

## **ORDINANCE 2020-07**

### **APPROVAL AND ISSUANCE OF A “SPECIAL USE” PERMIT TO LLERREM ILLINOIS, INC. ALLOWING THE OPERATION OF AN ADULT USE CANNABIS CRAFT GROWER FACILITY AT PROPERTY COMMONLY KNOWN AS 603-611 EAST HICKORY STREET, STREATOR, ILLINOIS**

**WHEREAS**, Llerrem Illinois, Inc. has 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 and 5 in Block 78 in the Vermillion Coal Company’s Addition to the Town, now City of Streator, situated in Bruce Township, LaSalle County, Illinois,

Property Index Numbers (“PIN”) 33-25-339-003 and 33-25-339-004

and commonly known as 603-611 East Hickory Street (the “Subject Property”).

**WHEREAS**, a public hearing on the Petition was held on March 10, 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 February 20, 2020 as required by law.

**WHEREAS**, at its March 10, 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 March 10, 2020 meeting, the Plan Commission adopted Recommendation 2020-07 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 2020-07.

**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 2020-07 are true and correct and incorporate the findings into this Ordinance by this reference.

**Section 3:** SPECIAL USE PERMIT GRANTED. In accordance with the provisions of Section 17.32.100, Class 23.00, Use 23.100 of the Zoning Title of the Streator Municipal Code, the Petition filed by Llerrem Illinois, Inc. requesting issuance of a “special use” permit to allow the operation of an Adult Use Cannabis Craft Grower facility at the real estate legally described as:

Lots 1, 2, 3, 4 and 5 in Block 78 in the Vermillion Coal Company’s Addition to the Town, now City of Streator, situated in Bruce Township, LaSalle County, Illinois,

Property Index Numbers (“PIN”) 33-25-339-003 and 33-25-339-004

and commonly known as 603-611 East Hickory Street is granted subject to the following conditions imposed by the City Council.

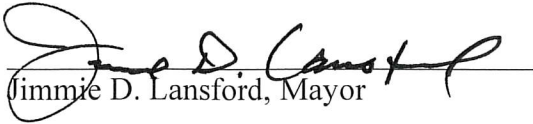
- (a) Before operation as adult use cannabis craft grower facility, Petitioner shall submit final site plan documents for a facility of up to 25,000 square feet of that shall be approved by the City Engineer and Community Development Department and comply with all provisions of the City’s Zoning Code for a special use for an adult use cannabis craft grower facility.
- (b) Before operation as an adult use cannabis craft grower facility, the final site plans for the facility should provide detailed information on the proposed parking plan in accordance with Section 17.52.070 of the Streator Municipal Code and for the paving of the parking lot to be used by the proposed facility.
- (c) Before operation as adult use cannabis craft grower facility, Petitioner shall conduct construction activities on the Subject Property in a manner approved by the City Engineer and Community Development Department.
- (d) Before any signs are installed, Petitioner shall submit a sign permit package and comply with the City’s sign regulations.
- (f) The hours of operation shall be 8:00 a.m. to 6:00 p.m. every day.
- (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 special meeting thereof on **March 18, 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

## OFFICE MEMORANDUM

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**TO** Plan Commission

**FROM** Community Development Director

**SUBJECT** Llerrem Adult Use Cannabis Craft Grower Special Use (603-611 E Hickory)

**DATE** March 4, 2020

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### **Special Use Application**

Pursuant to 17.20 and 17.16.090 of the Municipal Code and the newly adopted Adult Use Cannabis Business Establishment ordinance, the petitioners, Llerrem Illinois, LLC have submitted an application for a Special Use Permit to allow for the operation of an Adult Use Cannabis Craft Grower facility at property located at 603-611 E Hickory.

The proposed use is detailed in their enclosed application and will entail the building of a new 25,000 square foot facility on the existing bus lot property.

