

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
January 8, 2024.***

Acting Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Sara Van Winkle, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 6 Commissioners Christopher, Petella, Battisto, Tucek, Morris, and Chairman Parisi

Absent: 1 Commissioner Meneghini

Also Present: William Holmer, Village Manager; Don Bastian Community Development Director; Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; Sara Van Winkle, Planning and Permitting Assistant; Jim Rhodes, Village Attorney; a representative from County Court Reporters

MINUTES:

Commissioner Christopher moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on November 27, 2023.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Battisto, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Meneghini

The motion passed by a unanimous vote.

PUBLIC HEARING:

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Tucek moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Battisto, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Meneghini

The motion passed by unanimous vote.

Before the cases started presenting, Chairman Parisi read the following and stated this will be the procedure used in every case heard at tonight's meeting. Because of all the cases being similar in context, he read the following:

The purpose of this hearing is to hear testimony and to receive evidence with respect to the proposed Adult Use Cannabis Dispensary to determine whether the application satisfies the criteria for Special Use Permits as set forth in section 16-8-4(L)(3) of the Carol Stream Unified Development Ordinance

The hearing will proceed in the following manner.

1. The Petitioner will be allowed to provide testimony and introduce any evidence in support of the Special Use Permit application. Interested parties will then be given the opportunity to ask any questions of those witnesses. Questions asked of the witnesses must relate to the testimony that the witness has given. After each of Petitioner's witnesses, members of the Plan Commission may ask questions of the witness regarding the testimony presented.
2. After the Petitioner has completed his case, any interested party may provide testimony and evidence with respect to the Special Use Permit application. The Petitioner will then be given the opportunity to ask questions of any witness. Again, questions asked of any witness must relate to the testimony that witness has given. Any individuals who wish to offer testimony should sign the sign in sheet located on the table near the entrance to the room. Members of the Plan Commission will be allowed to ask questions regarding the evidence or testimony provided by any interested party.
3. After any interested parties have presented their case, staff will provide their report to the Plan Commission. Interested parties will then be given the opportunity to ask any questions of staff with respect to the matters in the report. Members of the Plan Commission may then ask questions of staff with respect to the report.
4. After the Staff has completed its report, The Petitioner will have an opportunity to provide rebuttal or any additional information.
5. The Plan Commission will then deliberate its decision based only upon the evidence that has been presented and the criteria of section 16-8-4(L)(3). A recommendation will then be made to the Village Board and a written decision will be prepared which includes the findings of fact and the Plan Commission's recommendation.
6. The Chairperson may impose reasonable limitations on evidence and testimony presented by persons such as time limits and barring repetitious, irrelevant or immaterial testimony. The chair will rule on all questions of the admissibility of evidence which ruling may be overruled by a majority of the Plan Commission.
7. Individuals attending the public hearing are requested to maintain an orderly and civil hearing. Please refrain from making comments during witness testimony or questioning, and no clapping, cheering, booing or similar statements are allowed during the hearing.

Chairman Parisi then asked if anyone had any questions from the audience about the statements he had read. He proceeded then to give directions on swearing in any speakers from the audience for the remainder of the meeting.

Case #23-0040– Green & Bransford LLC DBA Altius-506 S. Schmale Rd
Special Use Permit for an Adult-Use Cannabis Dispensary

This is a public hearing to consider an application from Green and Bransford, LLC (dba Altius Dispensary) for a Special Use Permit to operate an Adult Use Cannabis Dispensary on the property at 506 S. Schmale Road. The application is designated as Case No. 23-0040.

The purpose of this hearing is to hear testimony and to receive evidence with respect to the proposed Adult Use Cannabis Dispensary to determine whether the application satisfies the criteria for Special Use Permits as set forth in section 16-8-4(L)(3) of the Carol Stream Unified Development Ordinance.

