

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
OCTOBER 11TH, 2022**

PRESENT:

Assistant to the Director of Community Development Tom Bialas, Zoning & Economic Development Planner Matthew Dabrowski, Village Attorney Peter Pacione, Trustee Bill Schmidt, Mohammad Siddiqi, Michael Light, Pat Maritato, Chester Pojack, Chairperson Ristich, Commissioner Bari, Bruhl, Caswick, Macias and Reimer.

EXCUSED:

Bill Foss

ABSENT:

None

MINUTES:

Commissioner Caswick motioned to approve the minutes of the Regular meeting of the Plan Commission from September 27th, 2022, Plan Commissioner Reimer seconded the motion.

Unanimously approved.

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

Cancelled

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

Continued to 11/4/22 Poss property modified site plan (setbacks) no action from recommendation committee.

NEW BUSINESS

- a) **A PUBLIC HEARING TO CONSIDER:** PC #22-016, a Conditional Use to allow an Adult Use Cannabis Dispensary Establishment within a C-2, Community Commercial District for World of Weed (d/b/a Ivy Hall) located at 2130 Bloomingdale Road

Chairman Ristich went over rules & criteria to the audience and encouraged questions to be focused on those criteria.

Tyler Manic Attorney for Schain banks of 70 W Madison, #2300; Chicago, IL 60602 spoke on behalf of World of Weed. Tyler introduced those with him this evening and their titles.

Adam Rack of WBK Engineering from 116 W Main Street #201; St. Charles, IL 60174 was sworn in. Adam went over a power point presentation stating the property is zones C2 and there would be no exterior changes and no

negative impact on the surrounding businesses. They have meet all requirements for distance away from schools, hospitals, etc. There will be security on every sq. ft. of the building and outside except for bathroom. You must be 21 and over to enter and have a valid ID to scan. Adam then went over the floor plan on pg.14 of his packet.

Gregory Elliot of 4255 S Indian; Chicago, IL 60653 was sworn in. He gave the background of World of Weed and that there are 6 total in Illinois. They would be employing about 35 employees and staff are required to have a background check and go thru 10 hours of mandatory training. Their hours would be -9 M-TH; 9-10 Friday & Saturday and 10-6 on Sundays.

Dan Farel of 3601 Algonquin; Algonquin, IL 60008 was sworn in to talk about security. Dan's company Silver Star security has been in business since 2014 and they focus on security for cannabis as a specialty. Their security will include cameras viewing every sq. ft. but bathrooms and outside they will have cameras and license plate readers as well as facial recognition cameras. They work directly with the police and all doors have access controls on them that check credentials when scanned and doors open by key fob. There is no product in the store the customer will talk with a concierge and then pay (while multiple cameras are in view) when they confirm order it is paid for in cash or pin debit. Product is handed over in a sealed bag. It is not to be consumed until they get home. Cameras help verify this in the parking lot.

Cannabis is a seed to sale security. RFID tags is assigned to every seed and the system tracks every piece of product until it is sold. If any tag is missing they have to answer to the state. Employees are all authorized by the state. Everything has key card access and vault cameras as well.

Deliveries: The driver calls the facility 15 minutes before arrival and then again 5 minutes before arrival. Upon the second call the security guard will go outside and to a perimeter check. Security waits for arrival outside. There are two drivers on the truck. One stays on the truck at all times and one delivers product. Drivers are verified on a manifest and identity is verified as well. Driver then is escorted in and out by security. Deliveries usually occur between 9-6 (van) and they are out under 15 minutes. Most deliveries will be M-F but could be Saturday.

Commissioner Bruhl asked if the security is armed – yes.

Won't deliveries block Dunkin Donuts drive thru line – the security will not let the driver exit the van until there is a clear path into the building and no people in the patio area.

Commissioner Caswick What about Saturday deliveries – they are hoping the rush will be gone by the time they open to not interfere with DD.

Lynn Means of 333 Pierce Road was sworn in

Commissioner Bruhl asked about PM peak hours. She gets they won't be open in the AM peak, but what about PM – at this point it a wait and see.

Is this facility relative to size for this business – yes.

Commissioner Reimer asked about stacking around the DD will it cause a jam – since they don't open before 9 am the traffic should dissipate by then

Commissioner Caswick where will employees park in front of Ivy – they will work with sharing spaces with DD

Peter added unless the state is satisfied they would not get a license. This is a highly regulated business.

Matt added some business needs to go in there so it is just traffic. Traffic is traffic no matter the business

Commissioner Bari don't we already have a dispensary in GH – no

Chairman Ristich asked if this is legal – yes

No credit cards are used – correct

Is there a concern with cash on hand – this is the most regulated business in the state and there are cameras in every inch and guards. Adam added it is 60% pin debit and only 40% cash.

