

**City of Zion  
Planning and Zoning Commission**

**Juanita Winfrey, Chairperson**

**Jim Bowman**

**Howard Burkemper**

**Ernest Isley**

**Bruce Quinn**

**Gerald Riley**

**Madeline Santana**

**Meeting Minutes**

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION

Monday, December 12, 2016, 6:00pm

ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- **Call to Order**

Chairperson Winfrey called the meeting to order at 6:15pm.

She stated for the record that we were waiting for a quorum to be present.

- **Attendance**

Present: Howard Burkemper; Ernest Isley; Bruce Quinn(L); Madeline Santana; Juanita Winfrey

Absent: Jim Bowman (Excused); Gerald Riley (Absent)

Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Paula Randall, Attorney, City of Zion.

- **Approval of Agenda**

It was motioned by Mr. Isley and seconded by Mr. Burkemper to approve the agenda as presented.

Vote: Howard Burkemper, aye; Ernest Isley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passed.

- **Approval of meeting minutes from November 3, 2016**

It was moved by Mr. Isley and seconded by Mr. Burkemper to approve the meeting minutes as presented.

Vote: Howard Burkemper, aye; Ernest Isley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passed.

## II. Public Hearings/Swearing In

At this time, Chairperson Winfrey swore in all audience members that would be speaking towards any of the dockets.

### 1. Docket 16-Z-14

**Petitioner:** Flat Rock Holdings, LLC

**Request:** Seeking a Special Use Permit to operate a medical cannabis cultivation center at 2809 Damascus.

Director Ianson stated that in May 2014, the Planning and Zoning Commission and the City Council approved a special use permit for this. Our ordinance for Special Use requires starting within six months or applying for building permits and starting construction within six months. Director Ianson stated that we have passed that deadline due to issues with the licensing through the State, which is still pending in this district and the petitioners are requesting a renewal of the Special Permit for this use. He also stated that this is a permitted use for this district with the issuance of a special use permit.

Mr. Isley stated that he didn't see a problem with it not unless something has changed from the last time. Director Ianson stated that everything is the same.

James Merlot, 2431 N. Delaney Road, Waukegan IL stated that they are under court order and can't speak of this but he did say that they are continuing in court. Jim Herchenbach, Flat Rock Holdings, P. O. Box 828, Waukegan IL, stated that since they got the Special Use permit, they waited six months for the State of Illinois to decide on the winner. They have announced 19 of 21 districts that won. It has been over two years now and they have not decided on the last two districts. Unfortunately, our district, Illinois Police District #2 is one of them and the other district, District #18, is down in Springfield. Mr. Herchenbach stated that they have been in court ever since trying to get them to make a decision.

Mr. Burkemper asked if we can make the Special Use last longer. Mr. Herchenbach stated that they are depending on the Lake County Court's decision, which they would assume would be obeyed by the Department of Agriculture once it's made. Mr. Merlot also added that they had the case moved from Cook County to Lake County as they assume that they would have sensitivities to the plights in Zion. Mr. Herchenbach also added that they have been in Lake County courts since March. He also commented how nice it would be have the Special Use extended to a year.

Attorney Randall stated that pursuant to our current code, the Special Use Permit is valid for 180 day period. She also stated that they can seek an extension from the City Council as an agenda item.

Mr. Quinn arrived at 6:20pm.

After reviewing the findings of facts, it was motioned Mr. Quinn and seconded by Mr. Isley to recommend approval of the Petitioner's application.

Vote: Howard Burkemper, aye; Ernest Isley, aye; Brue Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passed.

**III. Public Participation**

There was none.

**IV. New Business**

There was none.

**V. Adjourn**

Being no further business to come before the Commission, it was motioned by Mr. Burkemper and seconded by Mr. Isley to adjourn the meeting at 6:25pm.

Vote: Howard Burkemper, aye; Ernest Isley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Meeting adjourned.

*Sonolito Bronson*

Recording Secretary