The representatives from Altius are sworn in. The first speaker is attorney representing Altius, Mr. Dan Shapiro, Shapiro and Associates Law, 618 Academy Drive Unit B, Northbrook, IL 60062. Mr. Shapiro gives a description on plans for the old Bank of America building located at 506 S. Schmale to be converted into the location for Altius. He describes the environment, zoning, and surrounding businesses. He continues to describe the purpose of the business, how many employees the business is planning on having, and hours of operation. He mentions briefly the concerns that the public has brought up about distance from the surrounding businesses including the Goddard School and continues to explain that they meet all necessary requirements. Mr. Shapiro is there seeking recommendation on behalf of Altius to move forward with the special use permit.

The next speaker called up is Jeff Gasner, 11220 Fitzgerald, Huntley, IL 60142, CEO Altius Dispensary, 993 E Rollins Rd, Round Lake Beach, IL 60073. Mr. Gasner describes the day to day operations of the dispensary. He also includes a step by step process from entering through the door to leaving with information and buying products.

Chairman Parisi calls to audience for any questions.

Martin Gjini approaches the podium, Chairman Parisi swears him in and has him state his name.

Martin Gjini is the owner of the Goddard School, 502 S Schmale Road, Carol Stream, IL 60188, Mr Gihl asks what benefit to the community of Carol Stream will the dispensary have?

Chairman Parisi reminded Mr. Gjini that his questions need to pertain to what Mr. Gasner spoke about. He will have time for comments and general questions later in the meeting.

Chairman Parisi calls to the board members with any questions about Mr. Gasner's presentation.

Commissioner Battisto has no further questions.

Commissioner Tucek asks if the 100 feet from a daycare or school is accurate when measuring the building to the Goodard School.

Bravo Berisha, Assistant Planner answered yes it is not an issue and is measuring more than 100 feet.

Commissioner Petella asks how does someone measure from one business to another business.

Mr. Berisha answered it is measured from boundary to boundary; this particular plan is measuring over 225 feet from the Goddard School.

Commissioner Christopher had no further questions.

Commissioner Morris asks what kind of security will be in place when employees are in the restricted area or even in the vault area when counting money.

Mr. Gasner answered that there will be another segment about security and the questions about can be answered then.

John Bradshaw- Architect Camburas & Theodore, 2454 E. Dempster # 202, Des Plaines, IL 60016, he speaks briefly about the plans to remodel the inside and update the outside of the building. He continues to describe building materials that will be used, color scheme and concepts for the interior, landscaping and parking.

No questions from the audience. Chairman Parisi asks the board members if they have any further questions for Mr. Bradshaw.

Commissioner Battisto is saving the rest of his questions until after the Staff Report.

Commissioner Tucek asks if the entire building will be painted white?

Mr. Bradshaw confirms it is unpainted now and the entire building will be painted white including the trash enclosure.

Commissioner Christopher had no further questions.

Commissioner Morris had no further questions.

Mr. Bradshaw would like to continue with the elevations of the building prior to Mr. Gasner approaching the podium again. Mr. Bradshaw briefly explains the slides of the elevations of the building describing each slide including signage, extra masonry added, and lighting for the signage.

Chairman Parisi asks if the audience has any further questions about the elevations. There was not any so he moved to the commission members if they had any about the same subject.

Commissioner Battisto had a question about if bollards were going to be installed for additional safety measures.

Mr. Bradshaw answered stating that on the elevations the bollards shown are for lighting purposes and not safety. Since the building is brick on brick the reason to install bollards will be extra safety measures they have not considered, but open to the idea if needed.

There were no further questions from the rest of the commission members.

Called to the podium is Dan Farrell, security and owner of Silver Star Protection, 3601 West Algonquin Rd, Suite 730, Rolling Meadows, IL 60008. Mr. Farrell gives a brief history of the company and goes into detail about number of employees, flow of the building and what happens from beginning to end when a consumer comes in to purchase product to the end of the sale. Mr. Farrell continues to explain the training process of all security guards employed by the facility and mandatory state of Illinois training in addition to Silver Star Protection training is required.

Chairman Parisi asks the audience if there are any questions about Mr. Farrell's presentation. There are no audience questions.

Chairman Parisi asks if the commission has any questions. No further questions from the board of commissioners.

