



Agenda Item Details

Meeting	Oct 05, 2020 - Village Board Regular Meeting Agenda
Category	13. New Business - All Listed Items for Discussion and Possible Action
Subject	C. Ordinance Granting Special Use Approval for a Cannabis Craft Grower and Infuser in the I-1 (Light Industrial and Office) District and a Cultivation Center in the I-3 (General Industrial) District – 1480 S. Wolf Road (1837 Craft Grow, LLC)
Type	Action
Recommended Action	Motion to Approve

From: Ross Klicker, Director of Community Development

Subject: An Ordinance Granting a Special Use to Permit a Cannabis Craft Grower And Infuser in the I-1 (Light Industrial and Office) District and a Cultivation Center in the I-3 (General Industrial) District for the Property Located at 1480 S. Wolf Road [Docket No. 2020-10].

EXECUTIVE SUMMARY

Petitioner 1837 Craft Grow, LLC (the contract purchaser) seeks a special use as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10.060 Nonresidential Use Regulations, to permit a cannabis craft grower and infuser in the I-1 (Light Industrial and Office) District and a cultivation center in the I-3 (General Industrial) District for the property located at 1480 S. Wolf Road. At the September 23, 2020 Plan Commission hearing the Commission unanimously recommended approval of this request.

MEMO

The petitioner is proposing to convert the existing industrial building for a cannabis craft grower, infuser, and cultivation facility. The facility will have a combination of office, active manufacturing, and storage space. Per the petitioner's project description letter, the facility will operate 24 hours a day with approximately 40–50 employees, with a potential to increase the number of employees in the future.

The property is currently located in two zoning districts. The eastern (front) half of the lot is located within the I-1 (Light Industrial and Office) Zoning District, and the western (rear) half of the lot is located within the I-3 (General Industrial) Zoning District. The Zoning Code permits a cannabis craft grower and infuser as a special use in the I-1 Zoning District, but not in the I-3 District. A cultivation center is permitted as a special use in the I-3 Zoning District, but not in the I-1 District. In order for the entire building to be used for the proposed cannabis growing facility, the petitioner requires a special use for cannabis craft grower and infuser in the I-1 District, and a cultivation center in the I-3 District. The attached floor plan is provided to illustrate the layout of the cannabis craft grower and infuser facility.

Minor site improvements were approved by the Plan Commission, and will consist of resurfacing the parking lot, enhanced parking lot and perimeter landscaping, increased parking lot and building lighting, a new exterior trash enclosure, a new bike rack, and new rooftop HVAC units.

Plan Commission Recommendation

At the September 23, 2020 Plan Commission hearing, Commissioner Creech moved, seconded by Commissioner Sprague, to recommend approval of Docket No. 2020-10, granting a special use as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10.060 Nonresidential Use Regulations, and associated sections, to permit a cannabis craft grower and infuser in the I-1 (Light Industrial and Office) District and a cultivation center in the I-3 (General Industrial) District for the property located at 1480 S. Wolf Road. The motion was approved by a unanimous vote.

Community Development Director's Review and Recommendation

I concur with the Findings of Fact and Recommendations provided by the Plan Commission. An ordinance is attached for the Board's consideration to reflect the Plan Commission's recommendation for the granting of a special use to permit a cannabis craft grower and infuser in the I-1 (Light Industrial and Office) District and a cultivation center in the I-3 (General Industrial) District. I have no additional comments.

Attachments

Ordinance – Special Use Approval [Docket No. 2020-10]

Exhibits:

- A. Petitioner's Project Description Letter, prepared by Schain Banks, dated 9/11/2020
- B. Site Plan prepared by Daylight Studio, dated 4/26/2020 (last revised 9/10/2020)
- C. Landscape Plan prepared by Culliton Quinn, dated 7/21/2020 (last revised 8/28/2020)
- D. Photometric Plan prepared by KSA Lighting & Controls, dated 9/14/2020
- E. Bike Rack Details by American Bicycle Security Company

Illustrative Floor Plan prepared by Daylight Studio, dated 4/26/2020

Staff Report to Plan Commission

Draft Findings of Fact

Photos of Existing Conditions

[1480 S Wolf Rd Images.pdf \(2,790 KB\)](#)

[1480 SU Ordinance Exhibits.pdf \(11,266 KB\)](#)

[Floor Plan 04262020.pdf \(276 KB\)](#)

[PC Report 1480 S Wolf Road.pdf \(184 KB\)](#)

[2020-10 FOF Draft.pdf \(673 KB\)](#)

[2020-10 ORD - 1480 S Wolf Road - SU.pdf \(35 KB\)](#)