I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN RUE SIMMONS, CHAIR
A quorum being present, Ald. Rue Simmons called the meeting to order at 7:19 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF SEPTEMBER 23, 2019
Ald. Wilson moved to approve the minutes of the September 23, 2019 meeting, seconded by Ald. Wynne. The committee voted unanimously 7-0, to approve the September 23, 2019 minutes.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 126-O-19, Allowing Cannabis Dispensaries in Certain Zoning Districts
The Plan Commission and Staff recommend approval of a text amendment to the Zoning Ordinance to create a definition for a cannabis dispensary business, establish applicable general provisions for cannabis dispensaries, including a 1500-foot separation requirement between dispensaries and a 750-foot separation requirement from schools, and amend the special uses in the Business, Commercial, Downtown, Research Park, and Special Purpose and Overlay zoning districts.

For Introduction

Mike Vasilko suggested buffers around parks and lakefront for sale and use of cannabis. He inquired whether the rezoning (P2) based on TIF expansion on Howard Street and inquired whether financial assistance was requested by developer for the Northlight Theatre.

Jerry Jacover, 1409 Lincoln Street, spoke in opposition to the proposed
Northwestern Text Amendment regarding temporary events in the U2 Zoning District.

Judy Jacover, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District.

Ken Proskie, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District.

Mary Rosinski, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District.

Gerry Kull, spoke in opposition to the proposed Northwestern Text Amendment regarding temporary events in the U2 Zoning District.

Director Leonard explained the timing of a potential Special Use application for the existing medical cannabis dispensary.

Ald. Fiske expressed concern with the Noyes Street B1 District location being near a Montessori preschool and the Noyes Cultural Center.

Ald. Wilson, would need to see a map including preschools, before determining if an additional buffer would be appropriate.

Ald. Rue Simmons stated concerned with where a definition of daycare or preschool or recreation center would end.

Director Leonard explained that many daycares and preschools are co-located and the special use process may handle issues of compatibility.

Ald. Wilson suggested introduction of the ordinance while a map is generated.

Ald. Fiske reiterated concern with location in proximity to Noyes Cultural Arts Center.

In response to Corporation Counsel, Ald. Fiske expressed concern with proximity to City Cultural Facilities.

Ald. Rainey expressed concern that additional buffers would eliminate a large number of viable commercial locations.

**Ald. Rainey moved to Introduce Ordinance 126-O-19, as amended, seconded by Ald. Wilson. The Committee voted 7-0 to Introduce the item.**
Ordinance 127-O-19 Granting a Map Amendment at 951-1125 Howard Street to Rezone from the C1 Commercial District to the B2 Business District

The Plan Commission and City staff recommend adoption of Ordinance 127-O-19 granting a map amendment to rezone the properties located at 951-1125 Howard St. from the current C1 Commercial District to the B2 Business District. The request meets the standards for a map amendment.

For Introduction

Ald. Rainey explained that this item is unrelated to the TIF expansion, but involves one block with Business Districts currently located to the east and west. Would allow 60-unit affordable senior housing proposal to move forward and increase the property tax base.

Ald. Rue Simmons moved to Introduce Ordinance 127-O-19, as amended, seconded by Ald. Rainey. The Committee voted 7-0 to Introduce the item.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT

Ald. Rainey moved to adjourn, seconded by Ald. Revelle. The meeting adjourned at 7:56 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Manager