Attorney Dan Shapiro approaches the podium for his closing remarks. Mr. Shapiro wanted to add how successful the Altius location in Round Lake Beach has been for the community but how it will positively affect Carol Stream. He also remarked about the age demographic is not teens and young adults but middle age men and especially women. He believes this is a positive for the community also. Lastly, he wanted to remark on the staff recommendation and conditions that Altius has no issues complying.

Chairman Parisi turns the meeting over to any public comments. Mr. Berisha will read comments that he received via e-mail.

Mr. Berisha reads the e-mails in order he has received them.

The first e-mail is from Melissa Harris who could not attend the meeting but wrote in her concerns and reasons to oppose the business at 506 S. Schmale. She gives examples why and where the business should be located, and reasons this will negatively affect the surrounding businesses and town.

The second e-mail is from Anne Kelly grandmother to children who attend the Goddard School. She writes in the concern she has about the business in very close proximity to the school and the negative effect it could have on the children attending. She is opposed to the project and hopes the board rejects the request.

The third e-mail is from Ann Favia a parent of children who currently attend the Goddard School. A parent who has moved recently from the city to the suburbs and have seen what a dispensary can do to a neighborhood. She is concerned about the impression it leaves with the community and the negative effect it could have on the children over time. She opposes the proposed business.

The fourth e-mail is from Sarah Dickinson a resident from a surrounding town and currently has a child attending the Goddard School. She writes in to express her concerns about a potential cannabis business residing so close to a school. She gives several examples of what type of businesses that could elevate the town and bring a more positive cliental to the area. She is opposed to the proposed zoning project.

Chairman Parisi opens up any comments or discussion to the audience attending in person at the meeting. He swears all speakers at the same time and welcomes the first speaker to the podium.

Mr. Martin Gini, owner of the Goddard School, 502 S. Schmale Rd, Carol Stream, IL 60188. Mr. Gini comments about the negative impact this may have on his business. He welcomes new businesses but a business of this manner he believes should be further from a school. He comments about families sending in e-mails also voicing concerns about this type of business and the negative impact it will have on children. He states that if there are other locations to consider moving the location further away. By that, it will have a positive effect on his business and the town.

Chairman Parisi reminds audience members that the same comments may have been made and to keep the concerns and comments not repetitious.

Rachael Knudson, 809 Prairie Court, Carol Stream, IL 60188 approaches the podium and was at the meeting to voice concern and frustration about the negative direction Carol Stream is taking when deciding what businesses are coming into town. She commented about how close the dispensary will be from the Goddard School and not sure what policies are in Carol Stream but knows on google maps it states the two buildings are a one-minute walking distance from each other. She stated that this would have a negative effect on what type of population and the example that it may set to the children.

Chairman Parisi asks Tom Farace Economic and Development Manager at the Village of Carol Stream to clarify what the village of Carol Stream ordinance is for the distance between a school and dispensary since numerous audience comments included it in their questions and comments.

Mr. Farace then reads the provisions for the distance between dispensary to dispensary and the provision for a dispensary to a specific use such as a school, church, or a senior living development. He continues to let the commission and audience know that the Village mirrored the same provisions that the state requires.

Karl Camillucci- Attorney, Taft Law, 111 East Wacker Drive Suite 2600, Chicago, IL 60601. Mr. Camillucci is there to represent Veltiste and to make a few remarks about why they are there again to speak about the text amendment, but also to state to the board to consider Altius location and how close it is to a school.

Dev Patel – Principal at Veltiste, IL, 419 Parkview Pl, Burr Ridge, IL 60527. Mr. Patel states he would like the board to take into consideration how close the school is to the proposed dispensary and to look at the neutral party that could be effected by this. He gives a few statistics of other dispensaries locally and nationally and gives information regarding how close these type of businesses are to daycare or schools. He urged to take a conservative and practical approach when considering the community and when voting.

Chairman Parisi has Dan Shapiro, Attorney approach the podium to speak on behalf of Altius and to provide comments to the public questions and comments portion of the meeting. After summarizing what the public had spoken about he states and facts and reasoning on why the dispensary will be a positive business for the Village.

