

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
NOVEMBER 6, 2019

1. CALL TO ORDER: 7:00 P.M.

Members Present

Chairperson Combs	Lenard Henderson
Vice Chairman Ring	Minerva Milford
Adam Bauske	Sohita Patel
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson

Members Absent

Myrene Iozzo (Excused).

A quorum was present.

Administrative Personnel Present:

Peter Gugliotta, Director of Planning, Building and Code Enforcement; Kevin Anderson, Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES

Commissioner Henderson moved, seconded by Commissioner Harner, to approve the October 16, 2019, meeting minutes. Voice Vote: 7 Ayes, 3 Abstain (Burnitz, Milford, Wilson), 1 Absent (Iozzo). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the Fountain Crossing map amendment (rezoning) was approved by the Village Board.

Chairman Combs stated if there is anyone who wishes to address the Commission, they can do it when called upon towards the end of the specific meeting. With respect to anyone who is here for the cannabis item, they were advised that the Commission has no control on whether or not the Village will allow cannabis sales. The Commission is only working on wording for the zoning part of the cannabis provisions.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY BRIGHT HOPE INTERNATIONAL (OWNER) AND ASH, ANOS, FREEDMAN & LOGAN LLC (APPLICANT) TO CONSIDER THE FOLLOWING REQUESTS: A) SPECIAL USE APPROVAL UNDER ZONING CODE SECTION 9-9-1-C-2-I FOR AN INDOOR SPORTS TRAINING FACILITY ON THE PROPERTY LOCATED AT 2070 STONINGTON AVENUE, B) AMENDMENT TO SPECIAL USE ORDINANCE 4627-2018 UNDER ZONING CODE SECTION 9-9-1-C-2-I ON THE PROPERTY LOCATED AT 2060-2080 STONINGTON AVENUE.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Iozzo). Motion Carried.

Chairperson Combs swore the petitioners in.

Lawrence Freedman (Ash, Anos, Freedman & Logan LLC)
C. H. Dyer (Bright Hope)
Josh Teschner (Northwest Travelers Baseball)
Justin Teschner (RRSBA)

Lawrence Freedman presented an overview of the project.

Josh Teschner presented an overview of the proposed venture for the facility.

Parth Joshi presented an overview of the staff report.

Commissioner Milford had no questions.

Commissioner Bauske had no questions.

Commissioner Wilson had no questions.

Commissioner Henderson asked what would happen if the church's attendance increases. Mr. Freedman stated if more parking is needed, they would need to find it somehow or Bright Hope would have to move. An alternate site for additional parking would need to be found as well.

Commissioner Trieb asked if the drop-off will be in the front of the training facility. Mr. Teschner stated they will tell the families to go to the north entrance, drop-off at the front door with the coach, and exit the site at the south entrance. Mr. Teschner stated the coaches are instructed to be at the door until all the players are in attendance.

Commissioner Harner had no questions.

Commissioner Patel had no questions.

Commissioner Burnitz had no questions.

Vice Chairman Ring asked if there will be signage, and if so, will the petitioner have to come back before the Commission. Mr. Joshi stated signage would be whatever is allowed in the manufacturing district of the sign code. Mr. Teschner stated they have no intent to add any major signage of any kind other than to say "drop-off here" at the door.

Chairperson Combs asked if the funeral home had any comments regarding parking issues. Mr. Joshi stated there have been no complaints.

Chairperson Combs asked if some of the older kids are of driving age. Mr. Teschner stated some of the older teams are, but they usually get dropped off.

Chairperson Combs asked the petitioner if he is in agreement with the conditions of approval in the staff report. Mr. Freedman stated yes.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 10 Ayes, 1 Absent (Iozzo). Motion Carried.

MOTION A: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by Bright Hope International (owner) and Ash, Anos, Freedman & Logan LLC (applicant) to consider a special use approval under Zoning Code Section 9-9-1-C-2-I for an indoor sports training facility on the property located at 2070 Stonington Avenue, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Iozzo

Motion Carried.

MOTION B: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by Bright Hope International (owner) and Ash, Anos, Freedman & Logan LLC (applicant) to consider an amendment to special use Ordinance 4627-2018 under Zoning Code Section 9-9-1-C-2-I on the property located at 2060-2080 Stonington Avenue, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Iozzo

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on November 18, 2019.

