

**St. Clair County Zoning Board of Appeals
Minutes for Meeting
At the Courthouse – 7:00 P.M.
October 8, 2019**

Members Present: Chairman Scott Penny, George Meister, Kent Heberer,
& Marcy Deitz

Members Absent: Alexa Edwards & Patti Gregory & Steven Howell

Staff Present: Anne Markezich, Zoning Department
David Schneidewind, Zoning Attorney

**County Board
Members Present:** Susan Gruberman, County Board District 12
John West, County Board District 15

Pledge of Allegiance

Call to Order

The meeting was called to order by Chairman, Scott Penny.

Public Comment

There were no persons present with public comment.

New Business – Case #1

Discussion of proposed amendments and revisions to the St. Clair County Zoning Code (Chapter 40) pertaining to the zoning of Adult-Use Cannabis Business Establishments and other amendments and revisions to the St. Clair County Zoning Code related thereto.

Ms. Markezich stated the Zoning Attorney, David Schneidewind will give the presentation this evening.

Mr. Schneidewind stated explained this Ordinance is based off of the Illinois State Statutes and the proposed regulations from the Illinois Municipal League. Mr. Schneidewind stated he has researched other Ordinances and believes this compiled Ordinance is a work in progress that will have further revisions in the future due to changes by the Illinois Legislature to the underlying Act.

Power Point Presentation by David Schneidewind, Zoning Attorney.
See attached.

Discussion

- Ms. Gruberman asked how many medical marijuana establishments are in St. Clair County. (Mr. Schneidewind stated there is a dispensing facility in the Village of Sauget but not in unincorporated St. Clair County.)
- Chairman Penny stated there is a growth facility in East St. Louis.
- Mr. Meister asked where all of the product will come from in this area. (Mr. Schneidewind stated there are regulations that cannabis may be brought in from other grow facilities in the State of Illinois but not another state.)
- Mr. Schneidewind explained the current medical cannabis will be modified to coincide with the changes with the adult-use cannabis, so they are not contradictory.
- Mr. Schneidewind explained the different zone districts that will allow these uses as a Special Use Permit.
- Mr. John West asked if colleges are included in the 1,500 ft. protected radius around the craft growers. (Mr. Schneidewind answered they are not listed in the protected area.)
- Mr. Schneidewind stated the State of Illinois does not have protected areas.
- Mr. West stated he would like to change the craft grower protection area to a place of worship to 1,500 feet instead of the 500 ft. proposed. (Mr. Schneidewind stated that could be changed.)
- Chairman Penny asked if the board is in favor of eliminating outside growing. There was a discussion between board members. (Mr. Schneidewind stated he can revise the code but would check the State rules and regulations first regarding the requirements of grow facilities.)
- The Board agreed to revise the protected area for all Adult Cannabis Infusers to 1,500 feet across the board.
- Mr. Schneidewind explained all of the general components for consideration for all adult-use cannabis business establishments.
- Mr. Schneidewind stated more than likely the dispensaries will be located in the municipalities.
- Mr. Schneidewind explained the Zoning Board of Appeals may require enhancements or improvements to each facility.

- Mr. Schneidewind explained the co-location of adult use and cannabis organizations.
- Mr. Schneidewind went over the proposed amendments to Medical Cannabis Provisions.

Public Testimony

- Unknown male – stated the medical user has a prescription from the Doctor. He stated he does not feel the recreational facility will be able to fill that prescription.

Further Testimony

Mr. Schneidewind stated he will make the changes discussed during the hearing.

MOTION to adjourn by Deitz, second by Meister. Motion carried.