

**MINUTES**  
**WOODSTOCK PLAN COMMISSION**  
**June 25, 2020**  
**City Council Chambers**  
**Woodstock City Hall**

The regular meeting of the Woodstock Plan Commission was called to order at 7:00 PM on Thursday, June 25, 2020, by Chairman Cody Sheriff. In accordance with the Governor's Emergency Declaration, the meeting was held remotely with Plan Commission members participating from remote locations. Chairman Sheriff explained the processes and procedures for the meeting and how the public can ask questions and make comments.

A roll call was taken.

**COMMISSION MEMBERS ATTENDING REMOTELY:** Arturo Flores, Don Fortin, Steve Gavers, Robert Horrell, Doreen Paluch, Jackie Speciale and Chairman Cody Sheriff.

**COMMISSION MEMBERS ABSENT:** Donna Besler and Erich Thurow.

**STAFF ATTENDING REMOTELY:** Building and Zoning Department Director/Staff Liaison Joe Napolitano and City Planner Darrell Moore.

**OTHERS ATTENDING REMOTELY:** City Attorney TJ Clifton.

**APPROVAL OF AGENDA**

Motion by Paluch, second by Horrell to approve the meeting agenda.

A roll call vote was taken.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and Thurow. Motion carried.

**APPROVAL OF MINUTES**

Motion by Paluch, second by Fortin, to approve the February 20, 2020 Special Plan Commission Meeting Minutes as amended: Page 1, change "regular" meeting to "special" meeting and delete the first paragraph under Approval of Minutes.

A roll call vote was taken.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and Thurow. Motion carried.

**1. PUBLIC COMMENTS**

There were no comments forthcoming from the public.

**2. OLD BUSINESS**

**a) Continuation of Public Hearing – Zoning Text Amendments Relating to Various Sections of the Unified Development Ordinance**

Chairman Sheriff stated the Staff has requested this item be continued until the July 23, 2020 Regular Plan Commission meeting.

Motion by Paluch, second by Horrell, to continue this Public Hearing to the next regular Plan Commission meeting on July 23, 2020.

A roll call vote was taken.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and Thurow. Motion carried.

### **3. NEW BUSINESS**

#### **a) Public Hearing – Sign Variation to allow a Second Free-Standing Sign at 746 Washington Street**

Motion by Paluch, second by Horrell, to open the Public Hearing.

A roll call vote was taken.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and Thurow. Motion carried.

Joseph Flowers, Petitioner, was sworn in.

Mr. Flowers explained that he owns the auto repair business at 746 Washington Street. He would like to put up a sign just north of the Red Dot Storage sign, with his business name and phone number. It would be the same size sign as the Red Dot sign.

Commissioner Fortin asked if the existing Red Dot sign would be moved. Mr. Flowers said no, his proposed sign would be located right next to it. Commissioner Fortin noted that the difficulty is that this is the only access to the business and there are multiple uses that don't have frontage to advertise.

Commissioner Speciale thanked the petitioner for moving into Woodstock. She asked if he was aware that he was not able to put up a sign when he decided to locate here. Mr. Flowers responded that he did not. Commissioner Speciale asked about the other businesses in his building. Mr. Flowers said the other users are using the spaces more for storage and don't really need to advertise.

Commissioner Gavers asked if the units in the building were condos. Mr. Flowers responded that yes, they were, but he is renting 3 spaces. Commissioner Gavers noted how this building is setback far from the street and people need to be made aware of the businesses back there. He supported the request.

Commissioner Horrell asked how many units there were in the building. Mr. Flowers responded that there are eight. Commissioner Horrell noted that there is a potential for five additional businesses to want signage. He stated that a directory sign would be more appropriate. Modifications to the sign graphics could be made to better fit on a directory sign.

Commissioner Flores had no questions, but agreed with Commissioner Horrell's comments.

Commissioner Gavers asked for clarification regarding the allowable size of a directory sign. City Planner Moore indicated that the existing Red Dot sign is as big as it can be, given the setback from the street. A directory sign is allowed to have an additional 10% of the allowable square footage, or 1.2 sf., which is not a lot. Signs can get bigger the farther they are setback from the street. The complication is that the proposed sign is on a different parcel than the owner's business and Red Dot would need to be consulted.