In referencing the City's zoning code and newly adopted Adult Use Cannabis ordinance the issues that the Commission must consider when evaluating this application are:

1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
  - a. This item should be discussed
2. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan, and building code compliance.
  - a. Enclosed with this memo is an example of an existing facility that the petitioners may model their building after
  - b. Building codes will be enforced during project permitting
3. Hours of operation and anticipated number of customers/employees.
  - a. Application states that the site will employ 10 employees and operate 8:00 a.m. to 6:00 p.m. everyday
4. Anticipated parking demand based on the regulations set forth in Chapter 17.52 (Parking) of Title 17 and available private parking supply.
  - a. Pursuant to Title 17 the parking required for the proposed expansion with no on-site sales will be 25 spaces which will be enforced during project permitting
5. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.

- a. Based on the applicant's assertion that the site will only increase employees by ten and provide no on-site sales that would increase customer traffic staff finds that the capacity of the existing roadways is adequate
6. Site design, including access points and internal site circulation.
  - a. A detailed site plan will be required during the permitting process to ensure that all codes are met
7. Proposed signage plan
  - a. A sign permit package will be required prior to the installation of signage
8. Compliance with requirements provided in the new ordinance for Adult- Use Cannabis Craft Growers
  - a. Facility may not be located within 1,500 feet of a pre-existing school
    - Staff finds that this condition is met by the application
  - b. Facility may not conduct sales, distribution, or processing of cannabis except as authorized by state law
    - No sales or distribution are proposed by the application

If following discussion of these Adult Use Cannabis Business related items the Commission finds that the application is sufficient to warrant a positive recommendation the Commission should consider any special conditions they would like to impose, if any, and then as required by Section 17.16.090, "Special Permits" must find that:

1. 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;
  - a. This item should be discussed
  - b. Proposed hours of operation are to be the same as the existing nursery
2. 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 this zoning title;
  - a. This item should be discussed
3. The establishment of the proposed use will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;
  - a. The proposed use appears to meet this requirement
4. The proposed use will not diminish property values in the vicinity;
  - a. Site is currently a bus parking lot and zoned for light manufacturing so the application appears to meet this requirement.
5. 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;
  - a. Adequate measures already exist
6. The proposed use will be consistent with the character of the city;
  - a. The proposed use in in conformance with the Comprehensive Plan

7. The proposed use will not materially affect a known historical or cultural resource;
  - a. The proposed use appears to meet this requirement
8. 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.
  - a. Site is surrounded by M-1 Light Manufacturing zoned properties and will be fenced.
9. The design of the proposed use promotes a safe and comfortable pedestrian environment.
  - a. No applicable for this petition
10. 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; and
  - a. Since the site is zoned M-1 and surrounded by M-1 properties no screening is required per the code so if the Plan Commission wishes to see some form of landscaping it should be discussed with the petitioner and if appropriate included as a special condition
  - b. Type of building construction and lighting should be discussed with the petitioners
11. The off-site impacts of the proposed use such as vehicular traffic, noise, hours of operation, etc., have been shown to be complete with the surrounding area.
  - a. Due to the site currently operating as a bus lot the application appears to meet this requirement

RECOMMENDING APPROVAL AND ISSUANCE OF A “SPECIAL USE” PERMIT  
TO LLERREM ILLINOIS, INC. ALLOWING OPERATION OF AN  
ADULT USE CANNABIS CRAFT GROWER FACILITY AT PROPERTY  
COMMONLY KNOWN AS 603-611 EAST HICKORY STREET IN THE  
CITY OF STREATOR, COUNTIES OF LASALLE AND LIVINGSTON, STATE OF ILLINOIS

WHEREAS, Llerrem Illinois, Inc. (the “Petitioner”) has 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 603-611 East Hickory Street, Streator, which is legally described as:

Lots 1, 2, 3, 4 and 5 in Block 78 in the Vermillion Coal Company’s Addition to the Town, now City of Streator, except coal and minerals and the right to mine and remove the same; all lots situated in Bruce Township, LaSalle County, Illinois,

Property Index Numbers (“PIN”): 33-25-339-003 and 33-25-339-004

(the “Subject Property”).

WHEREAS, the Subject Property is owned by Kenda Schmitt and she has authorized Petitioner to pursue the requested Special Use Permit.

