
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 24-1933

An Ordinance Approving a Special Use Permit for a Cannabis Infuser, Processor, and Transporter for GCF Industries, Inc. at 1413 Sherman Rd Unit 90

**TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois**

Tim Nitsch, representing GCF Industries, Inc, has submitted a Special Use Permit for a Cannabis Infuser, Processor, and Transporter for 1413 Sherman Rd, Unit 90. in the Bluff Trails Business Park Development.

On September 10, 2024, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request various requests. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that the property is a multi-tenant warehouse and office building. GCF Industries is proposing to locate in unit 90 which is 2,250 square feet and contains office and warehouse space. The petitioner is proposing a Cannabis Infusing and Transportation operation and would manufacture cannabis infused dissolvable tablets. The space will include a preparation room, production and packaging room, and a locked vault room.

No dispensing is proposed, and all Cannabis sales must be from a licensed dispensary under state law. Product is shipped in and out from a closed interior bay using licensed cannabis transport vehicles. An external and internal security and access control system will be installed to meet the guidelines of the Illinois Cannabis Regulation Tax act. The facility will employ 5 to 7 employees and have access to 10 parking spaces. Staff has verified that the use meets all of the setbacks listed in our Ordinance for Cannabis uses as proposed by the concurrent M-R text amendment.

Findings of Fact:

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159).

Recommendation:

The Development review Committee has reviewed the proposal and is recommending approval.

Chairman Venn asked how defective or non-salable products disposed of? Mr. Williams replied that this is covered under the State Law, but the petitioner can elaborate if needed.

Commissioner Burgess asked if the tenants were notified. Mr. Williams replied that a Public Hearing Sign was posted which was visible to tenants, there was a letter of authorization from the Property Owner, and Public Hearing Notice were published in the newspaper and property owners within 250 feet were notified by certified mail. Mr. Williams later noted that these are not condos, which are owned, they are leased spaces.

Commissioner Nelson asked if the product produced is going to be sent out of town or will it be shipped to our local dispensary.

Chairman Venn swore in the petitioner Timothy Nitch, 1067 Carriage Ct, Naperville Illinois.

Mr. Nitch stated that their plan is to sell within the State of Illinois including the Romeoville dispensary.

Commissioner Nelson asked what the quantities produced and shipped would be. Mr Nitch stated that is a new product on the market and will be produced in small quantities until the demand is ramped up. They are hoping it is successful and they produce large quantities per month. Conservative estimate, they are hoping for 3-4 thousand tubes per month with 10 tablets per tube.

Commissioner Nelson asked if the preparation area would contain an odor. Mr. Nitch stated that they only deal with distillate, and it has no odor. They do have an oven where they dry the distillate, but they have been to other facilities with distillate and powder and there is no odor.

Commissioner Nelson asked if the proposed infuser in Windham Lakes reviewed by the Commission was still in operation. Mr. Williams replied no, it received Village approval but was never approved by the State and never opened. Mr. Shurhay replied that facility is now the Creamery main office with event space.

Commissioner Scieszka asked if the hours of operation would be Monday through Friday hours. Mr. Nitch replied yes, and they have no plans to go beyond Monday through Friday in the foreseeable future.

Commissioner Scieszka asked about the deliveries. Mr. Nitch replied that the made sure the facility had an area where they can pull a truck in and close the door and load in a secure area.

Commissioner Burgess asked about State approval. Mr. Nitch replied that it is a 4-6-week process before they can even go into production, and they have already been in contact with the State in numerous areas. They have held this license for 3 years and their business consists of 2 attorneys, and he is an engineer and are confident that they will get approval from the State.

Chairman Venn asked for comments from the public, there were none.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The application complies with the provisions of the Development Regulations (Chapter 158).
3. The application complies with the provisions of the Zoning Code (Chapter 159).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 24-1933.

Motion by: Commissioner Scieska
Seconded by: Commissioner Burgess

Roll call of the membership present the 10th day of September 2024 with the following vote:

7 members voting AYE
0 members ABSTAINING

0 members voting NAY
0 members ABSENT and not voting.

Gary Nelson AYE
Dan Repetowski AYE
Paul Scieszka AYE
Petra Burgess AYE

David Venn AYE
Richard Holloway AYE
Jim McConachie AYE

MOTION Carried.

Respectfully submitted on September 11, 2024.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission