

# CITY OF WASHINGTON, ILLINOIS

## Planning and Zoning Commission Meeting

Wednesday, April 1, 26, at 6:30 P.M.

At Five Points - 360 N. Wilmor Road, Washington

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**Call to Order** Chairman Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. A quorum was established.

**Roll Call** *Present:* Commissioners Brecklin, Burdette, Collins, Milot, Reeder  
*Absent:* Commissioner Cohen, Scott  
*Also present:* P&D Director Oliphant, Building Zoning Coordinator Boyer, City Clerk Brod, Attorney Walton

**Approve Minutes** *Commissioner Brecklin motioned Commissioner Collins seconded to approve the minutes of the March 4, 2025, meeting. Motioned passed by voice vote.*

**Public Comments** None provided

**New Business** The Legacy Lake Estates Subdivision is a proposed 53.58-acre development located just outside city limits but within the City's 1.5-mile planning jurisdiction. The site, west of Nofsinger Road and accessed from Tazewood Road, is currently zoned A-1 (Agriculture) and requires rezoning to Legacy Lake Estates Subdivision Preliminary Plat/Private Streets and Street Length Waiver Requests R-R (Rural Residential), which staff supports. The plan includes 14 residential lots ranging from 2 to 7.86 acres, to be served by septic systems and a shared well. The developer is requesting approval for private roads and a longer-than-standard cul-de-sac (Reed Court), both of which are supported due to site conditions, including a planned stormwater lake that limits connectivity. The private roads would be owned and maintained by the lot owners, with no responsibility for the City or Township, and this approach is supported by the Township Highway Commissioner. Staff finds the proposal generally meets subdivision regulations (pending rezoning and approvals) and recommends approval, with reviews scheduled at both City and County levels in April.

The requester shared that they would start construction of the pond and road this year and buildings in 2027. Regarding the number of children that might impact on the school, P&D Director Oliphant noted it is hard to predict but there may be about 42 total residents total with about 12 being students. This will be in the Central Fire District, and fire trucks should be able to navigate the cul-de-sac. The roads are 20ft wide and the 80ft cul-de-sac meets the International Fire Code.

*Commissioner Reeder motioned to approve the preliminary plat and street length waiver; Commissioner Brecklin seconded.*

Ayes: Brecklin, Burdette, Collins, Milot, Reeder

Nays:

Passed by roll call vote.

**Public Hearing** Chairman Burdette opened the public hearing at 6:40 p.m. to hear the Proposed special use request of ZepIn Enterprises, LLC, dba Key Cannabis to operate an adult-use dispensing organization located at 2691 Centennial Drive. ZepIn Enterprises, LLC, doing business as Key Cannabis, has applied for a special use permit to operate an adult-use cannabis dispensary at 2691 Centennial Drive, with staff recommending approval. The request follows the City's 2019 adoption of cannabis regulations, which allow such businesses as special uses in C-2 and C-3 zoning districts, provided both local and state requirements are met. The property is approximately 0.96 acres at the intersection of Centennial Drive and McCluggage Road, is zoned C-2/C-3 and is located in a primarily commercial area. It meets all required setbacks, including distance from schools and residential properties, which significantly limits eligible locations. The proposed dispensary would be the first in the city and would operate between 8:00 a.m. and 7:00 p.m., with no outdoor seating or drive-through service permitted under current code. Access would be shared with the adjacent O'Reilly Auto Parts. The business must also comply with state regulations under the Cannabis Regulation and Tax Act, and

sales would be subject to both local and state taxes, including a 3% municipal cannabis tax. Staff finds the location appropriate. Approval of the special use permit is recommended, with the opportunity for additional conditions if deemed necessary.

The business owner stated they currently operate a location in Carbondale and are seeking to open a location in Mt. Zion. They also have four locations in Missouri, where the company is based, and estimate the new site would create approximately 18 local jobs. Public commenters included Robin Leasure, John Kamp, Steve Kerr, and Ian Peak. P&D Director Oliphant noted that the property line is approximately 380 feet from the nearest neighboring structure. Members of the public expressed opposition to the proposed cannabis dispensary, particularly its proximity to residential homes. Concerns included impacts on the community's family-friendly and safe environment, potential risks to young adults, proximity to the bike trail, and overall public safety. Some residents also questioned whether a petition could be created.

One resident shared they were born in the area and value its small-town character, expressing concern that the dispensary could attract drug-related activity and citing perceptions that people are leaving Peoria to avoid such businesses. Another resident expressed concern about potential declines in property values. In response, the owner estimated the business would generate approximately \$200,000 per month in revenue and stated there is no data indicating dispensaries negatively impact property values. Residents also raised concerns regarding police protection and enforcement capacity.

*At 7:02 p.m. Commissioner Reeder motioned to close the public hearing; Commissioner Brecklin seconded.*

Commissioner Milot noted that the City Council had previously approved regulations governing dispensaries. P&D Director Oliphant clarified that the PZC's role is to review this specific proposal and ensure all criteria are met, while final approval rests with the City Council. The PZC may also add stipulations if desired. Commissioner Collins suggested addressing lighting and security and encouraged community engagement. The owner stated that a third-party security firm would be used, lighting would not be intrusive, and staff would carry CERT cards. Commissioner Collins noted that code allows only one dispensary. P&D Director Oliphant added that dispensaries are also regulated by the state. The owner explained that only customers over 21 are permitted, products are strictly regulated and tested, and all inventory is tracked by the state. Employees must pass background checks and cannot have prior drug charges. The owner estimated about 70 visits per day, with most customers ordering online for quick pickup, typically taking about three minutes. He anticipated no more than six customer vehicles at a time, in addition to employees. The location was selected based on land availability and compliance with city code, though some residents believe traffic patterns influenced the choice. Attorney Walton noted that lighting language should be refined in the final ordinance. The owner added that regulations require both interior and exterior security cameras."

*Commissioner Milot motioned to approve along with a recommendation to Council that would include the conditions discussed regarding signage, hours, no drive-thru, non-transferable, lighting approved by city, no outdoor seating, and maintenance of the surrounding area; Commissioner Collins seconded*

Ayes: Brecklin, Burdette, Collins, Milot, Reeder

Nays:

Passed by roll call vote.

**Old Business** P&D Director Oliphant will bring a previously tabled item back to a future meeting.

**Comm'r/Staff Comments** Commissioner Burdette expressed his appreciation for the provided EDC minutes.

**Adjournment** *At 7:31 p.m. Commissioner Reeder motioned to adjourn; Commissioner Brecklin seconded. Motion carried by voice vote.*

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Valeri L. Brod, City Clerk