, public open space, and other improvements associated with the proposed use; provided that as a condition of the special use permit the final site plan documents (1) shall be approved by the City Engineer and Community Development Department and comply with all provisions of the City's Zoning Code for a special use for an adult-use recreational cannabis craft grower, and (2) should include screening along the south property line of the Subject Property.
- t) The off-site impacts of the proposed use such as vehicular traffic, noise, hours of operations, *et cetera* do not detrimentally impact the surrounding area, provided the site plans provide for the paving of the parking along Main Street in accordance with Section 17.52.070 of the Streator Municipal Code.

Section 3: Subject to the conditions set forth in Section 4, the Plan Commission further recommends to the City Council of the City of Streator that a "special use" permit be approved and issued for operation of an Adult Use Cannabis Craft Grower facility at the property commonly known as 1105 West Main Street, Streator, Illinois and legally described as:


Lots 1, 2, 3, 4, 5, 8, 9 and 10 in Block 1 of Sawyer's Addition to the City of Streator and Lots 11 and 12 in H.J. Woods Addition, to the City of Streator, all lots being situated in Eagle Township, LaSalle County, Illinois.

Section 4: The Plan Commission further recommends to the City Council that a "special use" permit to allow for an Adult Use Cannabis Craft Grower facility at the Subject Property be subject to such special conditions as the City Council shall determine, in addition to the following conditions:

- (a) The final site plan documents for the facility shall include screening along the south property line of the Subject Property.
- (b) The final site plan documents for the facility shall provide for the paving of the parking along Main Street in accordance with Section 17.52.070 of the Streator Municipal Code.
- (c) Before operation as a recreational cannabis craft grower, petitioners shall submit final site plan documents to include a detailed parking plan and site plan documents for a facility for up to 5,000 square feet of flowering plants that shall be approved by the City Engineer and Community Development Department and comply with all provisions of the City's Zoning Code for a special use for an adult-use recreational cannabis craft grower.
- (d) Before operation as a recreational cannabis craft grower, petitioners shall conduct construction activities on the Subject Property in a manner approved by the City Engineer and Community Development Department.
- (e) Before any signs are installed, petitioners shall submit a sign permit package and comply with City sign regulations.
- (f) The hours of operation shall be the same as the existing nursery/florist business.
- (g) The facility shall operate in accordance with all applicable State and Federal laws and regulations.

Section 5: This recommendation shall be immediately transmitted, together with a copy of the minutes of the public hearing (Exhibit A), 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 regular meeting thereof on **February 11, 2020** and approved by me as chairman on the same day.


Doug Patterson, Chairperson

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