5. NEW BUSINESS - PUBLIC MEETING - APPROVAL OF A REQUEST BY HOFFMAN ESTATES ACQUISITIONS LLC AND SOMERSET DEVELOPMENT LLC (OWNER) TO CONSIDER A SITE PLAN AMENDMENT FOR THE PHASE 1 OFFICE AND RETAIL OCCUPANCY OF A PORTION OF THE EXISTING BELL WORKS BUILDING AT 2000 CENTER DRIVE.

Chairperson Combs swore the petitioners in.

Mark Nelson (Wight & Company)
Kenneth Gold (Somerset Development)

Mark Nelson presented an overview of the project.

Peter Gugliotta presented an overview of the staff report.

Chairperson Combs commented about the lack of detailed plans for this project. Mr. Gugliotta stated this is a challenging project because typically the Village deals with new construction or remodeling. In this case, as the petitioner begins to reoccupy this space with something other than a single corporate tenant, staff thought this was important to present to the Planning & Zoning Commission and Village Board as part of the site plan review process. Mr. Gugliotta added there are no physical changes to the outside of the building to be reviewed. Therefore, the site plan is confirmation that parking is being provided in a rational location and is close to the building.

Mr. Gugliotta stated when the residential plans are submitted, there will be a much more substantial plan set that will include engineering, landscaping, new architecture, more information about roadways, and signage.

Mr. Nelson stated the plan drawings submitted for permit (architectural, engineering, fire protection, life safety, etc.) were submitted to the Village today for the actual buildout of this space.

Commissioner Burnitz had no questions.

Commissioner Patel had no questions.

Commissioner Harner asked what is being done to prevent people from walking inside the building. Mr. Nelson stated the existing security in the building will remain. There will be one entrance, which is the visitor entrance to the east and one entrance to the south, which is the main entrance that will be open. The other entrances to the building will be closed and access to the upper floors via elevators will be locked off. Access throughout the building will be limited to the areas that are being occupied.

Commissioner Harner asked if there will be any barriers. Mr. Nelson stated there has not been any discussion on that. Mr. Gold stated there is 24 hour/7 days a week security on the premises. Mr. Gold stated at the end of day, they do want people coming inside and be a part of the campus. The plan is to eventually have restrictions to enter elevators to go up to the offices.

Commissioner Trieb asked how many retailers will occupy the first floor. Mr. Gold stated in this first phase, they are looking at one or two small shops, such as coffee shops. When the full master plan is submitted, they are looking at 60,000-70,000 square feet of retail. Mr. Nelson stated the plans that were submitted today to staff for permit were for the first two office phases. Mr. Gugliotta stated the building permit submittal that staff will be reviewing is basically the plan that the Commission has tonight. No building permits will be issued until after Village Board approval.

Commissioner Trieb asked when the Commission will be receiving building plans. Mr. Gugliotta stated the building plans are not submitted to the Commission. The Commission is looking at the areas, square footage, sufficient parking, and ingress/egress to the building.

Commissioner Henderson asked will there be an HOA, or rules for the future tenants. Mr. Gold stated there are no tenants at the moment and will use the template from the Bell Works project in New Jersey and will follow Village ordinances on what is allowed and what is not allowed. Mr. Gold stated there is no HOA because they are the only owners of the building.

Commissioner Wilson had no questions.

Commissioner Bauske asked if there is a timeline for completion. Mr. Gold stated the demolition permits were submitted a couple of weeks ago and the demolition started on November 4. Mr. Gold stated they would like to be open in April 2020.

Commissioner Milford asked if the spring 2020 opening is for phase 1 only. Mr. Nelson stated yes.

Vice Chairman Ring asked if any landscaping cleanup is part of this phase 1 and is there any signage issues. Mr. Gugliotta stated staff will do a property maintenance inspection and will work with the petitioner on any maintenance items that need to be done. Before the Village issues occupancy permits for the office, the Village will be able to inspect the outside of the property to make sure the site lighting works, settled sidewalks, landscape cleanup, etc. Mr. Gugliotta stated the petitioner is working on a master sign plan which will include identification at the major streets.

Commissioner Henderson asked if the Commission can tour the building as a group. Mr. Gugliotta stated any time a Board/Commission is gathered with sufficient members to have a quorum, the gathering must be scheduled as a public meeting. Mr. Gugliotta stated when phase 1 is finished, the petitioner can show off the area better and help the Commission visualize the future phases.