WHEREAS, a public hearing on the Petition was held on March 10, 2020 by the City’s Plan Commission pursuant to a notice of public hearing published in a newspaper of general circulation on February 20, 2020 as required by law.

WHEREAS, the Subject Property is currently zoned “M-1” light industrial and the adjacent properties are also zoned “M-1” light industrial.

WHEREAS, Petitioner was present at the public hearing to present evidence in support of the Petition which included the evidence set forth below.

- A. The Subject Property is one block North of Main Street which is also known as Illinois State Highway 18 and is also bounded by Everett Street and Hickory Street.
- B. The Subject Property is comprised of vacant lots, with the exception of a small shed which will be demolished when the new building is constructed.
- C. For approximately ten years, the Subject Property has been used as a bus parking lot.
- D. Petitioner proposes to construct a metal, high security building of approximately 25,000 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 used by small businesses such as a florist.
- 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 to Petitioner (or its affiliated company) 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 City's Plan Commission 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 proposed facility is similar in nature to businesses located in areas zoned "M-1" light industrial; accordingly, there is 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, Petitioner 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 8:00 a.m. to 6:00 p.m. every day and the anticipated number of new employees is ten.
- d) The anticipated traffic generation is minimal given the anticipated number of employees is ten and there will be no on-site sales at the proposed facility. The capacity of and access to existing roadways, namely Everett Street and Hickory Street, is adequate.
- e) As a condition of the Special Use Permit, Petitioner should be required to submit final site plan documents for a facility of up to 25,000 square feet 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 cannabis craft grower facility.
- f) As a condition of the Special Use Permit, Petitioner 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) As a condition of the special use, the site plans should provide detailed information on the proposed parking plan in accordance with Section 17.52.070 of the Streator Municipal Code and for the paving of the parking lot to be used by the proposed facility.

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 bus parking lot 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 zoned as light manufacturing.
- 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 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 cannabis craft grower facility.
- 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 are in accordance with Section 17.52.070 of the Streator Municipal Code and provide for the paving of the private parking lot to serve the proposed facility.

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 603-611 E Hickory Street, Streator, Illinois and legally described as:

Lots 1, 2, 3, 4 and 5 in Block 78 in the Vermillion Coal Company's Addition to the Town, now City of Streator, except coal and minerals and the right to mine and remove the same; all lots situated in Bruce Township, LaSalle County, Illinois,

PINs: 33-25-339-003 and 33-25-339-004.

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) Before operation as adult use cannabis craft grower facility, Petitioner shall submit final site plan documents for a facility of up to 25,000 square feet of 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 cannabis craft grower facility.
- (b) Before operation as an adult use cannabis craft grower facility, the final site plans for the facility should provide detailed information on the proposed parking plan in accordance with Section 17.52.070 of the Streator Municipal Code and for the paving of the parking lot to be used by the proposed facility.
- (c) Before operation as adult use cannabis craft grower facility, Petitioner shall conduct construction activities on the Subject Property in a manner approved by the City Engineer and Community Development Department.
- (d) Before any signs are installed, Petitioner shall submit a sign permit package and comply with the City's sign regulations.
- (f) The hours of operation shall be 8:00 a.m. to 6:00 p.m. everyday.
- (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 **March 10, 2020** and approved by me as chairman on the same day.

\_\_\_\_\_  
Doug Patterson, Chairperson

Attest:

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

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

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

20STR-SUP 00002



## PETITION FOR A SPECIAL USE PERMIT

Petitioner(s): Wierem Illinois, Inc. Telephone: (312) 859-7099

Mailing Address: 305 N PEORIA, SUITE 200, CHICAGO IL 60607 Fax: \_\_\_\_\_

Petitioner's Representative: MERRILL MAGELL Telephone: (402) 203-9809

Mailing Address: 305 N PEORIA, STE 200, CHICAGO IL 60607 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: VERMILION COAL COMPANY'S ADDITION

