



CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE
READING OF AGENDA – ADDITIONS, DELETIONS

NEW BUSINESS

1. ZC#21-023 Adult-Use Cannabis Business Establishment – Location Requirements Text Amendment: **PUBLIC HEARING** – The applicant requests review and recommendation of approval of a amend Section 9-406 location requirements for adult-use cannabis business establishments.

APPROVAL OF THE MINUTES

September 1, 2021

CITIZEN PARTICIPATION

ADJOURNMENT



PLANNING & ZONING COMMISSION

Staff Report

TITLE: ADULT-USE CANNABIS BUSINESS ESTABLISHMENT– TEXT AMENDMENT

CASE NUMBER: ZC #19-016

REQUESTS: TEXT AMENDMENT
The applicant requests review and recommendation to amend Section 9-406 location requirements for adult-use cannabis business establishments.

APPLICANT INFORMATION

APPLICANT: City of Oak Forest

MEETING DATE: October 6, 2021

NOTICE PUBLISHED: September 21, 2021
Daily Southtown

STAFF: Paul Ruane, Community Planner

ATTACHMENTS:

1. Article 9 Part IV – Adult-Use Cannabis Business Establishments
2. Potential Amendments

I. REQUEST

The applicant requests review and recommendation to amend Section 9-406 location requirements for adult-use cannabis business establishments.

II. BACKGROUND

In 2019, The State of Illinois passed Public Act 101-0027, the CANNABIS REGULATION AND TAX ACT, which legalizes the use and sale of recreational cannabis within the State beginning January 1, 2020.

In 2014, the State of Illinois' Compassionate Use of Medical Cannabis Pilot Program Act took effect. Consequently, the City passed Ordinance 2014-11-0524O allowing medical cannabis dispensaries via Special Use Permit strictly in the I1 – Industrial District.

Ordinance 2019-11-0770O was approved on November 26, 2019. This ordinance allowed NAICS Code 453998 Marijuana Stores, Medical or Recreational and Cannabis Craft Grower & Cannabis Infusion Facility as a special uses. In addition the uses the ordinance added Section 9-406 adding requirements to these businesses.

III. ANALYSIS

Direction from City staff and City Council to amend the location regulations of Adult-Use Cannabis Establishments was agreed upon. The original regulation reflect the willingness to allow these businesses but the location requirements have been reexamined to provide additional available site. By going through a special use permit, the City has the right to regulate locations and situations on a case by case basis. Existing dispensaries throughout the nation blend in with commercial properties and will not look out of place.

Staff's location requirements recommend lowering the 450 foot buffer from sensitive sites to 300 feet. State regulation a minimum spacing of 1500 feet from one cannabis dispensary to another which will prevent oversaturation. A 100 foot buffer from residences was additionally added by the City Council on the original ordinance. Staff recommends removing the residential buffer from the requirements. The current requirements current restrict properties zoned residential that aren't used for residential purposes. These lots zoned residential without the intention includes ponds and forest preserve properties. With the removal of the residential buffer this will not be required to be

amended. The existing language also limits the location of the businesses to Harlem Ave, Cicero Avenue, 159th Street, 167th Street and I1 – Industrial District. Staff proposes to remove this provision, allowing these businesses in any commercial location meeting the sensitive buffer requirements.

IV. CONCLUSION

| STANDARDS FOR TEXT AMENDMENT | |
|------------------------------------|--|
| <i>Code Consistency</i> | <p>The consistency of the proposed amendment with the purposes of this code.</p> <p>Met. The proposed amendment does not interfere with the code; the amendment makes the allowance more amendable for available dispensary locations.</p> |
| <i>Community Need</i> | <p>The community need for the proposed amendment and for the uses and development, it would allow.</p> <p>Met. The City has demonstrated the willingness to allow these businesses with the original approval. By amending the current regulations, the City intends to attract a business with realistic available properties.</p> |
| TOTAL MET: 2 of 2 standards | |

V. PZC MOTION

1. Motion to affirm PZC Resolution 21-26 recommending approval to amend Section 9-406 location requirements for adult-use cannabis business establishments.
 - a. *Amending 450 ft. buffer from schools, daycares, and gateway area to 300 ft.*
 - b. *Removing residential buffer requirements*
 - c. *Amending the commercial locations to allow any commercial area.*
2. Motion to affirm PZC Resolution 21-26 recommending approval to amend Section 9-406 location requirements for adult-use cannabis business establishments.
 - a. *Amending 450 ft. buffer from schools, daycares, and gateway area to 300 ft.*
 - b. *Amending 100 ft. buffer from residences to 50 ft.*
 - c. *Amending the residential requirements to not buffer detention ponds and forest preserve property.*

d. Amending the commercial locations to allow any commercial area.

