

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, June 4, 2020 7:00pm

Via Zoom: <https://us02web.zoom.us/j/86714998366>

312-626-6799, Meeting ID 867 149 8366

I. Opening Protocol

- **Call to Order**

Chairman Winfrey called the meeting to order at 7:15pm.

- **Attendance**

Present: Kathy Champine; Ernest Isley; Bruce Quinn; Gerald Riley; Darlene Pickett; Juanita Winfrey. Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Douglas S. Dorando, City Attorney

- **Approval of meeting minutes from May 5, 2020**

It was motioned by Commissioner Isley and seconded by Commissioner Pickett to approve the meeting minutes as presented. Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Santana, pass; Pickett, aye; Chairman Winfrey, aye. Motion passes

II. Public Hearings

1. Docket 20-Z-5

Petitioner: R3 Hauling

Request: Seeking a Special Use Permit to operate a transporting organization tasked with carrying cannabis or cannabis-infused products within Illinois at 2701 Deborah Avenue in Zion Illinois.

Director Ianson stated R3 Hauling is within the 1500 feet of an existing medical dispensary location that has been issued a special use. Per Municipal Code, an adult use cannabis business cannot be located within 1,500 feet of the property line of a pre-existing adult use cannabis business establishment. He stated that if this Commission approves this request, that it be contingent upon being granted a variance for the buffer.

After reviewing the Findings of Facts, it was motioned by Commissioner Quinn and seconded by Commissioner Champine to recommend approval contingent upon being granted a variance for the buffer.

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, nay; Santana, aye; Pickett, aye; Chairman Winfrey, aye. Motion passes.

2. **Docket 20-Z-8**

Petitioner: Elevated Organics LLC

Request: Seeking a Variance from Section 102-606(8) of the Municipal Code to operate and Adult Use Cannabis Infuser and Adult Use Cannabis Processor at the property located at 3101-3199 16th Street in Zion Illinois.

Mike Reznik, Elevated Organics, provided an overview of the proposed adult use cannabis craft grow to the Commission. (See attached).

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Quinn to recommend approval.

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, nay; Santana, aye; Pickett, aye; Chairman Winfrey, aye. Motion passes.

3. **Docket 20-Z-9**

Petitioner: Elevated Organics LLC

Request: Seeking a Variance from Section 102-606(8) of the Municipal Code to operate an Adult Use Cannabis Transportation at the property located at 3101-3199 16th Street in Zion Illinois.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Quinn to recommend approval.

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, nay; Santana, aye; Pickett, aye; Chairman Winfrey, aye. Motion passes.

4. **Docket 20-Z-10**

Petitioner: Elevated Organics LLC

Request: Seeking a Special Use Permit Variance to operate an Adult Use Cannabis Craft Grow at the property located at 3101-3199 16th Street in Zion Illinois.

Mike Reznik, Elevated Organics, provided an overview of the proposed adult use cannabis craft grow to the Commission. (See attached).

After reviewing the Findings of Facts, it was motioned by Commissioner Pickett and seconded by Commissioner Isley to recommend approval.

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, nay; Santana, aye; Pickett, aye; Chairman Winfrey, aye. Motion passes.

5. **Docket 20-Z-11**

Petitioner: Sky High Productions, LLC

Request: Seeking a Special Use Permit Variance to operate an Adult Use Cannabis Craft Grow at the property located at 2501 Deborah Avenue in Zion Illinois.

The Petitioner requested that this docket be moved to the next meeting.

It was motioned by Commissioner Quinn and seconded by Commissioner Pickett to table until July 2, 2020. **Vote:** Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Santana, aye; Pickett, aye; Chairman Winfrey, aye. Motion passes.

6. Docket 20-Z-12

Petitioner: G.R.O.W. LLC

Request: Seeking a Special Use Permit Variance to operate an Adult Use Cannabis Craft Grow at the property located at 11392 W. 17th Street in Zion Illinois.

It was motioned by Commissioner Isley and seconded by Commissioner Riley to table this docket until July 2, 2020 **Vote:** Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Santana, aye; Pickett, aye; Chairman Winfrey, aye. Motion passes.

7. Docket 20-Z-15

Petitioner: Bettye Ingram

Request: Seeking a Variance from Section 102-32(c) of the Municipal Code to not reduce the length of the driveway located at 2201 Jethro Avenue in Zion, Illinois.

Director Ianson stated that the applicant wants to resurface their driveway but it exceeds the length of what code allows. Keisha Mull, on behalf of applicant Bettye Ingram, stated that the driveway has been like this for 30 years. Director Ianson stated that staff does not have a problem with this request.

After reviewing the Findings of Facts, it was motioned by Commissioner Riley and seconded by Commissioner Santana to recommend approval. **Vote:** Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Santana, aye; Pickett, aye; Chairman Winfrey, aye. Motion passes.

8. Docket 20-Z-16

Petitioner: Zion Benton Township High School District #126

Request: Seeking a Special Use Permit to attach a digital sign to the east side of the building south of the main doors located at 1634 W. 23rd Street in Zion, Illinois.

After reviewing the Findings of Facts, it was motioned by Commissioner Isley and seconded by Commissioner Riley to recommend approval. **Vote:** Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Santana, aye; Pickett, aye; Chairman Winfrey, aye. Motion passes.

III. Old Business

1. Docket 20-Z-13

Petitioner: Olmedo Brothers LLC/Marisol Ash

Request: Seeking a Variance from Section 102-206 (b)(2) of the Municipal Code to continue use of property located at 2901 Elisha Avenue as a multi-family residence in the R-5 Single Family zoning district.

At this time the Petitioner withdrew their request.

2. Docket 20-Z-14

Petitioner: Olmedo Brothers LLC/Marisol Ash

Request: Seeking a Variance from Section 102-126 (1)(c) of the Municipal Code to reduce the number of parking spaces required for the property located at 2901 Elisha Avenue in Zion, Illinois.

Ms. Ash, 2901 Elisha Avenue, provided suggestions to ensure that parking restrictions would be adhered to including purchasing city stickers for tenants and prohibiting parking without a city sticker. Ms Ash also stated that she is currently in the process of purchasing the vacant lot next door for taxes but ownership may not happen until November. She suggested limiting occupancy to four (4) units to stay within code until the purchase of the vacant lot is complete.

Commissioner Champine asked if a variance can be contingent upon limited occupancy of the building. Attorney Durando stated that the variance goes with the land, not the building.

After reviewing the Findings of Facts, it was motioned by Commissioner Pickett and seconded by Commissioner Riley to deny the request.

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Santana, aye; Pickett, aye; Chairman Winfrey, aye. Motion passes.

IV. New Business

1. Docket Updates

The City Council approved dockets 20-Z-6 and 20-Z-7.

V. Public Participation

There was none.

VI. Adjourn

Being no further business to come before this Commission, it was motioned by Commissioner Quinn and seconded by Commissioner Pickett to adjourn the meeting at 10:38pm. All in favor. Meeting adjourned.

Minutes recorded by: *Sonolito Bronson*