

Village of Sheridan
August 26, 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, Heather Weber, David Bardson and Michael Mott.

Attorney Burton began the meeting with driveway issues in the village ordinance. The ordinance currently addresses only new cut driveways with one inspection to be a \$75.00 flat fee. Discussion was held on establishing a clearer code. He recommends keeping the same fee of \$75.00 for resurfacing of existing driveways. He suggested that a new cut driveway to have 2 inspections, one prior to work performed and one post work with a \$150.00 flat fee. For any work performed in the right of way, this would also involve the village engineer with additional costs involved. The contractor would provide proof of insurance naming the village as an additional insured. Right of way work would also need to be the same material as the roadway. Jamie Walker motioned to approve the changes to the driveway code. Maggie Cimbalista seconded the motion. All were in favor. Motion Carried.

Attorney Burton next began discussion of the new state law allowing cannabis effective January 1, 2020. The Village could prohibit cannabis businesses in the Village but a public referendum would be required. The village has previously adopted a sales tax ordinance for any possible sales within the village. The village could control cannabis business with reasonable zoning restrictions such as identifying zoning districts where cannabis businesses locate and not locate, limitations of cannabis business near schools and daycares, and limitations of cannabis business in relation to other cannabis businesses.

Attorney Burton reviewed definitions of various forms of cannabis businesses: Cannabis Craft Grower, Cannabis Cultivation Center, Cannabis Dispensing Organization, Cannabis Infuser Organization of Infuser, Cannabis Processing Organization or Processor or Cannabis Transporting Organization or Transporter. All of which are enclosed facilities.

Factors for cannabis businesses were reviewed including factors identified in the model Illinois Municipal League ordinance. Special standards were discussed for all the various cannabis businesses. Atty Burton explained the smoking aspect of cannabis would not be included in zoning but in the municipal code book and treated like alcohol and tobacco products. Facilities may be issued a permit to host on site consumption of cannabis.

State of Illinois and local licensing was discussed, including security plans. Licensing requirements would include a background check, waived on receipt of state background check. Licensing would be granted on a yearly basis. Business license renewals would take place annually. A public hearing would be held by the Zoning Board of Appeals on any applicants with recommendation made to the Village Board who would ultimately grant the Special Use. With any violations of license, a hearing would be conducted by the Zoning Board of Appeals. Hours of operations would be the same as liquor sales operations.

Chief Bergeron prefers to hold off adopting zoning provisions as to cannabis to let other municipalities put in place their regulation which we can review for Sheridan to consider. Jamie Walker motioned to continue the hearing to Monday September 16th at 6:00PM. Pam Carlson seconded the motion. All were in favor. Motion Carried.

John Whalen motioned to approve minutes from December 3, 2018. David Bardson seconded the motion. All were in favor. Motion Carried.

Jamie Walker motioned to adjourn the meeting. John Whalen seconded the motion. All were in favor. Motion Carried and the meeting adjourned.

Respectfully Submitted,

Cathy Grimwood
Village Clerk