

Pekin Zoning Board of Appeals
111S. Capital Street
City Council Chambers 2nd Floor
September 1, 2021
5:00 PM

Present: Bill Craig, Chris Deverman, David Huskisson, Chris Lang, Kelly Madden, James Ruth, Steve Thompson, Amy Wilson.

The regular meeting of the Pekin Board of Appeals was called to order and a quorum was declared. Staff present: Matt Fick, Community Development Director and Kathie Brown, Economic Development Program Support. Public participation included David Wentworth, Attorney; Bill Bachford, Manager Riverway Craft Laboratories; and Keith Plavec, Engineer Mauer -Stutz all representing applicant Riverway Craft Laboratories.

MOTION by Commissioner Thompson to approve the September 1, 2021, agenda seconded by Commissioner Wilson. Motion carried 8-0.

MOTION by Commissioner Deverman to approve the minutes for the August 11, 2021. Seconded by Commissioner Ruth. Motion carried 5 ayes and 3 absent.

Case SU 2021- 07

Community Development Director Fick explained the request from Riverway Craft Laboratories, LLC for the establishment of a cannabis craft growing facility in an I-1 Light Industrial District at 300 and 310 Hanna Drive. This request is a transfer of a previously granted special use permit from one location to another which accommodates potential future business growth and meets all the required setback requirements for such a facility.

Public comment was provided by David Wentworth, Attorney for the Applicant; Bill Blachford, Manager Riverway Craft Laboratories and Keith Plavec, Engineer Mauer – Stutz. The discussion focused on the necessary change in location due to changes in the marketplace and anticipated business expansion opportunities, the new location land purchase of 56 acres. The change in location provides an opportunity for up to three expansions in production at the proposed facility, representing potential of an additional 35 – 40 jobs. In this heavily regulated industry, once this request is approved by city council additional approvals will be required from IL. Department of Agriculture to ensure the facility operates within state laws. Site plan presented designed to facilitate secure transport of product from facility to market. Consideration has also been given to accommodate separate access to potential future dispensary. No public utility cross through the property. Drainage swell and retention area will be maintained in the southwest corner of the property. Timeline for the required build from the date of the issued license on August 1, to ensure that issued licenses do not lie dormant the state requires a facility to be build and growing within 6 months of the issued license. Mr. Wentworth indicated that there could perhaps be one 3-month extension requested, but the project is expected to carry through on its proposed plan quickly.

Commissioners expressed interest in the job growth potential, with initial employment estimated at 20 employees with a starting salary of \$15 hour. With expansion, there could be an additional 30 jobs at the facility. Mr. Wentworth confirmed for the commissioners that the previous approved special use permit goes away with the approval of special use at Hanna Drive location. Commissioner Wilson made suggestions on modifications to the access gate to further enhance securing the area and limiting access. The applicant was agreeable to making suggested modifications. The area will have security lighting and has a landscape buffer that will address additional concerns expressed regarding proximity to public parks.

Motion by Commissioner Deverman to approve the request, seconded by Commissioner Ruth. Motion carried 8-0.

Case SU 2021-08

A special use request by Riverway Craft Laboratories, LLC for the establishment of a cannabis dispensary in an I-1 Light Industrial District at 300 and 310 Hanna Drive. City of Pekin allows up to 3 dispensaries. The applicant indicated that the next round of application for purchase of a permit from the State of Illinois is anticipated on or around December 21. Number of licenses issued in a region is determined based on Bureau of Labor Statistics. Once the permit is secured for a dispensary, Riverway Craft Laboratories LLC anticipates opening a dispensary in May 22. The facility would employ 8-10 individuals. Co-locating the growing facility with the dispensary provides some efficiencies for the business. The dispensary will have a separate access from Hanna Drive and secured in such a manner to prohibit public access to the growing operation.

Motion by Commissioner Ruth to approve, seconded by Commissioner Deverman. Motion carried 8-0.

Request made by Commissioner Craig for additional research on how other cities are managing Air BNB's.

Adjourned 5:45 p.m.
Matt Fick, Secretary
Pekin Board of Appeals