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Community Development Department

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Village of Westmont
Planning & Zoning Commission
October 09, 2019 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **October 9th, 2019 at 7:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Doug Carmichael led in the following:

1. **Call to Order**
2. **Roll Call**

In Attendance: Chair Doug Carmichael, Commissioners Wallace Van Buren, Doug Carmichael, Craig Thomas, Thomas Sharp, Chris Lavoie, Janis Bartel, Community Development Director Bruce Sylvester, and Village Planner Nalini Johnson

3. **Pledge of Allegiance**
4. **Swearing-in of testifying attendees**
5. **Reminder to silence all electronic devices**
6. **Reminder to sign-in for any public testimony**
7. **Approval of the Minutes of the September 11th, 2019 regular meeting.**

MOTION to approve the regular meeting minutes on September 11th, 2019.

Motion by: Van Buren
Second by: Sharp

The motion passed on a voice vote. All in favor.

8. **Open Forum - No one spoke during Open Forum.**
9. **Review of Public Hearing Procedures**
10. **Open Hearing**

Old Business

PZC 19-019 Request from the Community Development Department, regarding the following:

A) Zoning Ordinance text amendments to the Village of Westmont Code to create definitions and regulations for 'microbreweries', 'micro-distilleries', and similar alcohol-related businesses that manufacture and sell products for consumption on the premises and for small-scale distribution.

Presentation: Village Planner Nalini Johnson presented new modifications and revisions to the proposed regulations for microbreweries and microdistilleries based on feedback from the last two Planning and Zoning Commission meetings. Johnson asked the board for clarification on some of the outstanding items and outlined the questions looking for definitive agreements. Some topics mentioned included food sale restrictions, parking and seating requirements, defining production, and separation distances.

Staff Comment: None

Public Comment: None

Commissioner Comments:

Lavoie : Lavoie was favorable of permitting but not requiring food sales. Lavoie was in agreement with Johnson's text modifications and suggestions.

Carmichael : Carmichael was looking to staff to give examples of pros and cons to setting a food requirement restriction. Carmicheael was in agreement with Johnson's text modifications and suggestions.

Thomas : Thomas was in agreement with Johnson's text modifications and suggestions.

Sharp : Sharp was in favor of permitting but not requiring food sales and was supportive of Johnson's text modifications and suggestions.

Bartel : Bartel was favorable of permitting but not requiring food sales. Bartel was in agreement with Johnson's text modifications and suggestions.

Van Buren : Van Buren was favorable of permitting but not requiring food sales. Van Buren was in agreement with Johnson's text modifications and suggestions.

MOTION A

Motion to recommend to the Village Board of Trustees to approve Zoning Ordinance text amendments to the Village of Westmont Code, and to create zoning definitions and regulations for 'microbreweries', 'brewpubs', and similar craft alcoholic beverage dispensers and producers.

Motion by: Lavoie
Second by: Bartel

VOTING A
Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Sharp: Yes
Bartel: Yes

Motion Passed

New Business

PZC 19-024 Request from the Community Development Department, regarding the following:

A) Zoning Ordinance text amendments to the Village of Westmont Code to create definitions and regulations for recreational cannabis sales.

Presentation: Community Development Director Bruce Sylvester discussed possible restrictions and rules for where cannabis retail sales would be allowed if the Village Board decided to not opt-out. Based on discussions from last month's meeting, Sylvester discussed restrictions including special-use requirements, distance separations, and allowed zoning districts. Sylvester commented on various other types of cannabis businesses that do not center around retail but rather cultivation and storage and suggested limiting those businesses to the M district with a special use.

Staff Comment: Johnson was supportive of the separation requirements from a planning perspective.

Public Comment: Clarendon Hills resident Dan Tausk gave the Commission some background information including his involvement with the industry and how medical cannabis has helped his autistic son in many ways. Tausk expressed his current hardships in terms of driving distances to medical cannabis facilities and suggested there be minimal distances, similar to Chicago, to schools and day care. Tausk felt that medically, these facilities are needed daily, much like a grocery store, and that convenience is important.

Commissioner Comments:

Carmichael : Carmichael was willing to remain flexible with park separation distances and was supportive of setting a buffer that was in between 100ft and 500ft. Carmichael did not want to be too restrictive considering limited available spaces.

Van Buren : Van Buren was comfortable with 500ft parks buffer and willing to grant variances if need be.

Thomas : Thomas felt that 100ft from parks was reasonable and would allow more availability.

Sharp : Sharp commented that he felt 1000ft seemed too restrictive and was comfortable with a distance that would eliminate caddy corner parcels from parks such as 150-200ft buffers. Sharp was in agreement with the remaining distance separations and requirements.

Bartel : Bartel felt that 250ft from parks was reasonable and would allow more availability.

Lavoie : Lavoie wanted to keep the cannabis retail sales away from residential and was comfortable with either 100ft or 500ft. from parks. Lavoie had concerns for the possibility of existing businesses with different uses and operations selling cannabis. Village Manager Steve May replied that the State license would only allow single uses for cannabis retail.

MOTION A

Motion to recommend to the Village Board of Trustees to approve Zoning Ordinance text amendments to the Village of Westmont Code and to adopt rules that would allow retail cannabis sales in Westmont only as special uses in the B2, C1, and M districts with the following spacing requirements :

a. A 1,000 foot spacing requirement from any school;
b. A 300 foot spacing requirement from any park; and
c. A 100 foot spacing requirement from any residence districts.
d. A (state-imposed) 1,500 foot spacing requirement between any 2 cannabis-related businesses

Motion by: Van Buren
Second by: Thomas

VOTING A

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Sharp: Yes
Bartel: Yes

Motion Passed

11. Miscellaneous Items -

A) Chairman Carmichael announced that Commissioner Bartel will be retiring after 5 years on the Planning and Zoning Commission.

12. Motion to Adjourn

Motion by: Van Buren
Second by: Sharp

Meeting adjourned at 8:25p.m.