Commissioner Horrell discussed various options for a directory sign, noting that a variance could be approved for a larger directory sign. He suggested that Red Dot be contacted to see if they were amenable to putting up a new directory sign.

Mr. Flowers stated he has been in touch with Red Dot representatives and they are willing to work with him, to possibly move the sign back from the street in order to increase the size. Commissioner Gavers noted that there are trees that could block the view if the sign is further setback from the street. It was noted that those trees are on Red Dot property and could be removed.

Director Napolitano reviewed the UDO requirements for Directory Signs at the 2-foot, 5-foot, 10-foot, 15-foot and 20-foot setbacks. The height limitations were also discussed. Commissioner Horrell indicated that with a 5-foot setback, it appears that they could have an appropriate-sized sign. City Planner Moore noted that if the request is changed, a new public hearing would be required.

Chairman Sheriff noted that the Commission should focus on what was presented tonight in order to move this item along.

Commissioner Paluch acknowledged the difficulty of the site and indicated that there is definitely the need for proper identification. It was clarified that the variation requested was for an additional sign and it could be interpreted that a different variation could be considered a lesser amount. She supported a directory sign, potentially larger than would normally be allowed, so that other businesses could have room for identifying their business.

Chairman Sheriff noted that a directory sign is the best way to proceed. He could not support the request as proposed.

Commissioner Horrell stated that looking at a directory sign would be a lesser request. Could the hearing be continued and the petitioner work with Staff to develop an appropriate directory sign that could be considered by the Commission.

Commissioner Paluch asked for clarification regarding setback and sign size. It was noted that at a 5-foot setback, the sign could be 14 sf. plus 10% for each tenant. There is ample room to fit in a larger directory sign.

Commissioner Gavers asked if the current regulations limit the number of users on a directory sign. Director Napolitano read the regulations. One freestanding directory sign is permitted and each tenant could have their name on that directory sign. However, a primary user could have a larger area devoted to their business with lesser users having a smaller area.

Motion by Horrell, second by Paluch, to continue this Public Hearing to the next regular Plan Commission meeting on July 23, 2020.

A roll call vote was taken.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and Thurow. Motion carried.

**b) Public Hearing – Special Use Permit to allow a Cannabis-Related Business (Craft Grower, Processor, Infuser and Transporter) on Lot 13, Duncan Place, in the Cold Headers Business Park, VISE Partners, LLC**

A roll call vote was taken to establish a quorum for the Public Hearing.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and Thurow. Motion carried.

Jeffrey Gasner, Petitioner; Ed Farrell, Security Consultant; and Nick Easley, Consultant, were sworn in.

Mr. Gasner reviewed his business background. He started a franchise system, CPR Cell Phone Repair company about 20 years ago and grew it to 21 countries and 850 stores. He sold the business last October and started taking classes and certifications to learn about cannabis. After contacting several consultants, he put together a team to form VISE Partners, and provided background on his team members. They have filed an application with the State for a Cannabis Craft Growers license, which also includes processing, infusion and transporting. Mr. Gasner stressed the community benefits, which is important to his company. He indicated that he is from Huntley, Illinois. He said that the Village of Huntley decided not to allow cannabis-related businesses so he looked for sites in Woodstock. He stressed the importance of a partnership with the City and pledged 2-1/2 percent of profits would be donated back to community causes.

The proposed site is 3.7 acres and would allow for future expansion. He believes the Subject Property is well-suited to accommodate the needs of this proposed business. The proposed building would be 39,200 sf. in size, with the majority devoted to growing operations, very similar to a greenhouse. Also, there would be several environmental benefits to the proposed building. The goal is to use local labor in the construction of the facility.

