

**ORDINANCE 2020-15**

**APPROVAL AND ISSUANCE OF A “SPECIAL USE” PERMIT TO LLERREM, INC. ALLOWING THE OPERATION OF AN ADULT USE CANNABIS CRAFT GROWER FACILITY AT A PORTION OF PROPERTY LOCATED EAST OF ILLINOIS STREET AND SOUTH OF 12<sup>TH</sup> STREET, CITY OF STREATOR, LIVINGSTON COUNTY, ILLINOIS.**

**WHEREAS**, Llerrem 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:

Part of the Northeast Quarter of Section 1, Township 30 North, Range 3 East of the Third Principal Meridian Described as Follows: Commencing at the Intersection of the North Line of the Northeast Quarter of Said Section 1 and the Westerly Right-of-Way Line of the Abandoned Norfolk and Western Railroad (Former Wabash Railroad Company), Thence South 31 Degrees 59 Minutes 56 Seconds East 334.13 Feet along said West Right-of-Way Line to the True Point of Beginning; thence continue South 31 Degrees 59 Minutes 56 Seconds East 285.54 Feet along said Westerly Right-of-Way Line; thence North 89 Degrees 53 Minutes 00 Seconds West 555.34 Feet; thence North 00 Degrees 07 Minutes 00 Seconds East 351.85 Feet; thence South 89 Degrees 53 Minutes 00 Seconds East 72.60 Feet; thence North 00 Degrees 07 Minutes, 00 Seconds East 173 Feet to a Point on the North Line of the Northeast Quarter of Said Section 1; thence South 89 Degrees 53 Minutes 00 Seconds East 24.00 Feet along said North Line; thence South 00 Degrees 07 Minutes 00 Seconds West 283.00 Feet; Thence South 89 Degrees 53 Minutes 00 Seconds East 306.93 Feet to the Point of Beginning, Containing 3.00 Acres More or Less, All Situated in Livingston County, Illinois and Subject to the Right of Public to that Portion being used as a Public Roadway, located in Reading Township, Livingston County, Streator, Illinois; and  
PIN# 01-01-201-007

**WHEREAS**, a public hearing on the Petition was held on April 14, 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 March 19, 2020 as required by law; and

**WHEREAS**, at its April 14, 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; and

**WHEREAS**, at its April 14, 2020 meeting, the Plan Commission adopted Recommendation 2020-13 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; and

**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 2020-13 are true and correct and incorporate the findings into this Ordinance by this reference.

**Section 3:** SPECIAL USE PERMIT GRANTED. 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 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:

Part of the Northeast Quarter of Section 1, Township 30 North, Range 3 East of the Third Principal Meridian Described as Follows: Commencing at the Intersection of the North Line of the Northeast Quarter of Said Section 1 and the Westerly Right-of-Way Line of the Abandoned Norfolk and Western Railroad (Former Wabash Railroad Company), Thence South 31 Degrees 59 Minutes 56 Seconds East 334.13 Feet along said West Right-of-Way Line to the True Point of Beginning; thence continue South 31 Degrees 59 Minutes 56 Seconds East 285.54 Feet along said Westerly Right-of-Way Line; thence North 89 Degrees 53 Minutes 00 Seconds West 555.34 Feet; thence North 00 Degrees 07 Minutes 00 Seconds East 351.85 Feet; thence South 89 Degrees 53 Minutes 00 Seconds East 72.60 Feet; thence North 00 Degrees 07 Minutes, 00 Seconds East 173 Feet to a Point on the North Line of the Northeast Quarter of Said Section 1; thence South 89 Degrees 53 Minutes 00 Seconds East 24.00 Feet along said North Line; thence South 00 Degrees 07 Minutes 00 Seconds West 283.00 Feet; Thence South 89 Degrees 53 Minutes 00 Seconds East 306.93 Feet to the Point of Beginning, Containing 3.00 Acres More or Less, All Situated in Livingston County, Illinois and Subject to the Right of Public to that Portion being used as a Public Roadway, located in Reading Township, Livingston County, Streator, Illinois; and  
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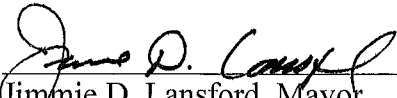
- (a) Before operation as a recreational cannabis craft grower, final site plan documents to include a detailed parking plan and site plan documents for a facility for up to 5,000 square feet of flowering plants shall be submitted and approved by the City Engineer and Community Development Department and comply with all provisions of the City’s Zoning Code for a special use for an adult-use recreational cannabis craft grower.
- (b) 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.
- (c) Before any signs are installed, a sign permit package shall be submitted and comply with City sign regulations.
- (f) The hours of operation 8 a.m. to 6 p.m.
- (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 **April 15, 2020** and approved by me as Mayor on the same day.

**APPROVED:**

  
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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  
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