3. Motion to affirm PZC Resolution 21-26 recommending approval to amend Section 9-406 location requirements for adult-use cannabis business establishments.

a. Amending the code to remove location requirements.

PART IV - ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS

9-401: PURPOSE AND INTENT

The purpose of this Chapter is to establish reasonable and uniform regulations to minimize and control the negative effects of adult-use cannabis business establishments within the municipality in order to promote the health, safety, and welfare of the citizens of the municipality.

9-402: TYPES OF ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS

The follow are types of Adult-Use Cannabis Establishments:

1. Adult-Use Cannabis Dispensary (classified under NAICS Code 453998 Marijuana Stores, Medical or Recreational)
2. Cannabis Craft Grower
3. Cannabis Infusion Facility

9-403: DEFINITIONS

CANNABIS BUSINESS ESTABLISHMENT a cannabis craft grower, processing organization (cannabis infusion), or cannabis dispensing organization.

CANNABIS CONCENTRATE a product derived from cannabis that is produced by extracting cannabinoids from the plant through the use of propylene glycol, glycerin, butter, olive oil or other typical cooking fats; water, ice, or dry ice; or butane, propane, CO₂, ethanol, or isopropanol. The use of any other solvent is expressly prohibited unless and until it is approved by the Department of Agriculture.

CANNABIS CONTAINER a sealed, traceable, container, or package used for the purpose of containment of cannabis or cannabis-infused product during transportation.

CANNABIS FLOWER marijuana, hashish, and other substances that are identified as including any parts of the plant Cannabis sativa and including derivatives or subspecies, such as indica, of all strains of cannabis; including raw kief, leaves, and buds, but not resin that has been extracted from any part of such plant; nor any compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds, or resin.

CANNABIS-INFUSED PRODUCT a beverage, food, oil, ointment, tincture, topical formulation, or another product containing cannabis that is not intended to be smoked.

CANNABIS CRAFT GROWER a facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package cannabis and perform other necessary activities to make cannabis available for sale at a cannabis dispensing organization or use at a processing organization. A cannabis craft grower may contain up to 5,000 square feet of canopy space on its premises for plants in the flowering state. A cannabis craft grower may share premises with a processing organization or a cannabis dispensing organization, or both, provided each licensee stores currency and cannabis or cannabis-infused products in a separate secured vault to which the other licensee does not have access or all

licensees sharing a vault share more than 50% of the same ownership.

CANNABIS DISPENSING ORGANIZATION a facility operated by an organization or business that is licensed by the Department of Financial and Professional Regulation to acquire cannabis from a cultivation center, cannabis craft grower, processing organization, cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies under this Act to purchasers or to qualified registered medical cannabis patients and caregivers.

CANNABIS INFUSION FACILITY OR INFUSER a facility operated by an organization or business that is licensed by the Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product.

9-404: COMPLIANCE WITH STATE REGULATIONS

Adult-Use Cannabis Establishments must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements. When such state regulations are amended, such regulations control over this Ordinance.

9-405: SPECIAL USE

Any other ordinance or section of any ordinance notwithstanding, and subject to the location requirements of Section 9-406, Adult-Use Cannabis Dispensaries shall be permitted by special use in the C1 Local Commercial District, C2 General Service Commercial District, C3 Central Business District, and I1 Industrial District. Cannabis Craft Growers and Cannabis Infusion Facilities shall be permitted by special use in the I1 Industrial District.