Property Tax ID #: 33-25-339-023

b. Street Address or Common Location: 603 - 611 E HICKORY ST

c. Describe Reason for request: ALLOW USE OF PROPERTY AS A CRAFT GROWER CANNABIS OPERATION

d. Describe the proposed use; characteristics such as operating hours, number of employees, capacity of facility, etc.: PHASE 1 CONSTRUCTION BUILDING APPROXIMATELY 25,000 FT<sup>2</sup>. OPERATING HOURS 8-6 EVERYDAY, APPROXIMATELY 10 EMPLOYEES.

e. Size of Lot (sq.ft.): APPROXIMATELY 35,000 FT<sup>2</sup>

f. Existing Zoning District: M-1

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. ALLOW COMMERCIAL USE OF MOSTLY VACANT LOTS; CONSTRUCTION OF IMPROVEMENTS CONSISTENT WITH AREA USES; CITY'S COMP. PLAN

j. How will proposed use impact adjacent property values. NO IMPACT

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: [Signature] Date: 2/14/2020

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

Subscribed and sworn to before me this 14th day of February, 2020  
(Seal)

Jodie R Mack  
Notary Public

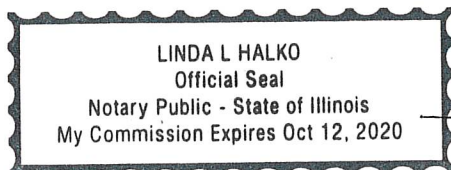
4. I hereby affirm that I am the legal owner (or authorized agent or representative- proof attached) of the subject property and authorize the petitioner to pursue this petition as described above.

Owner's Signature: Kenda Schmitt Date: 2-17-2020

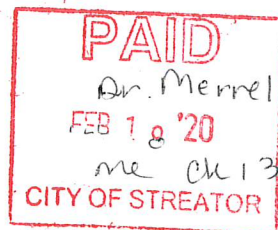
Owner's Signature: [Signature] Date: 2-17-2020

Subscribed and sworn to before me this 17th day of February, 2020

(Seal)



Linda L Halko  
Notary Public



## **EXHIBIT A - LEGAL DESCRIPTION**

Lots 1, 2, 3, 4 and 5 in Block 78 in the Vermillion Coal Company's Addition to the Town, now City of Streator, except coal and minerals and the right to mine and remove the same; situated in LaSalle County, Illinois.

PIN: 33-25-339-003 and 33-25-339-004

Commonly known as 603-611 E. Hickory St, Streator, IL 61364

**CITY OF STREATOR**  
**204 South Bloomington Street**  
**Streator, IL 61364**  
**Ph. # 815-672-2517**  
**FAX # 815-672-7566**

DATE: February 18, 2020  
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, March 10, 2020, 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 Llerrem Illinois, Inc. petitioning for a "special use" permit under the provisions of Title 17, "Zoning" of the Municipal Code to petition for a Special Use Permit to operate an Adult Use Cannabis Craft Grower facility in an M1 Light Manufacturing district for property legally described as follows:

Lots 1,2,3,4 and 5 in Block 78 in the Vermillion Coal Company's Addition to the Town,  
now City of Streator