Office and administrative functions would be at the front of the building, facing Duncan Place. Shipping/Receiving would be at the northwest corner of the building. Access to the site would be from a new driveway on Duncan Place. Although they have shown 81 parking spaces on their site plan to meet zoning code requirements, their needs will be much less. Typically, there would be 20 employees on a shift and the jobs to be created are generally higher paying. The business would be open generally 8 am to 5 pm, but cleaning would occur after hours and security would be round the clock. Mr. Gasner briefly described some of the security features proposed for the facility, including cameras, scanners and lighting.

Mr. Easley provided information about the cultivation aspects of the proposed facility. The larger areas indicated on the floor plan are modules and would be used for growing plants, very similar to a greenhouse. Additional modules can easily be added onto the structure to expand in the future. The roof is designed to allow natural light into the facility. Fans would be placed on both ends of these modules to facilitate air flow through the building. The building is designed specifically for this use, it is not a retrofit, so issues like odor and security can be adequately addressed. They will use sustainable methods for growing and recycle water to reduce waste. Lighting is minimal and would not emit from the facility. They strive to be good neighbors.

Mr. Farrell emphasized that they are proactive and work to prevent theft or loss, rather than being reactionary. They will work with the City's Police Department, and state regulators to improve and enhance safety. The site will have multiple security layers to limit access. Everything takes place inside the building so it is difficult for outsiders to identify the activities occurring in the building.

Mr. Gasner described the VISE Partners business plan. They want to go from seed to market and be a vertically-integrated company. In addition to the Craft Growing license, they have applied for dispensary licenses, but not at this location. He showed some of the products that they would be developing at the facility. Mr. Easley indicated

that he has built over 40 acres of similar facilities. He noted that infusing makes up over 60% of cannabis products and this facility would be fully integrated to grow, extract, infuse, package and transport product. Trucks used to transport product have to go through a security fence and gate, and are loaded inside the building. Waste goes to special facilities designed to handle cannabis waste and is also loaded inside the building. They are designing the building for the long term, with the eventuality that cannabis will be legal on a Federal level. The state will be approving 40 such licenses later this summer and they are confident that they have put together a great application and will be selected.

Chairman Sheriff opened the floor to questions from the Commission.

Commissioner Speciale asked if they would be selling cannabis at the facility or have a consumption room. Mr. Easley indicated that the license they applied for with the state is for a Craft Grower, with Infusing, Processing and Transporting. There would be no sales at this facility, only production. For a dispensary license, a separate application and license are required. They have applied for dispensary licenses at other locations, but not here. She asked about the area designated for future expansion indicated on the site plan. Mr. Easley indicated that this would be for future development, but only if they are granted a license, and more importantly, if there is demand. For now, they are only doing the maximum allowed for craft growing, 14,000 sf. Commissioner Speciale noted that other communities have different spacing requirements for Craft Growers and Cultivation Centers.

Commissioner Speciale asked for further information on the proposed fencing and lighting. Mr. Easley described the proposed fence for the facility, noting that it would be chain link and have barbed wire along the top. With the barbed wire the height would be approximately 10 feet. Exterior lighting would be provided mainly for security purposes in the parking lot. Interior lighting would not be seen from the outside.

Commissioner Speciale asked about signage. Mr. Easley noted that the state has requirements, but they are primarily for interior signs. There would be no sign advertising the business. She noted that in other towns, the 2,500-foot separation requirement is only for cultivation centers. There is no limitation on craft growers. She is in support of waiving this requirement and also allowing a reduced number of parking spaces for the use.

Commissioner Gavers indicated that he had questions about parking lot lighting and the 12-hour cycle of lighting, but these have been addressed. He asked about the projected build time for the facility. Mr. Easley noted that they expect the state to award licenses in mid-August. Build-out is generally dependent on the jurisdiction, but site prep work takes one to three months, with the buildout occurring in six to nine months. The building is like a "Butler" building and there are modules that can be added for expansion.

Commissioner Horrell expressed concern about the security lighting and the potential effects on neighboring residential property. He asked if the fence would be around the entire facility. Mr. Easley responded that it would. He noted that there would not be lighting on the fence, it would be on the building. They would meet ordinance requirements, which typically require cut-offs to prevent light spillage off the property.

