

Village of Sheridan
October 7, 2019
Zoning Board of Appeals/Plan Commission

The Zoning Board of Appeals/Plan Commission met on the above date with the following members present: Jamie Walker, Pam Carlson, John Whalen, Maggie Cimbalista, David Bardson and Michael Mott. Heather Weber was absent.

Attorney Burton reviewed the Cannabis Ordinance previously presented to the board. If the Village of Sheridan did not wish to allow cannabis within the village, it would need to go on the next election ballot as a referendum to ban within one year.

The State of Illinois has designed the cannabis licensing to first go through the state. The state controls the issues of background checks and security plans and any applicants would come to the village with this already done. Our zoning board would be approving special use applicants along with local licensing for these types of businesses. Applicants could produce state background checks and security plans to the village from their state applications.

The first part of the draft ordinance comes directly from the state statute with Intent and Purposes and definitions of the terms: Cannabis Craft Grower, Cannabis Cultivation Center, Cannabis Dispensing Organization, Cannabis Infuser Organization, Cannabis Processing Organization and Cannabis Transporting Organization. Discussion took place about locations where these businesses could operate.

Cannabis Craft Growers and Cannabis Cultivation Center locations would not be located within 1,000 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, daycare center, day care home or residential care home or of the property line of a pre-existing property zoned or used for residential purposes.

Dispensing Organization facility setbacks were discussed as in relation to a minimum distance from a pre-existing public or private nursery school, preschool, primary or secondary school, daycare center, day care home or residential care home. Attorney Burton addressed the state statute for liquor sales not to be within 100 feet of churches, schools or hospitals. After discussion on Dispensing Organization locations, the board would recommend them not being located less than 300 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home or within 250 feet of the property line of a pre-existing property zoned for residential purposes, and no less than 1,000 feet between retail business locations and to be within the Business District. They would also recommend no on site consumption.

The board next discussed Cannabis Craft Growers, Cannabis Infuser Organizations, Cannabis Processing Organizations and Cannabis Transporting Organizations. The board would like to keep the location of these facilities at least 1,000 feet from of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. They also would like to see that facilities at least 500 feet of the property line of a pre-existing property zoned for residential purpose. The board also recommend there being 1,000 feet in between locations of separate organizations.

Zoning districts were discussed for various cannabis businesses. The board recommend that Cannabis Dispensing Organizations to be located within a Business District. Any Cannabis Craft Grower Organization, Cannabis Infuser Organization, Cannabis Processing Organization or Transporting Organization would be located within a manufacturing district.

David Bardson Motioned to recommend the Ordinance to the Village Board with the revisions made at this meeting. Jamie Walker seconded the motion. Maggie Cimbalista and Michael Mott were in favor. Pam Carlson and John Whalen were opposed. Attorney Burton will prepare and this will go before the Village Board on October 14, 2019.

Attorney Burton mentioned an issue that has arisen for the next hearing of the Zoning Board of Appeals/Plan Commission regarding the 35% coverage of lots and removal of 720 sq feet coverage from the Ordinance.

There being no further business, Jamie Walker motioned to adjourn the meeting. David Bardson seconded the motion. All were in favor. Motion Carried and the meeting adjourned.

Respectfully Submitted,

Cathy Grimwood
Village Clerk