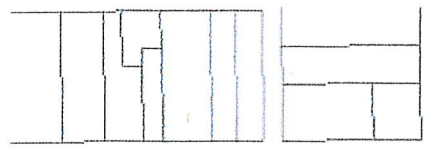
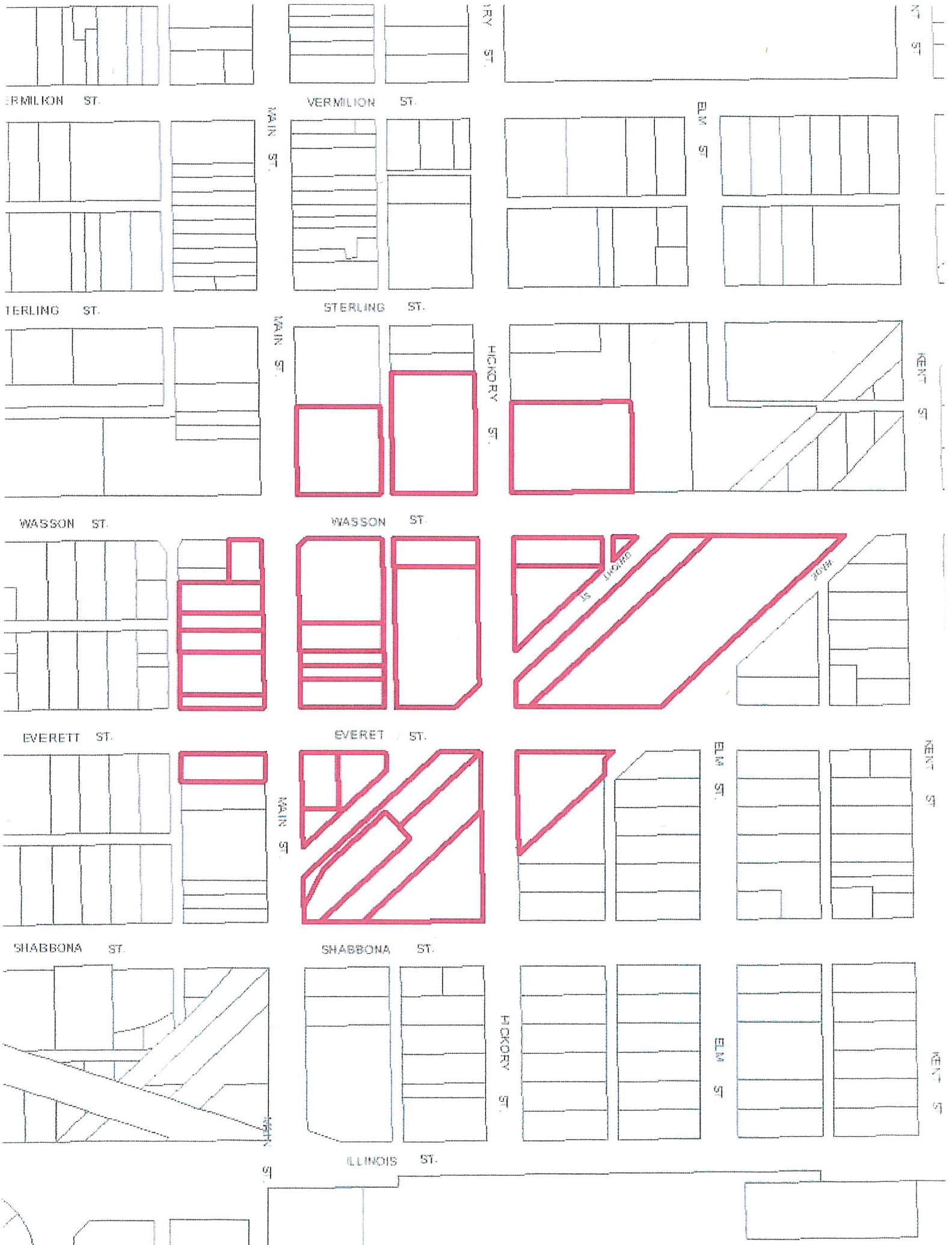
and commonly known as 603-611 E Hickory St, Streator, IL 61364  
PIN 33-25-339-003 and 33-25-339-004

ALL OF THE ABOVE BEING SITUATED IN LASALLE COUNTY, ILLINOIS

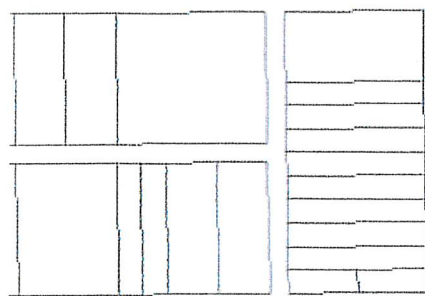
Written and oral testimony and comments may be made to the Streator Planning Commission on March 10, 2020 at 6:00 p.m. in person, in writing, or by counsel. Comments may also be submitted in advance by addressing them to the Streator Plan Commission, City of Streator, 204 South Bloomington St., Streator, IL, 61364

Jeremy Palm  
Dir. Of Community Dev.

