
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 25-1961

An Ordinance Approving a Special Use Permit for a Cannabis Transporter for Secure Transport LLC at 649 Parkwood Ave.

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

Barrett O' Connell representing Elevated Organics, has submitted a Special Use Permit for a Cannabis Transporter for 649 Parkwood Avenue.

On January 14, 2025, 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, Scott Williams, read the Project Compliance Report. He reported that the recently constructed 4,900 square-foot front building located on the Able Masonry property was approved in 2021 (ORD 21-1697). Secure Transport is proposing to occupy the newly created 1,642 square-foot unit furthest to the east. This unit is mostly open with a small office space located at the front next to the overhead door. Secure Transport is proposing a Cannabis Transporter operation functioning as a transfer site to redistribute product arriving from the cultivators which are then sent to dispensaries. The operation is entirely contained within the building and will include a security and control system with camera coverage in compliance with the Illinois Cannabis Regulation Tax Act. A floor plan showing these systems has been included with the petitioner's special use application materials in Exhibit A.

The space has an overhead door for interior unloading/loading away from public view using licensed cannabis transport vehicles. There is sufficient parking based on the number of assigned spaces and a tenant mix with low employee counts in accordance with the original PUD approval. No sales to the general public will occur onsite. Staff has verified that the use meets the setbacks listed in our Ordinance for Cannabis uses.

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 is recommending approval contingent on compliance with staff

comments.

Vice Chairman Scieszka swore in the applicant, Dan Farrell, Owner, Secure Transport, 3601 W Algonquin Rd, Rolling Meadows, Illinois.

Mr. Farrell read from a presentation (attached to these minutes) where he gave a brief history of his company. He explained that this facility will be a transfer site for the drivers since most of the growers in the southern part of the state and drivers could have 13-15 hour days. He explained what a transfer site does as far as security and the process. He explained the hours of operation and truck traffic. No product will be stored overnight. The facility will be secure, locked and alarmed with a small number of transfers. There will be no signage on the building and vehicles as required by the State of Illinois. He stated that this facility meets the requirements for the Village Zoning Code for district and setbacks. He went over the high-tech security system that will be in place with cameras. They also will share video footage with the Police if asked. Panic buttons will be in place, which requires local authorities to respond.

Vice Chair Scieszka asked if the vehicles that would be their overnight be stored inside. Mr. Farrell replied yes.

Commissioner McConachie asked if there would be back-up electricity for power outages. Mr. Farrell replied that they use UPS's that would provide 4 hours of service, and they would probably have 2 that would allow 8 hours of service.

Commissioner Repetowski asked if there have been any hijacks. Mr. Farrell replied no "0".

Commissioner Repetowski asked how the product is handed over and quantity. Mr. Farrell replied that there is a manifest and that the product is in a sealed container.

Commissioner Repetowski asked if the product would be stored overnight. Mr. Farrell replied that the product has to go out the same day.

Commissioner Repetowski asked if the vehicles have ever been targeted. Mr. Farrell explained in detail their security measures and also if needed reported to the Police.

Commissioner Repetowski asked if the vehicles have onboard cameras. Mr. Farrell replied yes. He also explained that the driver's also have cameras and are monitored and rated by their driving including cell phone usage.

Commissioner Holloway asked what the most recent incident was with the vehicles. Mr. Farrell replied that they have not been crime related. In the most recent snowstorm in Southern Illinois a driver hit black ice. Also, a truck backed out and hit a generator.

Vice Chair Scieszka asked if there was any sorting of the product done at the facility. Mr. Farrell replied no, the containers are sealed and explained that only the final destination can open them and if the seal is broken it will be rejected.

Vice Chair Scieszka if the security cameras/plate readers are connected to any other systems. Mr. Farrell replied that no, if wanted it can be share to authorities.

Vice Chair Scieszka read into the record a letter from Metropolitan Pump in objection the application (attached to minutes)

Associate Member Hoffman asked if there would be business conducted overnight. Mr. Farrell replied no.

Vice Chair Scieszka asked if there were questions 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 25-1961 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Holloway
Seconded by: Commissioner Repetowski

Roll call of the membership present the 14th day of January 2025 with the following vote:

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|----------------------|--------|----------------------------------|--------|
| 4 members voting AYE | | 0 members voting NAY | |
| 0 members ABSTAINING | | 3 members ABSENT and not voting. | |
| Gary Nelson | ABSENT | David Venn | ABSENT |
| Dan Repetowski | AYE | Richard Holloway | AYE |
| Paul Scieszka | AYE | Jim McConachie | AYE |
| Petra Burgess | ABSENT | | |

MOTION Carried.

Respectfully submitted on January 29, 2025.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission