

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
JANUARY 5, 2022

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

Members Present

Chairperson Combs	Myrene Iozzo
Vice Chairman Ring	Minerva Milford
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson
Lenard Henderson	

Members Absent

Adam Bauske, John Wise (all excused).

A quorum was present.

Administrative Personnel Present:

Kevin Anderson, Associate Planner; Daisy Dose, Assistant Planner.

2. APPROVAL OF MINUTES

Chairperson Combs stated the minutes from December 15, 2021, will be deferred until January 19, 2022, due to corrections to be made.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the Master Sign Plan for Hilldale Condominium property located at the northwest corner of Higgins Road and Huntington Boulevard was approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SITE PLAN AMENDMENT TO PERMIT PARKING LOT MODIFICATIONS FOR THE PROPERTY LOCATED AT 2601 PRATUM AVENUE (WT PROPERTIES).

Vice Chairman Ring moved, seconded by Commissioner Henderson to open the above hearing. Voice Vote: 9 Ayes, 2 Absent (Bauske, Wise). Motion Carried.

Chairperson Combs swore the petitioner in.

Heidi Lapin (WT Group)

Ms. Lapin presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Henderson had no questions.

Commissioner Harner asked about the trees on the site. Ms. Lapin stated WT provided a landscape plan to Village staff that meets Village code. Chairperson Combs stated the Commission did not receive any pictures of the various landscape items.

Commissioner Trieb had no questions.

Commissioner Burnitz had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Milford had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs stated an additional condition of approval is needed requiring that the cross access and parking agreement be recorded. Mr. Anderson stated the Village is not receiving any benefit from this easement. The Village would not record the cross access and parking agreement. Mr. Anderson stated the petitioner is required to record the agreement and submit the final document to the Village.

Mr. Anderson suggested a condition that prior to the issuance of a building permit for the parking that a document number is to be submitted for the recording of the easement.

Chairperson Combs asked Ms. Lapin if she agrees with the other conditions of approval in the staff report. Ms. Lapin stated yes.

Mr. Anderson stated condition of approval #4 will be added stating "Prior to the issuance of a building permit, the document number verifying the recording of the cross access and parking agreement shall be submitted". Ms. Lapin agreed.

Vice Chairman Ring moved, seconded by Commissioner Iozzo, to close the above hearing. Voice Vote: 9 Ayes, 2 Absent (Bauske, Wise). Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request for a site plan amendment to permit parking lot modifications for the property located at 2601 Pratum Avenue, with the recommended conditions in the staff report, as well as an added condition by Village staff.

Roll Call Vote:

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

Nay: None

Absent: Bauske, Wise

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on January 17, 2022.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SPECIAL USE TO 280E, LLC FOR A CANNABIS DISPENSARY (DISPENSARY 33) FOR THE PROPERTY LOCATED AT 5 E. GOLF ROAD.

Vice Chairman Ring moved, seconded by Commissioner Henderson to open the above hearing. Voice Vote: 9 Ayes, 2 Absent (Bauske, Wise). Motion Carried.

Chairperson Combs swore the petitioner in.

Zachary Zises (280E, LLC)

Mr. Zises presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Milford asked how long have their dispensaries in Chicago been operating. Mr. Zises stated there is a dual medical and adult use facility in Andersonville that has been operating since December 2015. Then they opened an adult use only facility dispensary in the West Loop in the middle of 2021. Commissioner Milford asked is there a dispensary in Evanston. Mr. Zises stated yes.

Commissioner Milford asked what are the hours of operation. Mr. Zises stated for the Andersonville facility it is 9AM to 9PM every day. For the West Loop facility, it is 10AM to 10PM every day.

Commissioner Wilson asked will there be a security guard on duty. Mr. Zises stated they are required to have at least one security guard at all times of operation, and that is their intention.

Commissioner Iozzo asked if they will be carrying the CBD oils. Mr. Zises stated they are required to only carry approved cannabis products, and all the products they have are all manufactured by state licensed cultivation centers, which are regulated. A CBD store carries industrial hemp derived CBD products. What the dispensary carries is cannabis plant derived products that can be formulated to have high CBD and low THC, but in general, the plant is being grown in a different way under different circumstances.

Commissioner Henderson asked will the security guard be armed. Mr. Zises stated the security guard they employ currently is not armed and would not be the case here. There are a number of panic buttons in the facility and their preference would be to trigger a panic alarm to get the local law enforcement out.

