

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, August 6, 2020 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**
Chairman Winfrey called the meeting to order at 7:00pm.

- **Attendance**
Present: Commissioners Champine; Isley; Pickett; Santana and Chairman Winfrey. Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Douglas S. Dorando, Attorney.

Absent: Commissioner Quinn (Excused), Commissioner Riley (Excused)

- **Approval of meeting minutes from July 2, 2020**
It was motioned by Commissioner Champine and seconded by Commissioner Pickett to approve the minutes as presented. All in favor. Motion passed.

II. Old Business

1. Docket 20-Z-11

Petitioner: Sky High Productions, LLC

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

Director Ianson recommended tabling this docket due to absence of Petitioner. **It was motioned by Commissioner Pickett and seconded by Commissioner Isley to table until September 3, 2020. All in favor. Motion passed.**

2. Docket 20-Z-12

Petitioner: G.R.O.W. LLC

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

Director Ianson recommended tabling this docket due to absence of Petitioner. **It was motioned by Commissioner Isley and seconded by Commissioner Champine to table until September 3, 2020. All in favor. Motion passed.**

3. **Docket 20-Z-17**

Petitioner: G.R.O.W. LLC

Request: Seeking a Variance from Section 102-603(3) and 102-603(4) to operate an Adult Use Cannabis Craft Grow at the property located at 11392 W. 17th Street in Zion Illinois.

Director Ianson recommended tabling this docket due to absence of Petitioner. **It was motioned by Commissioner Champine and seconded by Commissioner Pickett to table until September 3, 2020. All in favor. Motion passed.**

4. **Docket 20-Z-18**

Petitioner: Dunes Cultivation, LLC

Request: Seeking a Special Use Permit to operate an Adult Use Cannabis Craft Grow at the property located at 3398 Sheridan Road in Zion Illinois.

Rolando Acosta of Acosta Ezgur, LLC, 1030 W. Chicago Ave., 3rd Fl Chicago, IL 60642 , is the zoning attorney for Dunes Cultivation LLC. Attorney Acosta stated that his client has applied for a cultivation license for an adult use cannabis craft grow facility. Referencing various site plans & renderings, he gave an overview of the site layout, security plan and method of operation for Dunes Cultivation LLC.

He stated that the facility will operate 24/7 and will hire about 50 to 60 employees. He stated that there will be no more than 25 employees in the facility at one time and average annual salaries will be between \$32k to \$80k per year.

Commissioner Isley asked what would be the timeline if approved. Attorney stated that they are currently at the mercy of the state but if the state approves applications in September, we hope to begin in spring of 2021.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Santana to recommend approval of the Petitioner's application with the condition that the Petitioner is awarded an Adult Use Cannabis Craft Grow License by the State. **Vote: Commissioners Champine, aye; Isley, aye; Pickett, aye; Santana, aye; Chairman Winfrey, aye. Motion passed.**

5. **Docket 20-Z-19**

Petitioner: Dunes Cultivation, LLC

Request: Seeking a Special Use Permit to operate an Adult Use Cannabis Infuser at the property located at 3398 Sheridan Road in Zion Illinois.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Isley to recommend approval of the Petitioner's application with the condition that the Petitioner is awarded an Adult Use Cannabis Infuser License by the State.

Vote: Commissioners Champine, aye; Isley, aye; Pickett, aye; Santana, aye; Chairman Winfrey, aye. Motion passed.

III. **Public Hearings/Swearing In**

1. **Docket 20-Z-20**

Petitioner: Zion CS LLC

Request: Seeking a Special Use Permit for a 2.5 megawatt direct current/2 megawatt alternative current fixed tilt ground mounted community solar project to be located on the property commonly known as 2700 - 2966 17th Street in Zion Illinois.

Director Ianson stated that the Planning & Zoning Commission awarded the Petitioner a Special Use in 2018. Petitioner did not commence the use within 6 months and the permit expired. Commissioner Isley asked why the project didn't start. Director Ianson stated that the project was delayed by the State.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Pickett to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Isley, aye; Pickett, aye; Santana, aye; Chairman Winfrey, aye. Motion passed.**

2. **Docket 20-Z-21**

Petitioner: Woodshell LLC

Request: Seeking a Special Use Permit to operate an Adult Use Recreational Cannabis Dispensary at the property located at 3325 Sheridan Road in Zion Illinois.

Woodward and Michelle Edgell, 3121 Woodland Drive, Zion IL, stated that they have purchased 3325 Sheridan to use as a recreational cannabis dispensary. They have applied for an Adult use Recreational Dispensary license with the State and should hear something soon. Mr. Edgell stated that if they are not successful on their own, they plan to team up with a licensed applicant in need of a building. They provided an overview of their operation and plan to give back to the Zion community.

Commissioner Champine asked how secure would the deliveries be. Mr. Edgell stated that security will be on site when deliveries occur.

Commissioner Pickett asked how many employees will they have. Ms. Edgell said they will have about ten to twelve employees to start and pay will be to union scale.

After reviewing the Findings of Facts, it was motioned by Commissioner Pickett and seconded by Commissioner Santana to recommend approval of the Petitioner's application with the condition that the Petitioner is awarded an Adult Use Recreational Cannabis Dispensary License by the State. **Vote: Commissioners Champine, aye; Isley, aye; Pickett, aye; Santana, aye; Chairman Winfrey, aye. Motion passed.**

IV. New Business

1. Docket Updates - There were none.

V. Public Participation

There was none.

VI. Adjourn

With no further business to come before this Commission, it was motioned by Commissioner Isley and seconded by Commissioner Champine to adjourn the meeting at 8:04pm. All in favor. Meeting adjourned.

Minutes recorded by: ***Sonolita Bronson***