

**Village of South Chicago Heights
Zoning Board Meeting
June 4, 2020**

Meeting called to order at 7:00 p.m.

Members present: Lou Bednarek, Melvin Davis, Tim Mohan, Paul Strasser, Vic Sweetwood, Tim Seese

Chairman: Vince Ramacci

Attorney: Matt Welch

Building Department: Nick Goncher

Trustee: Eric Stanton

Motion to open public hearing for discussion and action for the following requests (i) a zoning map amendment changing the zoning district of 3201 East End Avenue from B-1 Business District to I Industrial District; (ii) a text amendment to Section 1-701 (D) of Part VII of Chapter 14 of the South Chicago Heights Zoning Ordinance to permit the co-location of a transporting organization and a craft grower on the same property; (iii) a text amendment to 1-201(b) of Part II of Chapter 14 South Chicago Heights Zoning Ordinance to reduce the length an adult-use cannabis craft grower business may be from a residential district to 250 feet; and (iv) a special permit to allow the operation of a crafter grower and transporting facility at 3201 East end Avenue (PINS: 32-33-101-028-0000 and 32-33-101-029-0000). Edward Gal and Nicholas Frenzel, principal owners of Kindcraft Grow and Transport LLC responded to questions presented by the Zoning Commission. All documents labeled Exhibit A.

(i) Addressing part (i) Lou Benarek stated that this building has been vacant for many years and at least now would be used. The lot is adjacent to the Industrial Zoning District. There were no public comments. Motion to approve part (i) made by Lou Bendarek and seconded by Vic Sweetwood. All ayes.

(ii) Edward Gal explained that the building and vehicles will not have any branding on it to remain indiscreet. There were no public comments. Motion to approve part (ii) made by Lou Bednarek and seconded by Tim Mohan. All ayes.

(iii) Edward Gal and Nicholas Frenzel stated that transporters are required to have a 250 foot limitation from residential and Kindcraft Grow would like to be considered under this category. At this time it is 600 feet from the residential area. Lou Bednarek proposed a 350 foot distance, while Tim Seese and Vince Ramacci proposed a 500 foot distance. Public comment was made by a representative from Veteran Herbal Greens, who explained that this is an enclosed area within a building so 500 feet is a lot of distance. A motion was made by Tim Seese and seconded by Vic Sweetwood to approve the following text amendment: a text amendment to 1-201(b) of Part II of Chapter 14 South Chicago Heights Zoning Ordinance to reduce the length an adult-use cannabis craft grower business may be from a residential district to 500 feet.

(iv) Vince Ramacci voiced concerns with security of the premises. Edward Gal explained they submitted an initial security plan to the state. They plan to have 150 hi-resolution camera feeds with mo blid spots and would eventually want fencing. They intend to put fencing up with

a scanned gate entrance which will buzz and allow vehicles to enter into a sally port along with a third-party security service. Other security ideas were discussed between Zoning Commission Members and representatives from KindCraft which included: a security guard 24/7 on the premises, an 8 foot fence, the IP addresses to the cameras on the premises provided to the local fire and police department, providing notification to local police of transportation schedule of the product and East End Ave is where the secured entrance could be placed. Lou Bendarek asked if they expect large trucks to enter and exit. Edward Gal stated no, that unmarked Ford Eco Vans would be used to remain discreet. A motion was made to approve the special use permit with two conditions: an 8 foot security fence in compliance with existing code and coordination with the SCH police department. The motion was made by Vic Sweetwood and seconded by Lou Bendarek. All ayes.

Open public hearing for discussion and action on an application for a special permit to allow the operation of a craft grower at 3333 East End Avenue (PINs: 32-33-101-021-000) Application document labeled Exhibit B. No representative was present. A motion was made to deny the application for special use due to failure to appear by Vic Sweetwood and seconded by Vince Ramacci. All ayes.

Open public hearing for discussion and action on an application for a special permit to allow the operation of a craft grower, infuser and transporting organization at 3333 East End Avenue (PINs: 32-33-101-021-0000) All documents labeled Exhibit C. Travis Clark, representative of Veteran Herbal Greens, responded to questions presented by the Zoning Commission. All documents labeled Exhibit C. During public comment the question was asked if this is their only operation. Travis Clark responded yes. It was determined that the side of the building that deals with transportation is in Steger's jurisdiction. It was brought up that there is a prohibition on distance between growers of 1500 feet, not on the number of growers in a community. A motion was made to approve the special use permit with two conditions: an 8 foot security fence in compliance with existing code and coordination with the SCH police department. The motion was made by Lou Bendarek and seconded by Vic Sweetwood. All ayes.

Open public hearing for discussion and action on an application for a special permit to allow the operation of a craft grower, and transporting organization at 3215 Butler Avenue (PINs: 32-33-102-009-0000 and 32-33-102-014-0000). All documents labeled Exhibit D. Wayne Paulsen, Brad Feinsmith, Darin Frieling and Jim Ziniel, representatives of Uprise Grow Illinois LLC, Uprise Products Illinois LLC and Uprise Transport LLC responded to questions presented by the Zoning Commission. Lou Bednarek asked which part(s) of the building would be utilized. Brad Feinsmith responded that Bay 1 and 2, the portion closest to Butler will be used. They have a security plan that includes 290 cameras, the exterior and point of entries monitored by 24 hour security, and intrusion detection system. The security director will be in charge of contacting the police chief. A fence already exists. No public comment. A motion was made to approve the special use permit with two conditions: an 8 foot security fence in compliance with existing code and coordination with the SCH police department. The motion was made by Lou Bendarek and seconded by Vince Ramacci. All ayes.

Open public hearing for discussion and action on an application for a special permit to allow the operation of a craft grower and transporting organization at 304 East Sauk Trail (PIN: 32-33-201-041-0000) All documents labeled Exhibit E. Angelina Cibulskis, representative of Greenie Girls LLC, responded to questions presented by the Zoning Commission. During the public participation there was a question about how Greenie Girls would address the odor. Angelina Cibulskis responded that they use a charcoal filter in each room and an ozone filter. A motion was made to approve the special use permit with two conditions: an 8 foot security fence in compliance with existing code and coordination with the SCH police department. The motion was made by Vince Ramacci and seconded by Lou Benarek. All ayes.

Open public hearing for discussion and action on an application for a text amendment to Section 1-201 of Part II of Chapter 2 of the South Chicago Heights Zoning Ordinance to create a definition of a Truck Repair Facility use and Section 1-201 of Part II of Chapter 6 of the South Chicago Heights Zoning Ordinance related the regulation of Truck Repair Facilities and General Automotive Repair. All documents labeled Exhibit F. Attorney Welch explained the purpose is to prohibit storage and junk of truck and trailers not an essential use to the business. A motion was made by Tim Seese and seconded by Tim Mohan to approve the Vic Sweetwood and seconded by Tim Mohan to approve the text amendment. All ayes.

No public comments at this time.

Motion to adjourn was made at 8:15 pm by Vic Sweetwood and seconded by Tim Mohan. All ayes.

Respectfully submitted,

April Faoro
Zoning Board Secretary