Chairperson Combs asked where will the main access to the site be located to enter the building. Mr. Gold pointed on a diagram and stated the main access to the site during Phase 1 will be from the east side of the campus. Chairperson Combs asked what type of entrance doors are there. Mr. Gold stated there is a revolving door and two doors on either side of the main entrance. The other two doors on photo 7 are just two doors that swing open. Vice Chairman Ring asked if the doors are automated for handicap. Mr. Nelson stated there is a button at the east entrance for the automatic doors.

Chairperson Combs asked if there are any stairs that would prohibit someone from entering the building. Mr. Nelson stated there is a half a flight of stairs at the east entrance and that is why initially the lower level is identified for parking for anyone with mobility issues to take the elevator versus having to take the stairs. The entrance stairs and access to those parking lots will be addressed at future phases.

Chairperson Combs suggested a ramping system be at every access point to the building.

Chairperson Combs asked about the air quality in the building. Mr. Gold stated the building has been vacant and the system has been maintained with the air handling and ventilation systems. Chairperson Combs suggested having a test done on the air quality.

Chairperson Combs asked where are the construction employees going to park. Mr. Nelson stated the construction workers will not be on-site at the same time as the office tenants. Most likely the people working for the contractors would be parking in the east lot. Deliveries would be at the existing loading dock.

Chairperson Combs suggested putting in a daycare facility in the campus and stated she is aware it is not a zoning issue. Mr. Gold stated that we will look into it.

Chairperson Combs asked the petitioner if he agrees with the conditions of approval in the staff memo. Mr. Nelson and Mr. Gold stated yes.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by Hoffman Estates Acquisitions LLC and Somerset Development LLC (owner) to consider a site plan amendment for the Phase 1 office and retail occupancy of a portion of the existing Bell Works building at 2000 Center Drive, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Iozzo

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on November 18, 2019.

5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY THE VILLAGE OF HOFFMAN ESTATES FOR TEXT AMENDMENTS TO CHAPTER 9 OF THE MUNICIPAL CODE REGARDING REGULATION OF CANNABIS USES.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Iozzo). Motion Carried.

Peter Gugliotta presented the Village's new Planner, Kevin Anderson.

Mr. Gugliotta presented an overview of cannabis regulation.

Chairperson Combs stated the Village's Corporation Counsel stated the Village must have approved regulations in effect by January 1, 2020, or the state could impose their own regulations on the Village.

Chairperson Combs stated she viewed a webcast on cannabis sponsored by the Chicago Bar Association. Chairperson Combs stated the sale of cannabis is totally cash based because federal banks will not accept the money or a checking account because the federal law does not allow for the sale of cannabis. Chairperson Combs added that for a cannabis seller it is difficult to obtain insurance. Chairperson Combs is concerned how this would affect the landlord of the shopping center and would it put the landlord in default of their mortgage and insurance.

Mr. Gugliotta stated a large shopping center that has national tenants and may have finance and loans that are underwritten by large national banks that are federally insured, those landlords are not going to allow cannabis sales.

Commissioner Henderson asked what happens if a new building is constructed specifically for the sale of cannabis. Mr. Gugliotta stated that is a possibility. The state has some regulations about the design and size of a building. Mr. Gugliotta added that if a new building is constructed, that building would be subject to the Village's site plan process.

Commissioner Henderson stated he prefers the buildings selling cannabis be grouped together and not spread over the Village. If the buildings selling cannabis are together, that would allow the Village to manage their behavior from a security perspective. Commissioner Henderson added the Village should manage the sale of cannabis locations tightly and make sure they are in as much of a controlled environment as the Village can do. Mr. Gugliotta stated the state regulates that cannabis sales must be 1,500 feet apart.

Commissioner Harner asked if the text amendment should include the locations in the text. Mr. Gugliotta stated the maps would become part of the texts. Mr. Gugliotta stated describing the maps in word would be difficult. The goal is for the maps, once final, would physically be part of the text.

Chairperson Combs agrees with Commissioner Harner because the occupants within the overlays will change.

Commissioner Trieb asked how does dispensing of medical cannabis differ from a pharmaceutical company or drugstore where they dispense opioids and other medications that can have an equal impact on people. Mr. Gugliotta stated cannabis has been classified as illegal for many years. The challenge now is that the sale of cannabis is new and is going to be controversial. Mr. Gugliotta stated to buy cannabis, a person must be 21 years of age, so that would put it in the category of alcohol sales and the Village does not address alcohol from a zoning perspective.