Commissioner Bruhl asked about table 4 and it says average 22-23 people at one time – how do you secure all those people – they will line them up outside; encourage online orders; reminded us that the average time a customer is inside is 5 minutes; and if there is too many they will have them wait in the car and text them when they can come up to the building like restaurants do.

Is this an average size – yes

Chairman Ristich asked about product disposal for the environmental nuisance is concerned – first there is hardly any disposal, but if there is something it is done at the store on camera with a chemical to destroy the effects of the product and it is odorless.

Commissioner Bruhl how are you going to secure the windows – they will be putting a film on them to secure them Why are you changing the color from beige to white – White is Ivy Hall's brand color – they are flexible with the village if they want it to remain beige.

What about signage will they need a variance – no it's to regulation

Peter reminded the plan commission that there is 9 staff recommendations on page 4.

Commissioner Reimer asked if we have polled other communities to see if they have had issues – yes and they have spoken with the state police and there has only been 1 theft in the state since it was legalized and it was by an employee otherwise they have had no issues. The dispensary is safe the average customer is female from 47-60 years of age. Problems with weed are on the street not in the stores.

Commissioner Bari inquired about public health – the state has found it to be safe and is much regulated where you can use it.

Peter what name is the conditional use in – World of Weed dba Ivy Hall.

Commissioner Bruhl state the VOGH's part will be \$250,000-300,000 – yes.

Commissioner Bruhl said delivery and traffic will be reviewed again by the state – yes and security

Commissioner Reimer added there will be traffic problems, but they will be spotty.

Commissioner Bruhl asked if there were any complaints about the neighborhood character from other businesses – no

The public was notified and asked to participate.

MOTION: Commissioner Caswick motioned to consider: PC #22-016, a Conditional Use to allow an Adult Use Cannabis Dispensary Establishment within a C-2, Community Commercial District for World of Weed (d/b/a Ivy Hall) located at 2130 Bloomingdale Road with the 9 staff recommendations from page 4.

The **MOTION** was seconded by Commissioner Macias.

ROLL CALL VOTE:

AYES: Commissioner Bruhl, Caswick, Macias, & Reimer

NAYS: Commissioner Bari

EXCUSED: Commissioner Foss

ABSENT:

MOTION DECLARED CARRIED

- b) **A PUBLIC HEARING TO CONSIDER:** PC #22-015, a Conditional Use to allow an Adult Use Cannabis Dispensary Establishment within a C-2, Community Commercial District for Purifier LLC (d/b/a Holy Vana) located at 739 E. North Avenue

Chairman Ristich went over the overview of operation. Asked the second petitioner to not repeat anything that the first petitioner explained about the business.

Dan Schapiro Attorney went over State Regulations. He added that 739 E North Ave has a basement, but the basement was for break room and no product would be stored there. The applicant also owns 737 E North Ave which they will be knocking down for the time being and any possible overflow can park there if need be. He stated they have the same security as applicant 1. That is a state requirement.

Chairman Ristich made a statement about there being a stigma about this type of business and wanted the attorney to agree that there is a fear from the people – they would not dismiss people's feelings.

Dan continued to say there would be about 35-40 people employed 5-10 per shift. Commissioner Caswick corrected him that page 2 of packed says 10-15 at any given time – Dan's apologized for his error.

Dan continued to ass parking is 2 spaces over and spaces rotate quickly because transactions are fast and 737 can be used to park in if need be.

Commissioner Bruhl add no cross parking agreement would be needed then – no

Dan continued to go over the process which is similar to the first applicant.

Chairman Ristich asked why their disposal method is different than the other group. - There's just went into more detail the disposal room is regulated by the state.

Commissioner Bruhl asked if that was why no odor because of negative air pressure – yes

Chairman Ristich can you smoke in the parking lot – no.

VBtronics of 1855 Rowling Rd Suite D; Rolling Meadows, IL was sworn in. He will be in charge of security on the premises.

Commissioner Reimer asked how the basement would be secured; wasn't there an door going directly outside – there are 3 doors all locked needing key badges to enter the outside door can go out but not in. All traffic passes by security desk and all doors only open with a badge.

Dr. Patel of 1511 Naperville, IL was sworn in.

Chairman Ristich how much can be purchased at one time – 500 milligrams.

Commissioner Bruhl asked if there is any other way to cover the windows except bricking over them – there will be brick only on the side of the vault.

What about signage – have not gotten to that yet.

Commissioner Reimer asked if the tear down 737 E North will they be doing something with the parcel – no plans of now just an empty lot until they decide.

Commissioner Bruhl questioned the POS limited access. Are there open shelving – no all product will be keep on shelving in the vault.

This is a public hearing and public notice was given.

