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## COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: November 18, 2019

Present: Ron Damasco, Brad Karich, Richard Petersen,  
George Vant, Dave Woods

Absent: Rick St. Marie, Dave Shimanek

Also Present: Gosia Pociecha, Ald. E. Wesley, Attorney Sean Conway,  
J. Weihofen

Meeting Convened at: 7:00 P.M.

### **CALL TO ORDER:**

Chairman Brad Karich called the meeting to order. Roll call was taken and a quorum was present.

### **APPROVAL OF THE MINUTES:**

Mr. Karich made a motion to approve the minutes of the September 16, 2019 meeting; the motion was seconded by Mr. Woods and unanimously approved as presented via voice vote. Mr. Woods made a motion to approve the minutes of the October 21, 2019 meeting; the motion was seconded by Mr. Vant and unanimously approved as presented via voice vote.

### **PUBLIC HEARINGS:**

### **CASE NO. 2019-CDC-13**

### **OVERVIEW:**

Hilton Displays is requesting a Sign Variation to allow a second menu board sign for the Starbucks drive-through currently under construction. The subject property is located at 330 W. Irving Park Rd. MSS Wood Dale Land, LLC is the owner of the parcel.

### **DISCUSSION:**

Ms. Pociecha described the location of the proposed pre-menu board at the drive-through area, noting that this is a typical installation at Starbucks locations and will not be visible from either Irving Park Road or Addison Road. This type of pre-menu board is used for informing customers of new or specialty items being offered. Because the City's current Sign Code allows only one menu board sign per zoning lot, petitioner is seeking approval of a Sign Variation to allow for this second menu board.

**VOTE:**

Based upon staff recommendation, submitted petition and the testimony presented, Mr. Woods made a motion that the proposed Sign Variation meets the standards for approval; and, therefore, I move that the Community Development Commission recommend to the City Council approval of the Sign Variation to allow a second menu (pre-menu) board sign for the drive-through at 330 W. Irving Park Road in Case No. 2019-CDC-13. The motion was seconded by Mr. Karich. A roll call vote was taken with the following results:

Ayes: Mr. Woods, Mr. Damasco, Mr. Karich, Mr. Vant, Mr. Petersen

Nays: None

Abstain: None

Motion carries

**CASE NO. 2019-CDC-14**

**OVERVIEW**

The City of Wood Dale is proposing a Text Amendment to Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO). The purpose of the text amendment is to consider the recreational cannabis regulations.

**DISCUSSION**

Ms. Pociecha briefly reported on the Federal, State and Wood Dale regulations governing the cultivation, use and distribution of medical and recreational cannabis. The Text Amendment being brought before the Community Development Commission addresses the issue of recreational cannabis as medical dispensaries are currently allowed as special uses in the I-2 Industrial zoning district. To be considered is the question of either allowing or prohibiting recreational cannabis establishments in Wood Dale. If approved, the text amendment to Sec. 17.503 would read:

**17.503 B Cannabis Business Establishments**

***Cannabis business establishments, as defined in the Cannabis Regulation and Tax Act (410 ILCS 705/1-10), which includes cultivation centers, craft growers, processing organizations, and any future amendments to the definition of cannabis business establishments pursuant to the Cannabis Regulation and Tax Act, are hereby prohibited uses in all development districts within the corporate boundaries of the city.***

Ms. Pociеча reminded Commissioners that, whatever policy the City adopts at this point, the issue of allowing or prohibiting recreational cannabis establishments within the boundaries of the city can always be revisited in the future should the City so decide. Since this subject is new and under review by other communities and since the impact of this use within communities is unknown, the idea of adopting a “wait and see ” or “opt out” policy is viewed as desirable. Mr. J. Weihofen of 472 George Street was in attendance to voice his support of allowing recreational cannabis establishments pointing to the fact that the City could benefit from the taxes which would be generated by this use.

**VOTE**

Mr. Woods made a motion that based on the proposed text amendment to the UDO as summarized in the staff memo dated November 18, 2019, I move that the Community Development Commission recommend to the City Council approval of the text amendment prohibiting establishment of cannabis businesses in Case No. 2019-CDC-14. The motion was seconded by Mr. Petersen and a roll call vote was taken with the following results.

Ayes: Mr. Damasco, Mr. Vant, Mr. Petersen, Mr. Woods

Nays: Mr. Karich

Abstain: None

Motion: Passed

**STAFF LIAISON REPORT:**

There were no items to report.

**ADJOURNMENT:**

Mr. Karich motioned to adjourn the meeting, which was seconded by Mr. Woods. The motion was unanimously approved via voice vote. The meeting adjourned at 7:40 P.M.

*Minutes taken by Marilyn Chiappetta*

*Approved February 24, 2020*