



**MEETING MINUTES  
OF THE  
PLAN COMMISSION  
April 6, 2022 – 7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL  
6900 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60712**

**Present:** Chairman Mark Yohanna, Commissioners Henry Novoselsky, Suzanne Auerbach, Steven Jakubowski, Mark DeAngelis and Don Sampen

**Absent:** Adi Kohn

**Staff Present:** Community Development Director Scott Mangum, and Community Development Manager Doug Hammel, Police Chief Jay Parrot, Village Attorney Liz Butler, Community Development Coordinator Marcos Classen

**I. Call to Order**

Chairman Mark Yohanna noted a quorum and called the meeting to order at 7:05 p.m.

**II. Pledge of Allegiance**

**III. Approval of Minutes**

*Motion to approve the February 2 2022 Plan Commission Minutes was made by Commissioner DeAngelis and seconded by Commissioner Sampen.*

*Aye: Jakubowski, Auerbach, DeAngelis, Novoselsky, Sampen, and Yohanna*

*Nay: None*

*Abstain:*

*Motion Approved: 6-0*

**IV. Case #PC-04-22: Zoning Text Amendment – Permissibility of Cannabis Craft Growers in the M-B Manufacturing and Business Zoning District**

**Request:** Referral by the Village Board to consider potential Zoning Code Text Amendments related to the permissibility of, and certain standards related to, cannabis craft growers in the M-B Manufacturing and Business zoning district. During this Hearing, the Plan Commission may consider any additional Text Amendments related to this case.

Community Development Director Scott Mangum summarized the process that led to a referral from the Committee of the Whole (COTW) in regards to a potential text amendment that would allow Craft Growers as a special use in the M-B Zoning District. Discussion ensued.

Applicant Adam Zats owner of Bee Zee's (along with his father) Auto put in this request because they are looking to adapt the business to the current times. He stated with his father looking to retire that an opportunity to convert a portion of the existing space into a Craft Grow facility. The group he is partnered (Trade Secrets) with have one of the 40 licenses issued by the Illinois Department of Agriculture and are looking for a space where they can utilize that license.

Dan Farrell representative of Silver Star protection group gave a brief history about how the various licenses for different Cannabis facilities have evolved over the past 10 years.

Jason Tomlinson of Trade Secrets spoke about how when they applied for the Craft Growers license with the state it was tied to a specific location (Kankakee County) but negotiations for a building hit a standstill so they started looking for other opportunities and locations. The license issued by the State is provisional until you have a facility that is up and running and the State can perform a final inspection. Then that provisional license becomes a full-fledged operating license.

There was discussion about the legal issues that various craft growers are having getting approved and how it wouldn't affect this particular use as they have already been approved for a license.

There was discussion how security is handled in Cannabis Dispensaries vs. Craft Grow vs. Cultivation Centers. The main difference being that dispensaries are open to the public while the other two are not.

There was discussion about how emissions and byproduct would be handled. Per the applicant no runoff water will enter the Village sewer system. There was also discussion about odors from nearly completed product. How odors are regulated by the state and potential impact on neighboring communities. There was discussion about making that no detectable product odors are present a condition of any special use permit for Cannabis Craft Growers.

There was discussion about the fact that if this text amendment and subsequent special use was approved that it would be the first of its type approved in the State of Illinois. There was also discussion if the text amendment should be continued until the May Plan Commission to pair with the special use application that was turned in.

***Commissioner Jakubowski moved to recommend approval of the text amendment to update the matrix of permitted and special uses to allow Craft Growers as a special use in the M-B zoning District.***

***Commissioner Jakubowski added a condition that any Craft Grower facilities have no cannabis odor detectable outside of the facility.***

***Motion seconded by Commissioner Auerbach***

***Aye: Novoselsky, Auerbach, Sampen, DeAngelis, and Jakubowski***

***Nay: Yohanna***

***Motion Passed: 5-1***

This item will go to the Village Board on April 19, 2022.

**V. Case #PC-05-22: 6557 North Kimball Avenue – Approval of a Special Use for a Day-care Nursery**

Community Development Manager Doug Hammel went over the case for the owner of 6557 Kimball looking to get a special use approval to operate a daycare nursery at the subject residence. Currently the Village code allows a home daycare nursery to be a special use in the R3 residential district with up to 6 children.

Petitioner Esther Uruchima spoke about why she wanted to open a daycare and the benefits it could bring.

There was discussion about how many clients, ages of children, if they were local, and what the day/hours of operation were intended to be.

There was discussion about how stringent the State (DCFS) requirements are in obtaining a license. There was also discussion about the differences between the State of Illinois regulations and the Village regulations and whether the Village's code should be adapted to match the State regulations. State regulations allow home daycare nurseries up to 8 children, while the Village only allows 6 children by code. Further discussion also showed that the daycare could run without a state license with a maximum of 3 children but would still need the special use approval from the Village to do so.

There was discussion about outside boundaries (fencing) and what protections would be provided when the children are in the back yard of the home.

There was discussion about other daycare options available in the area around the subject property and if the daycare would be a benefit to the area. There was further discussion about how to apply the special use standards to this request and if this request fits those criteria.

There was discussion about the fencing on the south end of the yard.

Mr. Hammel provided anonymous comments from a couple of the neighbors in the area.

There was further discussion about applying the special use standards to this request. There was further discussion about the need for this use in the area.

Commissioner Jakubowski stated that he doesn't believe this is a proper use for this address.

*A Motion was made by Commissioner Sampen to recommend that a special use is granted for a daycare nursery at 6557 North Kimball with the condition the fence in the rear of the property is maintained. The motion was seconded by Commissioner DeAngelis.*

*Aye: DeAngelis, Auerbach, Sampen, Kohn, and Yohanna*

*Nay: Jakubowski*

*Abstained: Novoselsky*

*Motion Passed: 4-1*

It should be noted that after the roll was called, Commissioner Novoselsky attempted to change his abstained vote to a “nay”. However, Chairman Yohanna stated that the motion had already passed.

This item will go to the Village Board April 19, 2022.

**VI. Case #PC-02-22: Zoning Text Amendment – Standards Related to Requests for Zoning Variations**

**VII. Case #PC-06-22: Zoning Code Text Amendment – Permissibility of Short-term Rentals in All Residential and Business Zoning Districts**

**VIII. Case #PC-07-22: Zoning Code Text Amendment – Temporary Structures**

*Omnibus motion to continue remaining agenda items (Items #VI-VIII) to the May 4, 2022 meeting made by Commissioner Sampen and seconded by Commissioner Auerbach.*

*Aye: Jakubowski, Auerbach, Novoselsky, Sampen, and Yohanna*

*Nay: DeAngelis*

*Motion Approved: 5-1*

**IX. Discussion: Policy Topics for an Upcoming Plan Commission Workshop**

Community Development Manager Doug Hammel went over potential topics for a planned Plan Commission Workshop scheduled for April 27, 2022. He asked for feedback from the commissioners for any other topics that could be included. Discussion ensued.

**X. Next Meeting**

The next meeting of the Plan Commission is scheduled for Wednesday, May 4, 2022.

**XI. Public Comment**

Chairman Yohanna announced the opportunity for additional comments from the public. Let the record show that no one came forward.

**XI. Adjournment**

*Motion to recommend adjournment was made by Commissioner Sampen and seconded by Commissioner Auerbach.*

***Aye: Novoselsky, Auerbach, Sampen, Jakubowski, DeAngelis, and Yohanna***

***Nay: None***

***Motion Passed: 6-0***

***Meeting adjourned at 9:21 p.m.***

Respectfully submitted,

Marcos Classen  
Community Development Coordinator