Commissioner Henderson asked if he has spoken to the local law enforcement. Mr. Zises stated not yet. Mr. Zises stated a failure of due diligence on his part, and will be happy to have a conversation with the local law enforcement.

Commissioner Henderson asked if debit cards will be accepted. Mr. Zises stated in their two current facilities, they are cash only and they have low cost ATMs at these facilities.

Commissioner Henderson asked if there will be any samples or sampling occurring at this facility. Mr. Zises stated there is no sampling and if he did he would lose his license. Sampling is in opposition of state law.

Commissioner Harner asked about curbside pickup. Mr. Zises stated curbside pickup is only available for medical cannabis dispensaries and that program has not extended to adult use dispensaries.

Commissioner Trieb asked the petitioner what drew him to Hoffman Estates. Mr. Zises stated car traffic and the visibility from the corner is extraordinary, so it seemed an ideal situation.

Commissioner Trieb had a question on the project narrative under the section reputation on page 4, item 3, and asked what are "noobs". Mr. Zises stated the word "noob" would be short for a newbie or someone who is unknowing in the art of cannabis.

Commissioner Burnitz asked if the store in Hoffman Estates will look similar to the West Loop store. Mr. Zises stated yes.

Commissioner Burnitz asked about signage. Mr. Zises stated the brand of this dispensary will be Dispensary 33 but the name on the sign will likely be something different, but that has not yet been worked out.

Commissioner Burnitz asked is there any intent to provide medical cannabis in the future. Mr. Zises stated it is not contemplated in the current license.

Vice Chairman Ring pointed out item 3, dispensary operations shall *significantly* conform to the project narrative. Vice Chairman Ring stated they either conform or they do not, so do we need the word *significantly*. Mr. Zises stated the State of Illinois has not approved this exact plan and they will not until it is built out. Then the state will come out and inspect, and may request changes on the basis of what the state sees there.

Chairperson Combs stated that when the cannabis is delivered, there will be a period of time when the product is taken off the truck and they enter the first door of the locked entry, so someone could interfere with the delivery. Mr. Zises stated this way of deliveries is not uncommon and both of their facilities operate this way. Chairperson Combs asked if the truck drivers are equipped to handle security. Mr. Zises stated yes, and there are always two people in the truck. Mr. Zises further stated that their security guard is also providing security outside of the vehicle, and this area is also under surveillance.

Chairperson Combs asked about customer access to the building. Mr. Zises stated the doors are controlled access within the facility. In order to get from any consumer accessible point in the dispensary to the staff only area, requires an access card to unlock the door. That access point also records the entry of everyone who has come in and out.

Chairperson Combs asked if customers need to show a driver's license before they enter the building. Mr. Zises stated there is a public area when you walk into the building and in that area, a customer is showing their ID to the front desk agent, who has an ID reader. Once the customer's ID has been verified, then the door is unlocked and can enter into the retail area.

Chairperson Combs asked if there is someone accompanying a customer, will that person also need to show an ID. Mr. Zises stated nobody is walking into the retail area who is not allowed to be there. As an example, if a woman is carrying a baby, that baby is not allowed inside.

Chairperson Combs asked Mr. Zises if he agrees with the recommended conditions of approval in the staff report. Mr. Zises stated yes.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 9 Ayes, 2 Absent (Bauske, Wise). Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request for a special use to 280E, LLC for a cannabis dispensary (Dispensary 33) for the property located at 5 E. Golf Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Bauske, Wise

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on January 17, 2022.

6. STAFF REPORT

Mr. Anderson stated that there will be a meeting on January 19, 2022 which will include a concept plan for 1701 Moon Lake Boulevard (vacant properties around the office building).

Chairperson Combs stated the Planning & Zoning Commission agenda has changed with the elimination of a 'meeting' or 'hearing' designation for an agenda item. Chairperson Combs asked for this to be reinstated on the agenda.

Chairperson Combs stated the Commission did not have pictures of the landscaping in the packets.

Ms. Dose stated that for the agenda, the Village is converting to new software, so what is on the agenda is now automated with the software. That will need to be looked at.

7. MOTION TO ADJOURN

Vice Chairman Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:50 p.m.
Voice Vote: 9 Ayes, 2 Absent (Bauske, Wise). Motion Carried.

Minutes prepared by Daisy Dose, Assistant Planner.



Chairperson's Approval

1/19/22
Date Approved