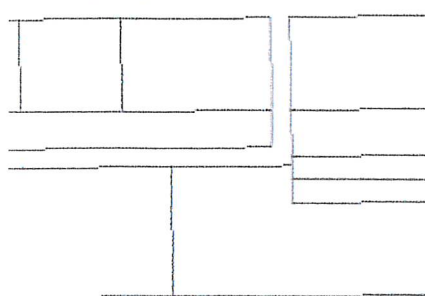




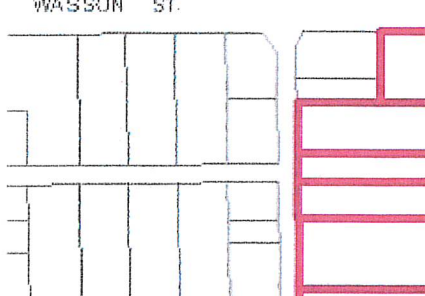
VERMILION ST.



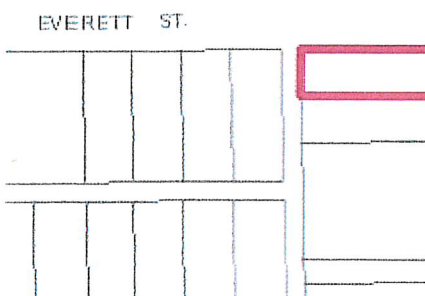
STERLING ST.



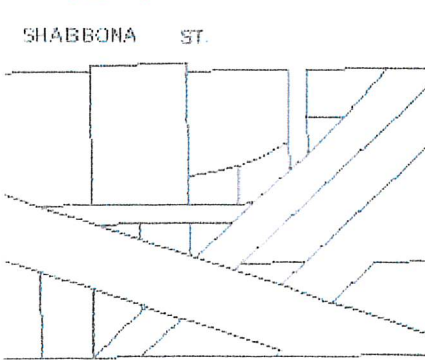
WASSON ST.



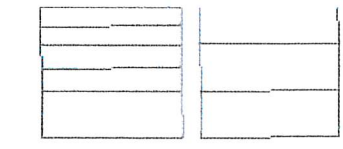
EVERETT ST.



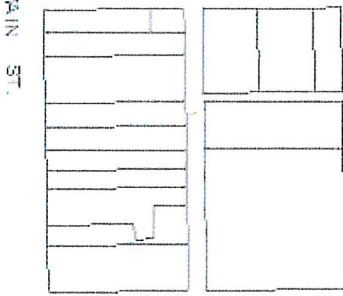
SHABBONA ST.



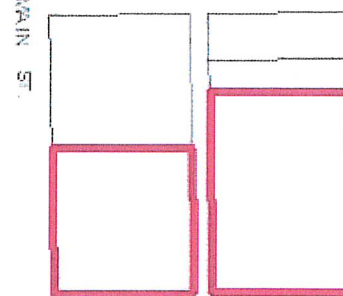
ILLINOIS ST.