Vice Chairman Ring stated the Village approved the sale of three cannabis locations. Could the three locations include a combination of recreational and medical facilities. Mr. Gugliotta stated as part of the new text amendment, we are not going to allow any cultivation or medical facilities in the Village. The text amendment is only for recreational cannabis dispensaries, as directed by the Village Board to this Commission. A dispensary is the retail sale of the product. Vice Chairman Ring suggested adding to the text amendment wording to allow recreational cannabis dispensaries only.

Mr. Anderson stated when the state granted licenses for medical dispensaries, the state granted one medical dispensary license for each state police precinct and that dispensary is open and is available to also sell cannabis for recreational purposes.

Vice Chairman Ring asked if cannabis medical dispensaries can sell recreational cannabis. Mr. Anderson stated yes.

Mr. Gugliotta stated the sale of recreational versus medical cannabis sales have a separate license and have a separate set of rules. Vice Chairman Ring requested the Commission clarify that sales is for recreational cannabis only. Vice Chairman stated the 1,000 feet restriction should also include daycare centers.

Commissioner Henderson questions the sale hours from 6:00AM to 10:00PM. Chairperson Combs stated the hours of sale are state law. Commissioner Henderson asked if the Village can reduce the hours of operation. Mr. Gugliotta stated with a special use process in place, yes we can. Mr. Gugliotta stated state law says a community can prohibit dispensaries. The state law says a community can restrict dispensaries through zoning, but you have to be reasonable. Mr. Gugliotta stated the Village will need to talk to Corporation Counsel about state clarification.

Chairperson Combs stated the ordinance given to staff today states a cannabis dispensary may not be located within 500 feet of the property line of any sensitive places which shall include schools, parks, churches, house of worship, and child care facilities. Chairperson Combs stated she would prefer the distance to be 1,500 feet.

Commissioner Milford asked if the maps can be changed in the future. Mr. Gugliotta stated the maps would go into the Zoning Code text. In the future, the zoning text could be amended with the maps. Mr. Gugliotta stated the Bell Works owners expressed they would be interested in having the overlay district over their property. There are no plans now to open a dispensary, but would be open for this. Commissioner Milford stated her only concern with the wording of the text is to make sure the Village has parameters for the schools and define the type of dispensary.

Commissioner Milford asked if the Police Department was included in discussions. Mr. Gugliotta stated not with the maps, but they are aware of the cannabis dispensaries. Their main concern is enforcement of impaired driving.

Commissioner Bauske stated he agrees that a dispensary should go through the special use process by the Village.

Commissioner Wilson asked about enforcing a sales tax on the sale of cannabis. Mr. Gugliotta stated just about every community that allows recreational cannabis will impose a sales tax. The state will tax the sale of cannabis and a portion of that tax will get distributed to communities. Commissioner Wilson stated the wording should distinguish between recreational versus medical cannabis.

Commissioner Henderson also stated the wording should distinguish between recreational versus medical cannabis. Commissioner Henderson is concerned with the hours of operation for cannabis sales.

Commissioner Trieb asked if there will be a limit to the amount of cannabis that a customer can purchase. Mr. Gugliotta stated that is a state regulation.

Commissioner Harner would like to see at least the minimum distance from schools. Commissioner Harner would like to see more direction on what is permissible.

Commissioner Patel asked if the Village has learned anything from other states which have approved recreational cannabis sales. Mr. Anderson stated California is having trouble with the black market still existing because of the state's high taxation rates and licensing fees. There are estimates for Illinois dispensaries which is roughly \$400,000 in tax revenue annually for each dispensary. From a public safety standpoint, there was an increase in traffic fatalities of 1 per 1 million residents in Colorado in the first year, but that subsequently dropped the second year.

Commissioner Patel asked staff what has worked for other communities that are similar to Hoffman Estates to help write the Village's text amendment. Mr. Gugliotta stated staff will look into this. Commissioner Patel stated she agrees with the overlay map as long as the Village approves the special use.

Commissioner Burnitz agrees with keeping the distance between the dispensaries and schools and sensitive areas.