Commissioner Horrell asked about environmental considerations, such as water usage, waste and odor. Mr. Easley indicated that they have industrial waste water, which is captured, bubbled and evaporated into a sludge that is properly disposed. They use organic practices, but cannot call themselves organic because that is a federal term. Water will be recycled and used several times before the ph level becomes too high. Regarding odor control, there is a vapor barrier on the fans that captures odors from the growing areas and that turns into industrial waste. Other smells are generated from the commercial kitchen and carbon scrubbers are used to capture those odors. Commissioner Horrell asked what the neighbors would smell. Mr. Easley replied they should smell nothing. He referenced a cluster of five facilities in California and noted there had never been a complaint about odors.

Commissioner Horrell asked about noise, especially from the exhaust fans. Mr. Easley stated that the fans have

louvers and generally operate more in summer. The fans are within typical decibel levels that will meet local codes.

Commissioner Horrell questioned the Security Plan submitted with the application. He noted that it was dated January of 2019 and wondered if it was still valid. Mr. Easley noted that it complies with state regulations. Mr. Farrell stated that the plan will be up-to-date. They reevaluate their security plan every quarter to stay current and will meet and likely exceed the state requirements. Commissioner Horrell asked if AR-15s would be deployed on the site as indicated in the security plan. Mr. Farrell noted that is an available option, but it is not planned.

Commissioner Flores stated that he had no additional questions.

Commissioner Paluch thanked the petitioner for their informative presentation and said her questions had been answered.

Chairman Sheriff also indicated that their presentation was very informative. His only comment was if the petitioner would be amenable to planting additional trees along McConnell Road and along the property line to the east. He indicated that evergreen trees would be preferable because they provide year-round screening. Mr. Easley stated that he is open to adding additional evergreen trees in these areas.

Chairman Sheriff asked if anyone from the public had questions about the request.

Linda McMahon, 1002 Heron Way, thanked the Commission member for their questions. She indicated that she is their neighbor to the north. She is concerned about the lighting level and how it would impact their property. She is concerned that this will be lit up like a used car lot. Mr. Farrell stated that they follow guidelines to reduce light pollution and can direct light in certain directions to minimize light and glare. She asked why the parking lot is close to the residences. Mr. Easley noted that the parking was laid out after the building design. The building has to face north-south to capture the most amount of sunlight.

Ms. McMahon asked about the height and style of the fence. Mr. Easley stated that it would be 8' chain link, with plastic slats, and strands on top. He noted that in his experience, there have been very few instances of crime at cultivation facilities. The buildings are non-descript and people generally do not know they are there.

Ms. McMahon asked about the fans, which she did not know about until the presentation. She is concerned about noise. Mr. Easley indicated that there are louvers and they have a mesh system to prevent light coming through the fans and the mesh does a great job of suppressing noise. They typically cycle on during the peak part of the day, but infrequently at night. They will meet or exceed the requirements for noise.

There were no more questions from the public, so Chairman Sheriff asked if Staff had any comments. Director Napolitano indicated that the cannabis regulations were evolving. The City maintained the distance requirement it had in place for medical cultivation centers, but this is pretty restrictive. At the time, we knew that this was an evolving industry and that the regulations would likely need to be changed to address issues as they arose. He stated that text amendments would be brought to the Commission next month to bring the City's regulations in line with industry needs while still protecting the City's interests.

Commissioner Speciale asked for confirmation about the fence height. Mr. Farrell confirmed the total height was 10 feet, consisting of an 8-foot fence topped with 2 feet of barbed wire.

Ms. McMahon stated that she does not have a problem with this business. Her concern was that the only persons who were notified were those that had to be notified. She wished the entire subdivision was notified.

There were no other comments from the public so the public comment portion of the hearing was closed.

Commissioners generally expressed their thanks to the petitioner for a presentation that was professional and informative and for considering Woodstock for this facility.