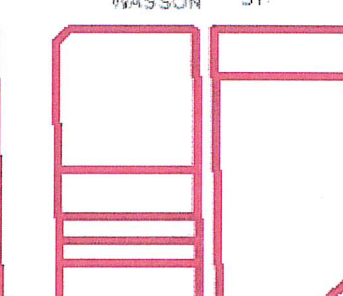
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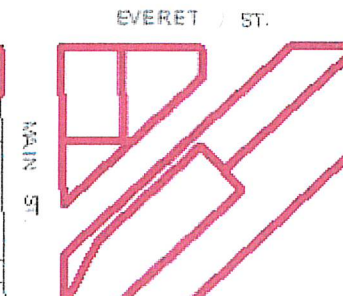
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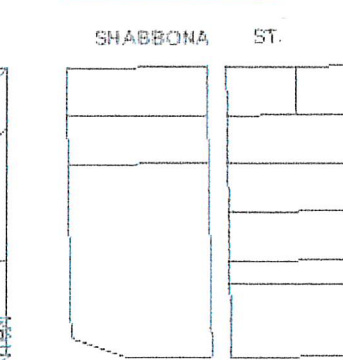
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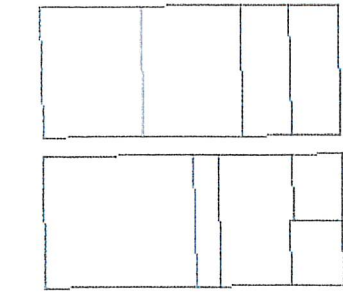
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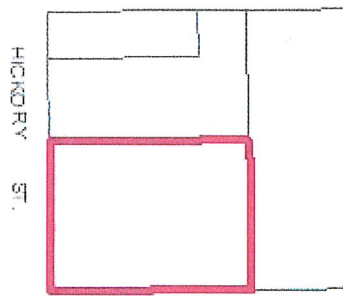
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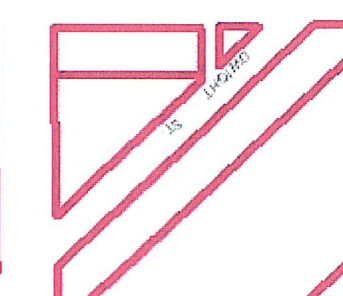
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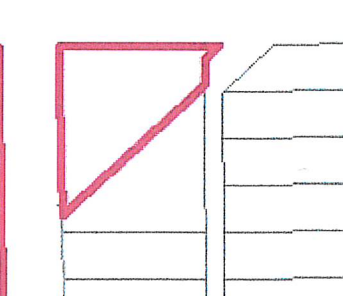
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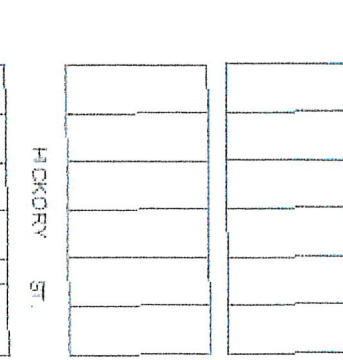
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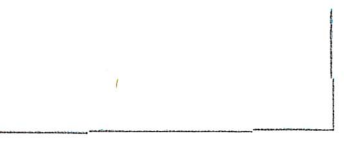
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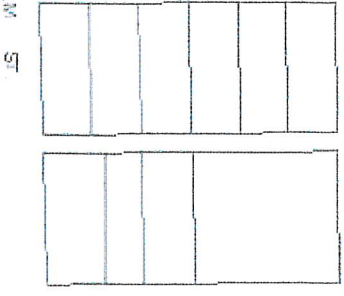
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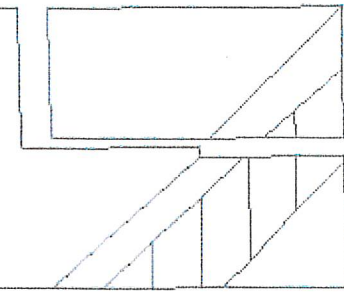
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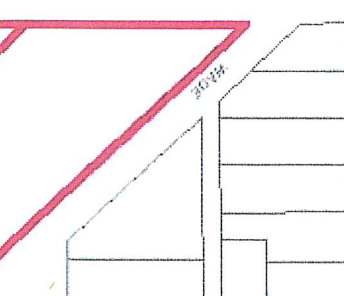
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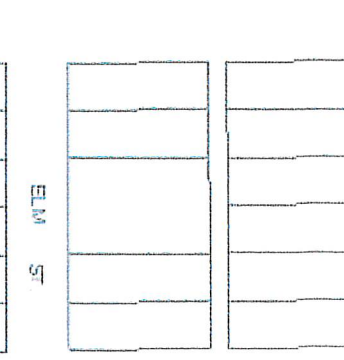
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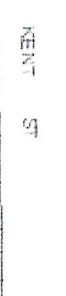
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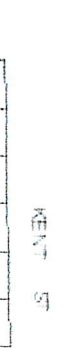
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