9-406: LOCATION REQUIREMENTS

No Adult-Use Cannabis Establishment shall be located within four hundred fifty feet (450') feet of the property boundary of any existing pre-school, elementary school, middle school, high school, day care center, park, and the Gateway Redevelopment Sub-Area. No Adult-Use Cannabis Establishment shall be located within one hundred (100') feet of a residential zoned property. Cannabis dispensaries will be limited to commercial locations with frontage on Harlem Avenue, Cicero Avenue, 159th Street, 167th Street, and I1 – Industrial District.

9-407: MINIMUM SPACING

An Adult-Use Cannabis Establishment shall not be located within one thousand five hundred feet (1,500') of another Adult-Use Cannabis Establishment.

9-408: NUMBER OF ADULT-USE CANNABIS DISPENSARIES

The number of Adult-Use Cannabis Dispensaries within the City of Oak Forest's corporate boundaries shall not exceed 5 locations.

9-409: HOURS OF OPERATION

The hours of operation of dispensary establishments shall be limited to between 8:00 AM and 10:00 PM.

9-410: LOCATION OF TRANSACTIONS

All transactions shall occur entirely inside the facility. No transactions may be permitted through an exterior walk-up window or drive-through facility.

9-411: SECURITY

The site design shall incorporate adequate security measures, such as exterior lighting, surveillance cameras, and/or fencing.

9-412: ON-SITE CONSUMPTION

The on-site consumption of cannabis in all its forms is strictly prohibited.

Current Requirements

Article 9 Part IV Adult-Use Cannabis Business Establishments

Section 9-406 Location Requirements

No Adult-Use Cannabis Establishment shall be located within four hundred fifty feet (450') feet of the property boundary of any existing pre-school, elementary school, middle school, high school, day care center, park, and the Gateway Redevelopment Sub-Area. No Adult-Use Cannabis Establishment shall be located within one hundred (100') feet of a residential zoned property. Cannabis dispensaries will be limited to commercial locations with frontage on Harlem Avenue, Cicero Avenue, 159th Street, 167th Street, and I1 – Industrial District.

Proposed Motion #1

Article 9 Part IV Adult-Use Cannabis Business Establishments

Section 9-406 Location Requirements

No Adult-Use Cannabis Establishment shall be located within **three hundred feet (300')** feet of the property boundary of any existing pre-school, elementary school, middle school, high school, day care center, park, and the Gateway Redevelopment Sub-Area. ~~No Adult-Use Cannabis Establishment shall be located within one hundred (100') feet of a residential zoned property. Cannabis dispensaries will be limited to commercial locations with frontage on Harlem Avenue, Cicero Avenue, 159th Street, 167th Street, and I1 – Industrial District.~~

Proposed Motion #2

Article 9 Part IV Adult-Use Cannabis Business Establishments

Section 9-406 Location Requirements

No Adult-Use Cannabis Establishment shall be located within **three hundred feet (300')** feet of the property boundary of any existing pre-school, elementary school, middle school, high school, day care center, park, and the Gateway Redevelopment Sub-Area. No Adult-Use Cannabis Establishment shall be located within **fifty (50')** feet of a residential zoned property **used for residential purposes.** ~~Cannabis dispensaries will be limited to commercial locations with frontage on Harlem Avenue, Cicero Avenue, 159th Street, 167th Street, and I1 – Industrial District.~~

Proposed Motion #3

Article 9 Part IV Adult-Use Cannabis Business Establishments

Section 9-406 Location Requirements

~~No Adult-Use Cannabis Establishment shall be located within four hundred fifty feet (450') feet of the property boundary of any existing pre-school, elementary school, middle school, high school, day care center, park, and the Gateway Redevelopment Sub-Area. No Adult-Use Cannabis Establishment shall be located within one hundred (100') feet of a residential zoned property. Cannabis dispensaries will be limited to commercial locations with frontage on Harlem Avenue, Cicero Avenue, 159th Street, 167th Street, and I1 – Industrial District.~~

**CITY OF OAK FOREST
PLANNING AND ZONING COMMISSION**

PZC RESOLUTION NO. 21-25

(Text Amendment – Recreational Cannabis)

WHEREAS, City of Oak Forest (“*Applicant*”) filed an application for text amendments to, Section 9-401 Adult-Use Cannabis Business Establishments of the Zoning Ordinance; of the City of Oak Forest Zoning Ordinance; and