Motion by Commissioner Horrell, seconded by Commissioner Paluch to recommend that the City Council approve the petitioner's request for a Special Use Permit to allow a Cannabis Craft Grower, with Cannabis Infusion, Processing and Transporting on Lot 13, Duncan Place, subject to the following conditions:

- 1) 40 parking spaces (1 per 1,000 sf.) shall be provided.
- 2) The applicant and City Staff shall work with the Woodstock Fire/Rescue District to address any concerns they may have relating to the site layout and building.
- 3) The supplemental use requirement that no Cannabis Craft Grower shall be located within 2,500 feet of the property line of a preexisting public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, or public or private park or an area zoned for residential use shall be waived.
- 4) A chain link fence, topped with barbed wire as needed, to a maximum of 10 feet shall be allowed, but additional evergreen landscaping shall be provided along the north and east property lines to reduce the visual impacts of the fence and help with any potential noise from the exhaust fans.
- 5) Final landscaping plans, building elevations and site lighting shall be reviewed by Staff for conformance with UDO requirements as part of the Project Review process when application for building permits are submitted, and additional evergreen trees shall be incorporated along the north and east property lines.

With the above conditions, the request meets the approval criteria listed in Section 4.4.7 of the Unified Development Ordinance, in accordance with the findings included in the Staff Report.

A roll call vote was taken.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and E. Thurow. Motion carried 7 - 0.

c) **Public Hearing – Zoning Map Amendment from B3 to M1 and Special Use Permit to allow a Cannabis-Related Business (Craft Grower, Processor, Infuser and Transporter) at 1411 S. Eastwood Drive, SLI, LLC**

A roll call vote was taken to establish a quorum for the Public Hearing.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and Thurow. Motion carried.

Joseph Ori, Petitioner, and John Taylor, Consultant, were sworn in.

Mr. Ori noted that the previous presentation provided an excellent background on the craft-growing requirements. Their operation proposed for 1411 S. Eastwood Drive will have many of the same characteristics described by the previous petitioner. Mr. Ori noted that he is an Illinois resident and practicing attorney. He is a part owner of the property and currently owns a cannabis-growing operation in Michigan. The property is rented out to Mr. Summers for the mini-golf/recreation facility. He indicated that the business was struggling and this was a good time to consider re-use of the site for a cannabis facility. The existing mini-golf course, batting cages and go-kart track would be removed to construct a one-story, 30,000 sf. brick- and metal-sided building to cultivate, infuse, process and transport cannabis. The majority of space in the building would be devoted to growing operations, and there

would be office and administrative functions at the southwest corner of the building. The existing building on the site would be reused for offices and could potentially be used in the future as a “provisioning center.” Parking for 34 vehicles is shown, with an additional 5 spaces indicated at the front of the existing building. Security procedures and protocols will comply with State requirements. Mr. Ori stated that they would run a top-notch operation and offer quality products.

Chairman Sheriff opened the floor to questions from the Commission.

Commissioner Fortin had no comments.

Commissioner Speciale asked about deliveries and what types of trucks are used. Mr. Ori noted that small trucks would be used for the operation. Most would be mini-van type vehicles.

Commissioner Speciale asked what a “future provisioning center” means. Mr. Ori replied that the building in front is planned for administrative offices for the business. However, it makes sense that in the future, this could be a logical location for a provisioning business. It is not essential, but it would be a good location. There is plenty of parking on the site. A separate special use permit would be required if they choose to seek a dispensary on the site.

Mr. Ori noted that the facility would be a new building. This would not be a greenhouse like the last proposal, but a freestanding industrial building. They are able to use many of the environmental practices that were described in the previous proposal.

Commissioner Gavers asked Staff if the petitioner received approval, would they need to come back to the Commission for the building and landscaping approval. Mr. Napolitano responded that no, they would need to apply for a building permit and plans would be reviewed by Staff to meet Project Review Guidelines. As part of the review tonight, the Commission can add conditions to the approval for items they would like to see as part of the final development.

Commission Gavers wished the best for Mr. Summers. He noted that if rezoned to M1, the subject property would be next to other M1-zoned property and he has concerns.

Commissioner Horrell expressed concerns about the proposed rezoning due to the shape of the parcel and the location of the existing detention pond. He was not in favor of losing commercial zoning along Route 47. Mr. Ori noted that the existing building in front would be used for commercial offices and the growing operation would be towards the back. He asked the petitioner if they were aware of the Route 47 expansion plans and expressed doubt that they would get the two access points that are being requested. He also expressed concern about potential back-ups onto Route 47 if a gate restricting access is provided to limit access to the site.