Chairman Ristich read a letter and put it on the record. They were against the proposal.

No one from Glendale Heights in the audience was present.

Siddiqi, A & S Ahmed of 1N445 Easter Ave; Glen Ellyn, IL was sworn in. She is scared as a parent about the neighborhood and safety of the streets.

Richard Felts of 1328 Glenrise Ave; Glen Ellyn, IL was sworn in. His concern was what GH is going to do about the crime in Glen Ellyn.

Siddiqi, A & S. Ahmed of 1N445 Easter Ave; Glen Ellyn, IL was sworn in. He stated that the location entrance is off of Glenrise and not North Ave which is a residential street in addition there is not enough parking. It doesn't look like is enough from what he sees and he is a doctor and says that cannabis does have long term effects.

Matt rebutted with there are 38 parking spots which is sufficient.

Bernadette Green of 22W114 Valley View DR; Glen Ellyn, IL was sworn in. The back of the building goes up to their backyard and 4 others. This butt's up against houses. Only access is from the East and Hours are till 9 pm.

Matt rebutted Glenrise and North Ave. are full intersections with their own turn lanes.

Michael Heimbecker of 22W105 Valley View Dr.; Glen Ellyn, IL was sworn in. The dispensary is adjacent to a residential area and he lives at a dead end street so people that don't know that come down his street do a U-turn and then speed out of it very fast.

Kathy Beard of 22W105 2nd street; Glen Ellyn, IL was sworn in. The traffic at Glenrise and North is already bad.

Akeem Khan of 22W126 Valley View; Glen Ellyn, IL was sworn in. The house price will go up and insurance will go up because of the increase in crime.

John Green of 22W114 Valley View was sworn in. There is a bus stop about 3—ft. away and the extra parking at 737 E North doesn't make sense because there is no access between the two addresses. You have to go out to North Ave to go to the next address. This petitioner does not have his presentation together. Traffic is a concern. He feels PD is wrong about the age of buyers. Concerned about fights in the line to go in and does not believe no one will smoke in the parking lot.

Ahme Khan of 1N540 River Dr.; Glen Ellyn, IL was sworn in. Concerned about robbery of cannabis and or money.

Azeem Khan of 1N540 River Dr.; Glen Ellyn, IL was sworn in. As a child of the neighborhood he is concerned about traffic through the neighborhood and safety.

Denise Tate of 1M669 Park Blvd; Glen Ellyn, IL was sworn in. Her comment was what chance they have tonight because they are from Glen Ellyn and not Glendale Heights. GH gets the money and they get all the problems.

Peter interjected with their due process is being considered and they are going on facts assumed not proven. He also added that the 2nd petitioner was asked not to repeat anything from the first presentation so it was unfair to say they didn't have a good presentation.

S Patel of 1N615 Glenrise Ave; Glen Ellyn, IL was sworn in. There is going to be a school proposed to be built at Spaulding Park, this will be to close. Also, it is not a good fit for their neighborhood and they have lack of experience.

Mr. Chandri of 22W029 Valley View; Glen Ellyn, IL was sworn in. Nothing new added.

Mark Tate of 1W669 Park Blvd; Glen Ellyn, IL was sworn in. He is concerned with security.

Chairman Ristich went over criteria and page 4's 10 staff recommendations.

Commissioner Bruhl questioned if this was harmoniously a fit for neighborhood character and asked the plan commission to consider this when voting.

MOTION: Commissioner Macias motioned to consider: PC #22-015, a Conditional Use to allow an Adult Use Cannabis Dispensary Establishment within a C-2, Community Commercial District for Purifier LLC (d/b/a Holy Vana) located at 739 E. North Avenue with the 10 staff recommendations listed on page 4.

The **MOTION** was seconded by Commissioner Caswick.

ROLL CALL VOTE:

AYES: Commissioner Caswick, Macias, Reimer & Chairman Ristich

NAYS: Commissioner Bari & Bruhl

EXCUSED: Commissioner Foss

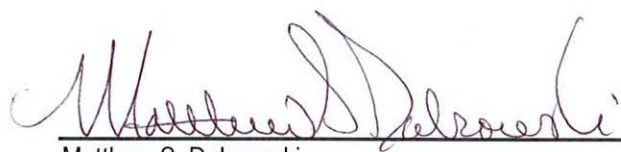
ABSENT:

MOTION DECLARED CARRIED

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Bari motioned to adjourn the regular meeting of the Plan Commissioner Caswick seconded the motion.

Upon roll call vote motion declared unanimously and the meeting was adjourned at 10:13 p.m.

A handwritten signature in cursive script, reading "Matthew S. Dabrowski". The signature is written in black ink and is positioned above a horizontal line.

Matthew S. Dabrowski
Zoning and Economic Development Planner