WHEREAS, the Applicant’s proposed amendments are fully set forth in *Exhibit A*, which is attached and by this reference incorporated in to this resolution; and

WHEREAS, a public notice was duly published in the Daily Southtown on September 21, 2021 and a public hearing was convened before the Planning and Zoning Commission (“**PZC**”) on October 6, 2021; and

WHEREAS, the PZC has considered all of the evidence presented to it, including without limitation, those demonstrative exhibits attached and incorporated in to this resolution by this reference as *Exhibit B*;

NOW THEREFORE, BE IT RESOLVED by the PZC of the City of Oak Forest, Cook County, based on the foregoing recitals which are hereby incorporated by reference, that:

Section 1. FINDINGS.

Based on the evidence presented at the public hearing, the PZC hereby finds that the public good demands or requires the Applicant’s proposed amendments set forth in Exhibit A, considering the trend of development in the City, and the possibility of improved value, use, and enjoyment of property encouraged by the proposed amendments.

Section 2. RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends the adoption of the Applicant’s proposed amendments set forth in Exhibit A with the addition of a 100-foot buffer from residential zoned properties and a maximum number of 5 Cannabis Dispensary locations.

ADOPTED THIS ____ day of _____, 20

AYES: (___)

NAYS: (___)

ABSENT: (___)

ABSTAIN: (___)

Chairman, Oak Forest PZC

EXHIBIT A
Text Amendment

Current Requirements

Article 9 Part IV Adult-Use Cannabis Business Establishments

Section 9-406 Location Requirements

No Adult-Use Cannabis Establishment shall be located within four hundred fifty feet (450') feet of the property boundary of any existing pre-school, elementary school, middle school, high school, day care center, park, and the Gateway Redevelopment Sub-Area. No Adult-Use Cannabis Establishment shall be located within one hundred (100') feet of a residential zoned property. Cannabis dispensaries will be limited to commercial locations with frontage on Harlem Avenue, Cicero Avenue, 159th Street, 167th Street, and I1 – Industrial District.

Proposed Requirements

Article 9 Part IV Adult-Use Cannabis Business Establishments

Section 9-406 Location Requirements

No Adult-Use Cannabis Establishment shall be located within **three hundred feet (300')** feet of the property boundary of any existing pre-school, elementary school, middle school, high school, day care center, park, and the Gateway Redevelopment Sub-Area. No Adult-Use Cannabis Establishment shall be located within **fifty (50')** feet of a residential zoned property **used for residential purposes. Cannabis dispensaries will be limited to commercial locations with frontage on Harlem Avenue, Cicero Avenue, 159th Street, 167th Street, and I1 – Industrial District.**

EXHIBIT B
Responses to Standards

| STANDARDS FOR TEXT AMENDMENT | |
|-------------------------------------|--|
| <i>Code Consistency.</i> | <p><i>The consistency of the proposed amendment with the purposes of this code.</i></p> <p>Met. The proposed amendment does not interfere with the code; the amendment makes the allowance more amendable for available dispensary locations.</p> |
| <i>Community Need.</i> | <p><i>The community need for the proposed amendment and for the uses and development it would allow.</i></p> <p>Met. The City has demonstrated the willingness to allow these businesses with the original approval. By amending the current regulations, the City intends to attract a business with realistic available properties.</p> |
| TOTAL MET: 2 of 2 standards | |

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, September 1, 2021

The Planning & Zoning Commission meeting was called to order at 7:05 p.m. with Roll Call.

PRESENT: Commissioner Mike Forbes
Commissioner Ken Keeler
Commissioner Dave Kerr
Commissioner Sal Mosqueda
Commissioner Wayne Schroeder
Commissioner Chuck Wolf
Commissioner Nick Zembruski
Commissioner Michael Ziak
Chairman Jim Stuewe
Staff Member Paul Ruane

ABSENT: None

1. ZC#21-022 157th Street Residences – Preliminary PUD: PUBLIC HEARING - The applicant requests review and recommendation of approval of a special use permit to approve a planned development concept plan for a 75 unit multi-family building to a new proposed retail space. A 16 unit row homes are also being proposed. The request will include a parking and height variation and such other and further zoning relief as may be required in the C3 – Central Business District at 15644 Cicero Avenue, 15659 Lamon Avenue, 4820 157th Street, and 4816 157th Street.