Chairman Parisi asks the board if they have any questions for the public and audience part of the meeting.

Commissioner Petella asks Mr. Shapiro if he is opposed to the text amendment of a limit on how many dispensaries to have in Carol Stream. Mr. Shapiro starts to answer the questions and Chairman Parisi questions Commissioner Petella if that statement has relevance to the special use permit being presented.

Chairman Parisi asks the rest of the commission members if they had any further questions, no one from the audience has any at this time.

Bravo Berisha, Assistant Planner read the staff report. Mr. Berisha gave a brief description about Altius and their request for a special use permit for an Adult Use Cannabis Dispensary. Mr. Berisha gave a brief description and background of Altius. He mentioned a timeline since they started the process and regulations that have gone into effect since they have started the

process. He gave a brief description on such items as location, site and landscape plan, operations, and security plan. Mr. Berisha continues to talk about information that pertains to the staff analysis and recommendations from the board regarding the request special use permit. Concluding the staff report Mr. Berisha reiterates the Village's code for how many feet a dispensary can be from a daycare and reinstates that the dispensary meets code for how many feet they are away from the Goddard School.

There are no further questions from the audience regarding the staff report.

There are no further questions from the petitioner regarding the staff report.

Chairman Parisi opens up questions only to the board members. Commissioners Morris, Christopher, and Petella have no further questions.

Commissioner Tueck asks if the mechanicals on the roof will be shielded.

Mr. Berisha states one of the stipulations of approval is to have the rooftop mechanicals screened or shielded per the UDO.

Commissioner Battisto asks if the police department have been notified and informed of the security plans for both internal and external of the building.

Mr. Berisha confirms the police have been notified.

Commissioner Parisi asks for comments from the Plan Commission members regarding criteria for Special Use.

Commissioner Morris makes a comment to consider and support current businesses especially ones that have been a part of the Village for many years. He states it is their duty as a board to consider all new businesses but with this particular case to take into consideration the type of business and how close their establishment will be near a school.

Commissioner Christopher and Petella have no further comments.

Commissioner Tucek makes a general statement thanking the presenters and making it noted this is a hard decision as a planning board member and has a lot to think about and taking all information into consideration.

Commissioner Battisto makes a comment about how this is a recommending board and does not make the final decision but in fact, it is left to the village board for any decision.

Chairman Parisi makes a statement that he would like all the cases heard on their own merit. The board is there to make recommendations only.

Commissioner Petella moves to motion and Commissioner Tucek seconded the motion to recommend approval of the special use request with no further discussion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Petella, Battisto, Tucek, and Chairman Parisi

Nays: 0 Commissioner Morris

Abstain: 0

Absent: 1 Commissioners Meneghini

The motion passed by majority vote.

This case will go before the Village Board on Monday, January 15, 2023, at 6:00 PM for review.

A short recess was requested.

Case #23-0041– CannCloud LLC – 27W261 & 27W301 North Ave

This is a public hearing to consider an application from CannaCloud Inc for a Special Use Permit to operate an Adult Use Cannabis Dispensary on the property at 27W261 and 27W301 North Avenue. The application is designated as Case No. 23-0041.

The purpose of this hearing is to hear testimony and to receive evidence with respect to the proposed Adult Use Cannabis Dispensary to determine whether the application satisfies the criteria for Special Use Permits as set forth in section 16-8-4(L)(3) of the Carol Stream Unified Development Ordinance.

Chairman Parisi swears all audience members who will be speaking on behalf of the petitioner.

Anthony Adamo VP of Operations for CannaCloud, 27W261 & 27W301 North Ave, Carol Stream, IL 60188. Mr Adamo gives a brief background on why they have chosen the location, other municipalities they are marketing to, plans for the location and size of the building. Mr. Adamo also gives some information on location for CannaCloud and how many feet and miles they will be from schools, churches, and residential homes. He also includes distance from another petitioner at 720 E. North Ave. Mr. Adamo includes information about security and day-to-day operations. He notes that while some residents may have reservations about their particular new business he assures the audience that when the product is handled in a safe and efficient manner, a new business like theirs can be an asset to the community.