Vice Chairman Ring would like to see the word "daycare" added with the term "school" for recreational cannabis. Vice Chairman Ring stated cannabis sales is a cash business and federal banks do not accept the money. So, how does the Village get paid. Mr. Gugliotta stated the state will take the money. Vice Chairman Ring asked how does the state take the money, run it through a bank, and pay the Village. How does the Village ensure that we get our money.

Vice Chairman Ring asked if there will be food, with cannabis, sold at these dispensaries. Mr. Gugliotta stated the pre-packaged food, with cannabis, will be regulated by other government agencies. Mr. Gugliotta stated the amount of cannabis and THC chemicals in those products is regulated through this new cannabis act.

Chairperson Combs stated under Article 9-3-13, the last sentence, where there is a maximum total of three dispensaries shall be allowed, should be clarified by saying "within the Village".

Chairperson Combs stated under Article 9-11-2-B-c, says a maximum total of three special use permits shall be granted at any one time. If the Village is doing a maximum of three dispensaries throughout the Village, how is this to be interpreted. Mr. Gugliotta stated staff will re-word this so it reads properly.

Chairperson Combs would like to see a notice procedure for perspective tenants in an area of a cannabis dispensary in the text amendment.

Chairperson Combs asked about the minimum number of parking spaces required. Mr. Gugliotta stated the Village has parking guidelines for retail properties. Chairperson Combs asked about drive-thrus. Mr. Gugliotta stated the state prohibits drive-thrus.

Chairperson Combs asked about exterior signage. Mr. Gugliotta stated the state is regulating the content of what signs can display. A sign cannot contain slang words, symbol of a cannabis leaf, or a picture of people using cannabis.

Chairperson Combs stated in the sample ordinance provided to staff, it states unless otherwise prescribed by state law, the Village Board may impose hours of operation for a cannabis business establishment as a condition of any conditional use permit to reduce conflicts with surrounding land uses. Chairperson Combs suggested this wording be added to the text amendment.

Mr. Gugliotta stated the special use process requires a public hearing, a sign to be posted on the specific property at least 10 days before the hearing, requires letters to be sent to properties within 300 feet of the subject property 10 days before the hearing, publication in the newspaper, and posting on the Village's website.

Vice Chairman Ring suggested notifying properties from 300 feet to 1,000 feet for any special use hearing for a cannabis dispensary. Mr. Gugliotta stated staff will note this.

Chairperson Combs stated the overlay map should not be put on unimproved areas because it may stymie the marketing of that site. Mr. Gugliotta stated staff will look into it and if someone requested a cannabis dispensary at a certain location, then we can add it to the overlay map.

Chairperson Combs is not in favor of a cannabis dispensary near the Apple Villa location because it may affect marketing of the adjacent property.

Commissioner Henderson stated his first choice for a cannabis dispensary would be located on the west side of Barrington Road, south of the Tollway. Second choice would be in an Agricultural District in the west side of the Village.

Commissioner Harner stated on the first map, he is not in favor of a site on the west side of Route 59, north of Higgins Road, but would accept from Route 59 and west to the end of the Village boundary. On the second map, north of the Tollway from Barrington Road to the forest preserve. Commissioner Harner is not in favor of any of the discussion points on overlay map 2. On map 3, it is too small of an area for an overlay district. On map 4, Commissioner Harner suggested including Hoffman Plaza. Mr. Gugliotta stated Hoffman Plaza directly connects to residential properties and there is an access road from Apple Street.

Commissioner Patel stated on map 1, there are a number of schools to the west. Mr. Gugliotta stated there is a KinderCare, Camelot School, and a daycare on the Sears property. Chairperson Combs asked about the Prairie Stone POA. Mr. Gugliotta stated the POA does not regulate uses. The POA can regulate new developments. The Village can advise to a perspective Cannabis dispensary that there is a POA, and if the POA has rules, the cannabis dispensary will need to comply.

Commissioner Patel is okay with the 2nd map. Commissioner Patel is on the fence on the 3rd map, the small slice on Golf Road. On the 4th map, south of Higgins Road, there are too many residential properties and is not in favor of that area.

Commissioner Burnitz likes all the overlay maps and there are plenty of opportunities in those areas. Commissioner Burnitz asked if a cannabis dispensary is proposed in an area not included on the overlay maps, would that area be considered by the Village. Mr. Gugliotta stated any proposed use has a legal right to petition the Village to change the code, and that is what would happen.

