

JUN 25 2020

Don Hays
Sangamon County Clerk

**GRANTING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED AT
3100-3500 BLOCK OF COCKRELL LANE, SPRINGFIELD
SANGAMON COUNTY, ILLINOIS**

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a Conditional Permitted Use** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Cyclone Labs, LLC**, has petitioned the Sangamon County Board requesting **pursuant to Chapter 17.58 and Section 17.10.020 a Conditional Permitted Use for an adult-use cannabis craft grower**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **June 18, 2020** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant the Conditional Permitted Use**; and,

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **14th Day of July, 2020** that the following request(s) on the **above described property is hereby approved:**

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- Pursuant to Chapter 17.58 and Section 17.10.020 a Conditional Permitted Use for an adult-use cannabis craft grower.

Signed and passed by the Sangamon County Board in session on this 14th day of July, 2020.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

Part of the Northwest Quarter of Section 13 and part of the Northeast Quarter of Section 14 in Township 15 North, Range 6 West of the Third Principle Meridian, Sangamon County, Illinois, described as follows:

From the Southwest corner of the Northwest Quarter of said Section 13; thence N 0 degrees 05 minutes 57 seconds East on the Section line 667.55 feet to the point of beginning, thence North 72 degrees 49 minutes 32 seconds West, 10.29 feet; thence North 74 degrees 22 minutes 18 seconds West, 346.11 Feet to the point of a curve of a curve to the left of radius of 2334.01 feet; Thence Westerly on said curve for a chord distance of 438.47 feet, said chord bearing North 82 degrees 39 minutes 20 seconds West; thence North 15 degrees 53 minutes 29 seconds West, 41.69 feet; thence North 73 degrees 57 minutes 33 seconds East, 1517.50 feet; thence South 00 degrees 05 minutes 13 seconds West, 82.50 feet; thence North 73 degrees 57 minutes 43 seconds East, 672.55 feet; thence South 00 degrees 00 minutes 00 seconds East, 870.10 feet; thence South 08 degrees 43 minutes 26 seconds West, 203.83 feet; thence South 00 degrees 10 minutes 30 seconds East, 39.45 feet; thence North 72 degrees 52 minutes 00 seconds West, 1344.09 feet to the point of beginning. Containing 26.975 acres more or less.

Except all coal, minerals and mining rights heretofore conveyed or reserved of record. Situated in the County of Sangamon, State of Illinois.

Parcel Number: 21-13.0-100-045.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #29 NAME: Cathy Scaife

DOCKET NUMBER: 2020-012

ADDRESS: 3100-3500 Block of Cockrell Lane, Springfield, IL 62711

PETITIONER: Cyclone Labs, LLC

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapter 17.58 and Section 17.10.020 a Conditional Permitted Use for an adult-use cannabis craft grower.

AREA: 26.97 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval of the Conditional Permitted Use for an adult-use cannabis craft grower. The subject property is separated from other surrounding commercial properties to the north, west, and south by railroad tracks and Cockrell Lane to the east. No negative impacts are anticipated as the petition indicates the business will meet applicable state statutes and the Zoning Ordinance regulations.**

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:
Approval of Staff Recommendation.



RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2020-012
Cyclone Labs, LLC))
)	PROPERTY LOCATED AT:
)	3100-3500 Block of Cockrell Lane
)	Springfield, IL 62711

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **Conditional Permitted Use** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner(s); that legal publication has been made pursuant to law; and that a public hearing was held on **June 18, 2020** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

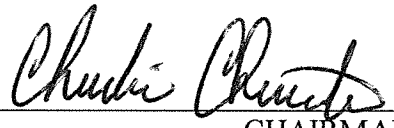
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **3100-3500 Block of Cockrell Lane, Springfield, IL 62711** and more particularly described as:

See Exhibit A

3. That the present zoning of said property is **“A” Agricultural District.**
4. That the present land use of said property is **Cropland.**
5. That the proposed land use of said property is **Adult-use cannabis craft grower and cropland.**
6. That the request(s) for the subject property is **pursuant to Chapter 17.58 and Section 17.10.020 a Conditional Permitted Use for an adult-use cannabis craft grower.**
7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **Conditional Permitted Use** is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request(s) **is hereby approved:**

- **Pursuant to Chapter 17.58 and Section 17.10.020 a Conditional Permitted Use for an adult-use cannabis craft grower.**



 CHAIRMAN
 +10

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Tony Mares**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **is hereby approved:**

- **Pursuant to Chapter 17.58 and Section 17.10.020 a Conditional Permitted Use for an adult-use cannabis craft grower.**

which was duly seconded by **Andrew Spiro**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Andrew Spiro**

NO: **Larry Beaty**

RECUSED: **Don Wulf**

ABSENT:



 RECORDING SECRETARY

SANGAMON COUNTY - RECOMMENDED FINDINGS OF FACT FOR CONDITIONAL PERMITTED USES

Case #: 2020-012

Address: 3100-3500 Block Cockrell Ln, Springfield

No conditional permitted uses shall be granted by the County Board unless the conditional permitted use:

- (i) Is so proposed that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area.

The purpose of the requested Conditional Permitted Use is to establish an adult-use cannabis craft grower business. The subject property is separated from other surrounding commercial properties to the north, west, and south by railroad tracks and Cockrell Lane to the east. No negative impacts are anticipated as the petition indicates the business will meet applicable state statutes and the Zoning Ordinance regulations.

- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.

The petition indicates the operation of the adult-use cannabis craft grower will meet applicable state statutes, which, combined with complying with the Zoning Ordinance regulations is seen as protecting the public health, safety, and welfare.

- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.

As the proposed adult-use cannabis craft grower must comply with the Cannabis Regulation and Tax Act's requirements and the Zoning Ordinance, negative impacts regarding this standard are not anticipated.

- (iv) In addition to the above general standards for all conditional permitted uses that may be allowed, no conditional permitted use listed below shall be granted unless the proposed use can meet the standards as noted:

- (a) Fairgrounds, public or private outdoor recreation centers - that the principal vehicle access for such use is located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare, that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas.

N/A

- (b) Manufactured home parks - must meet the requirements of Chapter 17.48 Large Scale Development.

N/A

- (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.

N/A

- (d) Taverns and liquor stores - that the following distances be maintained: (1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; (2) churches - 100' from the church building to the tavern or liquor store building; and (3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.

N/A

- (e) Wind energy conversion systems - a WECS shall not be located within 1 1/2 miles of an incorporated area with a population over 10,000 or within 1/2 mile of an incorporated area with a population of less than 10,000. WECS shall not be located so that they interfere with contiguous urban development.

N/A

- (f) Adult-use cannabis business establishments as defined in Chapter 17.04:

- 1) that the following distances be maintained from the principal structure of an adult-use cannabis business establishment to the property line of a use defined in Chapter 17.04 as a "sensitive area":

- (A) Adult-use cannabis craft grower - 1,500 feet
(B) Adult-use cannabis cultivation center - 1,500 feet

- (C) Adult-use cannabis dispensing organization (dispensary) – 250 feet
 - (D) Adult-use cannabis infuser organization (infuser) – 1,500 feet
 - (E) Adult-use cannabis processing organization (processor) – 1,500 feet
 - (F) Adult-use cannabis transporting organization (transporter) – 1,500 feet
- 2) On-premise consumption of cannabis at cannabis dispensing organizations and smoking lounges in unincorporated Sangamon County is prohibited.

Yes.