Mr. Adamo invites Architect Joe Pascolla, JTS Architects, 450 Higgins Rd, Elk Grove, IL 60007 to the podium. Mr. Pascolla describes the exterior of building and lets the audience know that no structural modifications just improvements to the building. Mr. Pascolla continues with details about a few changes to the exterior of the building such as a new sign, and paint scheme but will remain compliant with existing features. He also proposes a fence between the two businesses that are located on the two lots to define each business.

No questions from the audience regarding the presentation.

Chairman Parisi asks the board for any questions regarding the presentation.

Commissioner Tucek asks what type of material will the fence that separates the two business be made from.

Mr. Pascolla answers wood.

Commissioner Tucek then asks Tom Farace if that is compliant with the North Avenue Corridor Review.

Mr. Farace answers yes and that the North Avenue Corridor does not have specifications on materials used.

Commissioner Tucek asks what type of paint will be used on the exterior metal parts of the building.

Mr. Pascolla answers Alucobond paint or metal PAC-CLAD material.

Commissioner Battisto questions the two businesses and needs clarification about where one business starts on the property and the other business begins. Also, he asks will both business meet requirements for parking spots. A final question he has is how ingress and egress will work since both businesses are so different.

Mr. Pascolla answers the ingress and egress question for the businesses stating the trucking business has so many infrequent customers that it will not interrupt day-to-day operations of the dispensary business. As for meeting all criteria both business will. The truck cab business is already an existing business on the property.

Anthony Adamo approaches the podium to give a brief description of the two businesses to give clarification to Commissioner Battisto.

Commissioner Christopher has no further questions.

Commissioner Morris asks on the map provided in the packet and on the screens where exactly on the map both businesses will be located.

Commissioner Parisi states there are no further questions from the board so he calls the next witness Dan Farrell, Silver Star Protection, 3601 West Algonquin Road Suite 730, Rolling Meadows, IL 60008.

Mr. Farrell gives a brief description how security will be handled at CannaCloud. He has spoken earlier for the Altius case so will keep it brief on exact plans for security for this particular facility. Chairman Parisi asks the board if there are any questions regarding the security plan.

Chairman Parisi asks how the security will differ since this building will have a shared wall between two different businesses.

Mr. Farrell stated that this is not the first time his company has seen or secured a business of this nature sharing a common wall with another business. He can provide additional cameras and motion detection lights to help boost safety protocols.

Mr. John Rhodes, Village Attorney, asked Mr. Farrell when they met with the police there were recommendations and suggestions made on particular security measures, a witness had mentioned that they went with most recommendations, which ones did they not.

Mr. Adamo answered since it was he that made the statement, and had met with police, and corrected his statement by stating they have taken all recommendations and requirements into consideration and will comply with whatever is stated to them.

Mr. David Berger, COO of Ivy Hall, 213 Bloomingdale Rd Unit B, Glendale Heights, IL 60139, witness for CannaCloud, states he is in the process of setting up a meeting with Carol Stream Police Chief to go over all security plans.

M. Farace states that everyone who has a case go for staff review is also reviewed by police for safety standards and measures.

Mr. Parisi asks if there are any further questions, he will call the next witness to the podium.

John Zemenak, Attorney, Rathje Woodward LLC, 300 Roosevelt Rd Suite 220, Wheaton, IL 60187. Mr. Zemenak is representing CannaCloud and gives a few concluding remarks. He reiterates the nature of the second business on the property and goes into detail of volume of trucks per week in addition to how they will perform sales and repairs on a day to day basis. Mr. Zemenak also discusses more information about other dispensaries locations and has information to share with the board on statistics and success rates on locations of dispensaries in shopping centers versus zoned industrial areas. He concludes with information to support adding a cap to how many dispensaries should be allowed in the village.

