

**VILLAGE OF OSWEGO
MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
100 PARKERS MILL
OSWEGO, ILLINOIS**

February 9, 2023

1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Jason Kapus, Rick Kuhn, Andrew McCallum, Charlie Pajor, Justin Sather, Judy Sollinger
Absent: Dominick Cirone (arrived at 7:02 p.m.)

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Director; Valeria Tarka, Planner; Mary Ellen Bliss, Recording Secretary; William Thomas, Village Attorney

3. MINUTES

Motion: Commissioner Sollinger, second Commissioner McCallum to accept the minutes of the January 5, 2023 Planning & Zoning Commission Meeting.
Ayes: Commissioners Kapus, Kuhn, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioner Cirone
Motion carried

4. PUBLIC HEARINGS

Special Use Permit

Blounts & Moore Dispensary
Applicant: Blounts & Moore, LLC
Project #1162.22
Project Manager: Valeria Tarka

Motion: Commissioner Kapus, second Commissioner Sollinger to open the Public Hearing at 7:01 p.m.
Ayes: Commissioners Kapus, Kuhn, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioner Cirone
Motion carried

Ms. Tarka stated the applicant is requesting approval of a Special Use Permit to allow for the operation of a cannabis dispensing facility at 1144 Douglas Road. Ms. Tarka stated the subject property is generally located north of the intersection of Douglas Road and Old Post Road in the Mason Square shopping center, and is surrounded by a mix of retail, service, and restaurant uses. Ms. Tarka stated overall the proposed cannabis dispensing facility is consistent with the surrounding commercial uses in the area. Ms. Tarka stated a District 308

building is within 250 feet of the proposed dispensary, however, District 308 has indicated student programming does not take place at that location.

Vince Field was sworn in
Tucson, AZ

Mr. Field, representing the applicant, stated the facility will have a robust security plan, including high-definition cameras on the interior and exterior of the building which the Illinois state police have direct access to. Mr. Field stated the facility will have 30-40 staff, including on-site security staff during open hours. Mr. Field stated all product is kept in a vault with restricted staff access, with “dummy” packaging displayed in the sales area.

John Petzke was sworn in
Oswego, IL

Mr. Petzke, Assistant Superintendent of Operations for District 308, stated District 308 owns a building within 250 feet of the proposed facility and asked that the Village remain cognizant of requirements of the 410 ILCS 705/Cannabis Regulation and Tax Act. Mr. Petzke stated the District 308 building is used as office space and no classes or instruction take place there, however, conference rooms could be used for family meetings. Mr. Petzke asked about advertising and store displays.

The Commission discussed if a cannabis facility at that location could preclude the school district from changing its use of their building.

No additional audience members wished to speak at the public hearing.

Motion: Commissioner Sollinger, second Commissioner Kapus to close the Public Hearing at 7:22 p.m.
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: None
Motion carried

The Commission discussed security and advertising for the proposed facility. Mr. Field stated the business’s name (still to be determined) will be on the building but no other advertising. Mr. Field stated the windows will be frosted and product will not be seen from the exterior. Mr. Field stated there will be one customer access point into the lobby to check identification before they are allowed into the sales area.

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the Findings of Fact for the Standards for a Special Use Permit and recommends approval of the Special Use Permit for a cannabis dispensing facility located at 1144 Douglas Road subject to the following:

- State approval
- The applicant shall follow all the rules and procedures as outlined in the Cannabis Regulation and Tax Act, as amended, and the Village’s Ordinance on Recreational Cannabis.

Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: None
Motion carried

**Text Amendment
Cannabis Dispensing Facility Buffer**

Applicant: Village of Oswego
Project #1163.23
Project Manager: Valeria Tarka

Motion: Commissioner Sollinger, second Commissioner Kapus to open the Public Hearing at 7:32 p.m.
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: None
Motion carried

Ms. Tarka stated the Village's current Zoning Ordinance allows for cannabis dispensing facilities to locate no closer than 1,500 feet from one another. Ms. Tarka stated staff is proposing to increase the buffer between cannabis dispensing facilities to one mile (5,280 feet), which would allow the Village to have multiple options for recreational cannabis dispensaries, but also discourage oversaturation of dispensing facilities.

No audience members wished to speak at the public hearing.

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:41 p.m.
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: None
Motion carried

The Commission discussed the distance separation of 1 mile and 1.5 miles and how they would affect property locations.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Sather to recommend approval of the Text Amendments to Section 3.02 Definitions and Section 8.00 Business Districts to a buffer of 1.5 miles between cannabis dispensing facilities.
Ayes: Commissioners Kuhn, Pajor, Sather
Nays: Commissioners Cirone, Kapus, McCallum, Sollinger
Absent: None
Motion denied

Recommendation:

Motion: Commissioner Cirone, second Commissioner Sollinger to recommend approval of the Text Amendments to Section 3.02 Definitions and Section 8.00 Business Districts to a buffer of 1 mile between cannabis dispensing facilities.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sather, Sollinger
Nays: Commissioner Kuhn
Absent: None
Motion carried

5. NEW BUSINESS

None.

6. OLD BUSINESS

None.

7. PUBLIC FORUM

None.

8. CHAIRMAN'S REPORT

Chairman Pajor welcomed new Commissioner Justin Sather.

9. COMMISSIONERS REPORT

None.

10. HISTORIC PRESERVATION COMMISSIONER REPORT

No report.

11. ECO COMMISSION REPORT

No report.

12. DEVELOPMENT SERVICES DEPARTMENT REPORT

None.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - March 9, 2023

15. ADJOURNMENT

Motion: Commissioner Sollinger, second Commissioner Cirone to adjourn the Planning and Zoning Commission Meeting.

Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Pajor, Sather, Sollinger

Nays: None

Absent: None

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:46 p.m.