Staff Member Ruane led the presentation of the case and reviewed staff report.

Mr. Forbes asked what variations are being requested.

Mr. Ruane said there are five variations. 1. The amount of parking spaces 2. Dimensions of parking stalls located inside the parking garage 3. Dimensions of parking stall located on-street parallel parking 4. Height of the building 5. Number of stories.

Mr. Forbes said the zoning code only allows 3 stories, this would be four stories. Which we already have the Senior Living on 149th and Cicero Avenue at 5 stories tall.

Mr. Ruane confirmed that it is 5 stories. The senior living is actually located in the O1 office district but would be a comparable at different ends of the corridor.

Mr. Forbes also requested to confirm the number of units 75 or 91 units.

Mr. Ruane responded 75 multi-family units and 16 row-home units for a total of 91 units.

Mr. Ruane then provided the list of plan review comments asked to complete before the submission of the final PUD.

Bernard Citron of Thompson Coburn representing for Mr. Deshe was sworn in.

Mr. Citron updated the Planning and Zoning Commission that the developer has been working on this project for well over a year at this point. Mr. Deshe has entered into a predevelopment agreement as he owns the existing multi-family building located on the site. He has reached an agreement with the neighboring residential property to purchase for additional space for this development. The City has been working on a project of this caliber for much longer by acquiring 3 out of the 5 properties in this development. We have done the density and height to hold the corner at 157th and Cicero as to separate from the single-family as much as possible.

Katie Lambert of OKW Architects was sworn in.

Ms. Lambert touched on how excited they are about this project. The use of the retail at the corner including the density above provides energy to the street. The multi-family will utilize studio one and two bedroom units. Ms. Lambert also touched on how they are willing to meet and possibly discuss some of the comments with staff.

Mr. Ruane confirmed that staff will be available to discuss the comments while still making sure the site conforms.

Mr. Citron added that the density and parking variation requested for this site is in line with similar transit orientated development. This site being as accessible to the train station as it is will provide for the tenants. Importantly, this site was previously just as dense. There were two other apartment buildings on the west end of the site.

Mr. Citron touched on some of the questions raised though the comments provided from staff. He replied that the development will be a rental development. The units and the townhomes will all be for rent. Therefore this would not require a homeowners association, separate subdivisions, or a maintenance agreement. The final PUD ordinance will require specific dedication of parking stalls to the 75 unit multi-family building for the first 75 and the remaining on a first come first serve basis.

Mr. Wolf asked if the entire project including the 16 town homes are not going to be for sale.

Mr. Citron confirmed that is correct. These type of projects are the most desirable to those looking into these types of developments. Also by having a single ownership you have only one responsible for maintaining the property.

Mr. Wolf said he knows that the multi-family building has a trash receptacle in the garage. Mr. Wolf asked where will all town houses provide their trash.

Mr. Citron said the townhouses would have individual residential cans stored in their garage. He asked added this is a detail we will have ready for the final PUD after confirming with the waste service.

Mr. Forbes commented that the space is so dense that there isn't many place to store the snow.

Ms. Lambert said that it would typically end up in the parking islands and there is a possibility of losing a few spaces.

Mr. Citron added that the benefit of a single owner is that we can haul it away from the site. This is a rental property so we want to make sure we offer the tenants the most.

Mr. Schroeder asked what the square footage of the retail space.

Mr. Citron responded 4,500 square feet.

Mr. Schroeder asked if they are expecting one retail space or multiple tenants and what type of business.

Mr. Citron confirmed that it is too early to tell the type of business and the amount of users. For a building of this size it is possible for either or.

Mr. Ruane added that typically in town these places usually are accompanied by services or small retail. A restaurant would require too much parking demands.

Mr. Wolf asked if they are going to come back to with federal financing for affordable housing.

Mr. Citron said no we are not.

Mr. Forbes said you are proposing 91 units for this development what are your plans for amenities such as clubhouses or pools.

Mr. Citron answered due to the constraints of the property and that we already are asking for a parking variation this was not able to fit into this site. Additionally, looking at comparable sites are on much larger areas than this project. The location is the key amenity to this site.