Chairman Parisi asks if there are any questions from the audience regarding Mr. Zemanak's closing remarks. There are none, Chairman Parisi moves to the Plan Commission for any questions.

Commissioner Battisto asks about a shared entrance and exit for both businesses if that will stay that way or will they add an additional entrance and or exit.

Attorney Zemenak states that the trucking company does a low volume of business it should not affect the entrance and exit with traffic.

Commissioner Tucek comments about the fence that divides the two businesses if there is any way to consider a pvc material instead of wood.

Chairman Parisi answers that can comment can be discussed during a discussion period before the vote.

Commissioner Christopher has no questions or comments.

Commissioner Morris asks if the land is part of Carol Stream or unincorporated.

Mr. Farace answers that it has been annexed into the Village.

Chairman Parisi asks if there are any public comments for the case. There are none at this time. Chairman Parisi asks Tom Farace to read the staff report.

Mr. Farace, Planning and Economic Development manager gives the staff report. Mr. Farace briefly highlights the action requested by the applicant seeking a special use permit for an adult use cannabis dispensary in addition to the North Avenue Corridor Review. Mr. Farace describes the site assessment and gives a project summary. He gives a history and background of the company. In addition, he gives a description of the two businesses on the site, floor plan, security, exterior appearance, and dispensary operations. Mr. Farace also discusses North Avenue Corridor regulations and recommendations from the staff. Mr Farace concludes that the staff does recommend approval of the special use permit.

Chairman Parisi asks if there are any further questions from the audience or petitioner regarding the staff report. Since there are none, he would like to move to the board and any questions they have in regards to the staff report.

Commissioner Morris, Petella, Christopher did not have any further questions.

Commissioner Tucek had one question regarding the fence and the property and possibly have a UDO look where every business on the corridor has a consistent look.

Mr. Farace asked what color Commissioner Tucek is suggesting.

Commissioner Tucek answers it should mimic the Pilot gas station and every business should be white PVC material.

Commissioner Battisto still has questions about the entrance and exits of the two businesses. After a brief description and scenarios that could happen. He questions if the North Avenue Corridor will have additional exits and entrances that are required. Mr. Farace answers that the Illinois Department of Transportation would be involved in that particular proposal. Mr. Zemenak clarifies the trucking business is at a low volume that the entrance and exit should not have any issues for patrons.

Commissioner Tucek makes an additional comment about stand-alone dispensaries can be something of the past and sees the future of the businesses blending in with a busy retail area.

Commissioner Petella moves to motion and Commissioner Tucek seconded the motion to recommend approval of the special use request with no further discussion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Pettella, Tucek, and Chairman Parisi

Nays: 1 Commissioner Battisto

Abstain: 0

Absent: 1 Commissioners Meneghini

The motion passed by majority vote.

Commissioner Patella moved and Commissioner Christopher seconded the motion to recommend approval to the North Avenue Corridor with staff recommendations revisions.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Pettella, Battisto, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioners Meneghini

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, January 15, 2024, at 6:00 PM for review.

Case #23-0045 –Veltiste IL – 720 E. North Ave

Text Amendment – Cannabis Dispensaries (Limit number of dispensaries and increase distance between dispensaries.)

This is a public hearing to consider an application from Veltiste, Illinois, for Text Amendments to the Unified Development Ordinance of the Village of Carol Stream, to amend Section 16-4-9 to limit the number of adult use cannabis dispensaries that can operate in Carol Stream to two, and to require a minimum distance of 2.5 miles between dispensaries in Carol Stream. Currently, there is no limit on the number of dispensaries that can operate in Carol Stream, and the minimum required distance between dispensaries is 1,500 feet.

Chairman Parisi swore in Dev Patel, Veltiste IL 414 Parkview Place, Burr Ridge, IL. Mr. Patel along with attorney Karl Camillucci started the presentation by giving a brief background on himself and Mr. Patel. Mr. Patel has listed several reasons on his presentation slide show on why Carol Stream should put a cap on how many dispensaries should be allowed in the village. Mr. Patel discusses different examples of towns that do not have a cap and the outcomes of those cannabis businesses. He continues by letting the board know statistics, models, and examples of local dispensaries in the area. He concluded his presentation with this information.