Commissioner Flores indicated that he had no questions.

Commissioner Paluch also expressed concerns about the proposed M1 zoning. She asked if the petitioner would consider leaving a portion of the front of the site as it is currently zoned, B3, and rezone the rear portion of the site to M1. Mr. Ori indicated that he is open to that suggestion and would be willing to amend his petition to that effect.

Mr. Napolitano confirmed that a dispensary is allowed as a special use in the B3 district. Attorney Clifton stated that since the request is less than what was requested in the petition, they can reduce the amount of land requested for M1 zoning.

Commissioner Paluch said that if the front portion remains B3, the petitioner can still proceed with what they are requesting for the property and the commercial-zoned corridor along Route 47 would remain intact. Commissioners

were in general agreement with this approach and did not think this would have a detrimental effect on the area.

Chairman Sheriff opened the floor to public questions and comments. There were none.

Commissioner Paluch disclosed that Ron Summers was once a client of hers regarding this property, but she did not believe there was any conflict and wanted to make that publicly known.

Commissioner Fortin discussed working with the neighbor to the north regarding access. Director Napolitano indicated that the Route 47 expansion plans encourage cross access between neighboring properties. Most of the improved Route 47 would have a center median preventing left turns, but the improvement plans show this area as a full intersection, opposite of Southview Drive, with the ability to turn left off of Eastwood Drive onto these properties. Staff believes it is appropriate to work together with the adjoining property owners and IDOT to see if there is the opportunity to improve this intersection as part of the redevelopment.

Commissioner Horrell stated that given this information, it is critical that the petitioner decide what they plan on doing for security fencing and gating. Mr. Ori responded that they had not considered fencing the property. They do not believe it is required as part of their application. All of the product being created will be in a vault, in accordance with the State requirements. They will use 150+ security cameras and two security firms to plan for security. If they have to put up a fence, they will ensure the safety of the public and the integrity of the site. Commissioner Horrell asked if the Special Use is approved, is the Commission approving the physical aspects of the site plan. Director Napolitano responded that the approval is typically granted in substantial accordance with the plans submitted. This allows for minor adjustments to be made if the project moves forward, but major changes would need to go back to the Plan Commission.

Commissioner Paluch stated that fencing, security, and the like, it is not the Commission's intention to require something more than the State requires. She is putting her trust in the state requirements. Commissioner Horrell agreed. It was discussed that the type of building construction may influence the need for a fence. The previous request was for a greenhouse-type facility, while this request is for more of an industrial-type building.

Commissioner Speciale asked about the rezoning for the front portion of the property. How will this be accomplished? Chairman Sheriff stated that the Commission can approve the rezoning for a portion of the site. The Commissioners discussed where the line between the B3 and M1 should occur. It was agreed that the B3 zoning should include the front building with the remainder being rezoned M1. Mr. Ori was in general agreement, but was concerned about creating new parcels and PIN numbers. Commissioner Paluch stated that creating new parcels was not necessary, just a line of delineation. Director Napolitano indicated that the distance from the front property line to the rear of the existing building is approximately 105 feet. The motion could be to rezone the subject property to M1, with the exception of the west 110 feet of the parcel. Commissioners agreed with this proposal. Mr. Ori also expressed his agreement. He noted that he is an owner of the property and even if they do not receive a license in the future for provisioning, they want to use the existing building as the headquarters for their company, since they are all from the area.

There were no additional comments or questions from Commissioners.

Director Napolitano read into the record a letter dated June 16, 2020, received from Charles Ruth of Alliance Contractors, 1166 Lake Avenue, Woodstock, IL. The letter reads, "Dear Sir, as an adjacent property owner we acknowledge receipt of notice requesting changing 1411 S. Eastwood from B3 to M1 zoning. Our adjacent properties have both zonings. For the most part, they are vacant land, construction and warehouse buildings and some small office properties. However, properties that are in the vicinity but not adjacent include a bowling alley, hotel facility, restaurant and bar. I cannot in good faith protest the zoning changes because in itself the request is consistent with the surrounding area. It may be outside your authority matrix but I hope the city fathers will

carefully consider the wisdom of placing a cannabis business at this location. Thank you.”