Commissioner Milford likes the locations of the triangle off of Higgins Road. Commissioner Milford is not in favor of the 125/155 Higgins Road site.

Commissioner Bauske is in favor of what is proposed on the overlay maps. Commissioner Bauske is against all, except for map 1.

Commissioner Wilson is in favor of what is proposed on the overlay maps and the discussions.

Vice Chairman Ring stated he is not in favor of Prairie Stone nor Route 59 area on map 1. On map 2, Vice Chairman Ring suggested taking the medical district out (St. Alexius property). Vice Chairman Ring is okay with the area north of the tollway because it is an industrial area. On map 3, Vice Chairman Ring is not in favor of any of the proposed sites. On map 4, the Higgins/Golf area is okay, but it is close to a residential area. Vice Chairman Ring is not in favor of where the Jewel property is nor to the north. Vice Chairman Ring is in favor of the Grand Canyon triangle and car dealerships.

Mr. Gugliotta stated regarding the map discussion, staff will make revisions to the overlap map based on tonight's discussion.

Diane Stevens, 5030 Somerton Drive. Ms. Stevens stated the cannabis use will promote paranoia and schizophrenia, and it will stay in someone's system for up to 90 days. Ms. Stevens stated the proposed 1,000 feet distance from schools, churches, etc. is not enough and would like to see this increase to 1,500 feet. Ms. Stevens stated "tutoring areas" should also be listed with the schools and churches. Ms. Stevens stated the 10 day notice for any future meetings should be increased.

Weimin Xiao, 4880 Westhaven Court. Mr. Xiao asked if the Village Board will make a final decision. Chairperson Combs stated the Planning & Zoning Commission recommends the language and the overlay map to the Village Board, and then the Village Board has the final decision. Mr. Gugliotta stated the Village Board passed a Resolution, which was in favor of cannabis dispensaries. The Resolution was making a public statement how the Village Board felt. Mr. Xiao stated before a final decision is made, there should be a public hearing. Chairperson Combs stated tonight's meeting is a public hearing.

Chairperson Combs stated the Village's Corporation Counsel stated that if the Village does not enact rules, then the state may have the ability to put rules upon the Village.

George Calcev, 905 Concord Lane. Mr. Calcev stated the Village needs very good verbage for the principles the Village will be applying for the zoning. Mr. Calcev suggested the Village take a slow, gradual approach to this issue. Chairperson Combs stated the Village needs something in place before January 1. Mr. Calcev asked how the Village will issue permits for cannabis dispensaries. Chairperson Combs stated cannabis dispensaries are licensed through the state, then the Village decides if a special use would be permitted or not. Chairperson Combs stated the Village needs to get the verbage in place before January 1, not the special use licenses.

Mr. Gugliotta stated this is the first public hearing. Village staff wanted the Commission's discussion and will then make some changes and more clarity. The Commission will continue this hearing to another date.

Hong Yang, 4216 Forest Glen Drive. Mr. Yang stated the cost for cannabis sales will go up in the future and the dispensary might lose money with all the taxes imposed. Mr. Yang stated the revenue anticipated by the Village will be less than what the Village will be spending on law enforcement.

Julia Sha, 5281 Elliott Drive. Ms. Sha stated the Village needs to inform all the residents of the Village of any public hearings on this subject in the future beyond just posting on the website. Mr. Gugliotta stated he will share this information with Village management about any future notifications on this subject.

Ms. Sha stated the 1,000 feet from any school or church is not enough and agrees with 1,500 feet.

Ms. Sha does not agree with the Prairie Stone overlay map.

Mr. Joshi stated the next Commission meeting is November 20.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 10 Ayes, 1 Absent (Iozzo). Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to continue this hearing until the meeting of November 20, 2019. Voice Vote: 10 Ayes, 1 Absent (Iozzo). Motion Carried.


6. STAFF REPORT

Mr. Joshi stated the next meeting is on November 20, which will have three items on the agenda, including this item. The other two items are a retail development at the BMO Bank at Higgins and Gannon, and special use expansion for Amita Health Hospital Building.

7. MOTION TO ADJOURN

Commissioner Wilson moved, seconded by Commissioner Henderson, to adjourn the meeting at 10:35 p.m. Voice Vote: 10 Ayes, 1 Absent (Iozzo). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.


Chairperson's Approval

11/20/19
Date Approved