Public Comment:

Crystal Siedschlag – 15635 Lamon Avenue was sworn in.

Ms. Siedschlag said the proposal mentioned a 6 ft. tall fence. I currently have a 6 ft. tall privacy fence. Does that mean my fence will come down and they will put up a new one?

Mr. Ruane confirmed the plan was for the developer to provide a new fence.

Ms. Siedschlag also mentioned about the proposed lighting. Depending on the lighting would there be a way that they could put up a slightly taller fence.

Mr. Ruane said staff would review the photometrics to determine if an 8 ft. fence is necessary to accommodate the residence.

Ms. Siedschlag asked who will maintain the property and if there was going to be dogs allowed as most people use the site currently as a dog run area.

Mr. Citron answered at this point in time we haven't verified if we will allow dogs or not yet. We know there is a big demand for dogs. The developer will be the one who owns and maintains the property.

Ms. Siedschlag added that she has lived in Oak Forest for 23 years and were promised that the apartments would be torn down. They were torn down and now we have been left with this in the meantime. But now that the buildings have been torn down things have been a lot better.

Mr. Citron responded that the City bought the apartments to tear them down but eventually develop the property. Our rental rates are at about \$1.85 a square foot multiply that by 800 square feet. These rental rates will not be a little amount to pay as the previous was. Because the developer will own the property, it would be who of us to cooperate with neighbors, keep the site clean, operated appropriately, and tenants properly screened.

Ms. Siedschlag said on the west side of Lamon Avenue all the fire hydrants are down the west side. But every single no parking fire lane sign has been removed. Can we have those signs put back up because this new development has limited spaces and would impact the residents. People currently park there all the time. The whole street of Lamon Avenue is parked including people parking on the street to avoid paying for the train parking.

Mr. Ruane confirmed that he would take a look into what happened to the sign with the Fire and Public Works Department.

Scott Swart 4816 w 157th Street Apartment 7 was sworn in.

Mr. Swart asked if the apartment building is currently owned by the City. He also asked when will this happen as he will have to find somewhere else to live.

Mr. Ruane answered no, the apartment building is currently owned by the developer.

Mr. Citron added that he believes a project like this will take around 15 to 18 months.

Terryanne Padgett – 15640 Lamon Avenue was sworn in.

Ms. Padgett said there is currently parking on Lamon Avenue is that still going to be allowed. Similar to what was proposed on 157th Street will that be proposed on the Lamon side. I have asked about a no parking sign in this location as metra parkers use that to avoid paying.

Mr. Ruane responded that they didn't propose any on-street parking on Lamon Avenue. With the additional fire hydrants to be located on the east side this would make sense to not allow parking in that area either. Similar to the last question from Ms. Siedschlag I will confirm with our other departments.

Ms. Padgett also brought up the importance of the bus stop being located at 157th Street and Lamon Avenue. The bus comes 4 or 5 times a day. There are children standing on the corner there at 157th/Lamon. Not to mention that the stop sign located there is much shorter than any other in town. I am not sure if that is up to code.

Chairman Stuewe requested a motion to adopt PZC Resolution 21-25 recommending approval of a Preliminary PUD and Variations at 15644 Cicero Avenue, 15659 Lamon Avenue, 4820 157th Street, and 4816 157th Street in the C3 – Central Business District.

Mr. Ziak motioned

Mr. Zembruski seconded

| AYES | NAYS | ABSTAIN |
|------------------------|-------------|----------------|
| Mr. Ziak | | |
| Mr. Zembruski | | |
| Mr. Forbes | | |
| Mr. Keeler | | |
| Mr. Kerr | | |
| Mr. Mosqueda | | |
| Mr. Schroeder | | |
| Chairman Stuewe | | |

Motion to approve the request for a PUD with variations at 15644 Cicero Avenue, 15659 Lamon Avenue, 4820 157th Street, and 4816 157th Street, carried, 9-0-0 with 0 absent.

Chairman Stuewe requested a motion to approve the meeting minutes from August 18, 2021.

Mr. Forbes motioned

Mr. Ziak seconded

Motion to approve carried by voice vote.

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Zembruski motioned

Mr. Mosqueda seconded

Meeting Adjourned at 8:24 p.m.

CHAIRMAN JAMES STUEWE