Commissioners discussed whether to make separate motions for the two requests, or to combine both into a single motion. Commissioner Paluch indicated if the special use permit was not recommended for approval, she did not support the zoning map amendment. Chairman Sheriff indicated that should not be the deciding factor for approving a zoning map amendment. Attorney Clifton confirmed that both could be acted on in a single motion

Motion by Commissioner Paluch, seconded by Commissioner Gavers to recommend that the City Council approve the petitioner’s request for a Zoning Map Amendment from B3 Service and Retail District to M1 Limited Manufacturing District, for the Subject Property, except for the west 110 feet of the parcel, and to approve a Special Use Permit to allow a Cannabis Craft Grower, with Cannabis Infusion, Processing and Transporting at 1411 S. Eastwood Drive, subject to the following conditions:

- 1) The existing access point to the site shall be utilized and no additional access to IL Route 47 shall be allowed. The applicant and City Staff should work with the property owner to the north to determine if a single, shared access to both sites, opposite of Southview Drive to facilitate safer turning movements in this area, can be developed.
- 2) A cross access easement shall be dedicated at the southwest part of the site to facilitate the potential future cross access to the adjacent Popeye’s Chicken site to the south.
- 3) Vehicular access to the northwest corner of the building should be reconfigured or the interior building layout should be modified so that vehicles utilizing this area of the site have adequate area to safely maneuver and turn around.
- 4) Parking spaces proposed on the south side of the site shall have a setback of no less than three feet.
- 5) 39 parking spaces, as proposed, shall be provided.
- 6) The applicant and City Staff shall work with the Woodstock Fire/Rescue District to address any concerns they may have relating to the site layout and building.
- 7) The supplemental use requirement that no Cannabis Craft Grower shall be located within 2,500 feet of the property line of a preexisting public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, or public or private park or an area zoned for residential use shall be waived.
- 8) Final landscaping plans, building elevations and site lighting shall be reviewed by Staff for conformance with UDO requirements as part of the Project Review process when application for building permits are submitted.

With the above conditions, the request meets the approval criteria listed in Sections 4.3.7 and 4.4.7 of the Unified Development Ordinance, in accordance with the findings included in the Staff Report.

A roll call vote was taken.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and E. Thurow. Motion carried 7 - 0.

#### **4. DISCUSSION**

Mr. Napolitano informed the Commission that City Hall would be reopening on Monday. He noted that Walmart will be making \$700,000 in modifications to the existing facility. A new grocery store is looking at property across from Walmart on Lake Avenue. Mr. Napolitano stated a car wash developer has expressed interest in the Jiffy Lube/Car Wash building on Catalpa Lane and is doing their due diligence.

The conceptual BP development plan has not yet appeared before City Council and there has been no contact from the owner. The Thornton's project is likely dead as they indicated they will be focusing on other opportunities in the Chicagoland area.

Chairman Sheriff asked if IDOT was moving forward with Route 47. Director Napolitano noted that land acquisition has started. Staff is anxious to start looking at plans to determine impacts on parking for businesses.

Commissioner Gavers asked about the former Quality Inn on Catalpa Lane. Director Napolitano stated that it was recently purchased and they are refreshing the interior of the hotel.

Engineering approval was granted for the Cedarhurst facility and they may begin moving dirt by the end of July.

## **5. ADJOURN**

Motion by Paluch, second by Speciale, to adjourn this regular meeting of the Plan Commission to the next regular meeting at 7:00 PM on Thursday, July 23, 2020 in the Council Chambers.

A roll call vote was taken.

Ayes: Flores, Fortin, Gavers, Horrell, Paluch, Speciale and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Besler and Thurow. Motion carried.

The meeting was adjourned at 10:07 PM.

Respectfully submitted.

Joseph Napolitano  
Building and Zoning Director