Chairman Parisi interrupts Mr. Patel by reminding him that his presentation needs to state and stay to the facts of what the agenda item is listed as and to not add personal and malicious items towards the other listed agenda items.

Chairman Parisi asks if there are any audience comments. All audience members are sworn in.

Larry Kling, Managing Director, Newmark, 500 West Monroe St. Suite 2900, Chicago, IL 60661. Mr Kling approaches the podium and states he is there to represent Altius at 506 S. Schmale, Carol Stream, IL. He gives a brief introduction on himself and his business. He gives a presentation on statistics on businesses near the location of the presented case. He continues to provide information, and radius of other businesses and nearby towns to show why the buffer on the amendment should not be passed.

No one on the Commission board has any further questions for the petitioner.

Chairman Parisi calls on any other audience comments. Peter Hill, Dispensary Manager, 11 S. Lagrange Rd, Hodgkins, IL 60525. He states that adding a cap would benefit all the dispensaries being presented to lower the competition so all businesses have a fair shot on being successful.

Chairman Parisi is asking any questions from the Petitioner or Commission.

Kevin Schultz, Newmark, 500 West Monroe St. Suite 2900, Chicago, IL 60661. He is there representing Altius and would like to clarify some remarks Mr.Dev Patel had stated during his presentation. He gives some more information about different cannabis dispensaries in the state and points out a location of one that is near a school and daycare. He wanted the board to know that particular location has been welcomed in town and successful.

Tom Farace then reads his staff report and gives a brief history on Veltiste. He continues to give information on the Zoning Text Amendment and facts. Mr. Farace gives examples of surrounding towns and new dispensaries opening that do not meet that 2.5 Mile buffer from other cannabis dispensaries. He concludes that the staff has reviewed the proposed request and does not believe that a limit and increased distance requirement for dispensaries in town is warranted. The staff recommends denial of a zoning text amendment to limit the number of adult-use dispensaries to two and to increase the distance between dispensaries from 1,500 feet to 2.5 miles for Veltiste.

Chairman Parisi asks the commission for any questions or comments. The commission continues to have a more in depth discussion and presents different examples about adding a cap or removing the distance between any dispensaries. He asks the commission to comment on the amendment for the text.

Commissioner Battisto makes the motion and states to limit the amount of dispensaries to only 2 with a 2.5 mile buffer.

Chairman Parisi asks the commission to second the motion, the motion failed

Commissioner Morris makes the motion and states to limit the amount of dispensaries to 3 with no buffer.

Chairman Parisi asks the commission to second the motion. Before the commission can second the motion, the village attorney makes a suggestion to have all members of the commission discuss a motion and come to one conclusion, then vote on it.

The motion is to limit the amount of dispensaries to 3 with no buffer. The motion failed.

The commission decides to go with staff recommendations.

Acting Chairman Christopher moved and Commissioner Morris seconded the motion to deny with a limit of 2 dispensaries and a buffer of 2.5 miles between dispensaries.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Petella, Tucek, and Chairman Parisi

Nays: 2 Commissioner Battisto, and Morris

Abstain: 0

Absent: 1 Commissioner Meneghini

The motion passed by majority vote

This case will go before the Village Board on Monday, January 8, 2024 at 6:00 PM for review.

PUBLIC HEARING:

Chairman Parisi asked for a motion to close the Public Hearing. Commissioner Petella moved and Commissioner Christopher seconded the motion.

NEW BUSINESS:

PRESENTATION:

OLD BUSINESS:

OTHER BUSINESS: Commissioner Christopher moved and Chairman Parisi second the motion to cancel the January 22, 2024 meeting.

ADJOURNMENT:

At 10:02 p.m., Commissioner Morris moved and Commissioner Petella seconded the motion to adjourn the meeting.

FOR THE COMBINED BOARD

Recorded and transcribed by,



Sara Van Winkle
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 12 day of FEBRUARY, 2024.



Chairman