

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

VILLAGE OF VILLA PARK
Village Hall, Board Room Chambers
20 S. Ardmore Avenue
Villa Park, IL 60181

Planning and Zoning Commission

November 11, 2021

7:30 PM

Chairman Jason Jarrett

Commissioners: Larry Calvert, Edward Hofstra, Kenneth Jackson, Eric Luedtke, Michael Orlowski, Dominick Romano, Justin Shlensky and Louis LeMieux

1. Call to Order - Roll Call

2. Approval of Minutes

A. General Minutes of Planning & Zoning Commission hearing held on September 9, 2021.

B. Minutes PZ-12-0006 / 305 W, North Avenue / Special Use for a Cannabis Dispensary / GRD Illinois LLC, Mayank Patel.

2.a Minutes

[Minutes General 9-9-2021.pdf](#)

[P&Z Minutes Petition No. PZ 21-0006 09-09-2021.pdf](#)

3. Public Hearing - New Business

A. PZ-21-0008 / 257-277 E. North Avenue / Plat of subdivision to create one lot of record including utility and drainage easement provisions / CAT Villa Park, LLC.

B. PZ-21-0007 / 707 N. Addison Road / Special Use - Assembly and Entertainment and Variation regarding parking / Dianna Hall.

C. PZ-21-0009 / Text Amendments to Article 2, Sections 2.3, 2.6, 2.6.5 / Village of Villa Park.

Please note that no further testimony on a matter can be considered after the close of the public hearing.

- a. Staff Input
- b. Presentation of Petitioner
- c. Public Participation and Questions
- d. Questions from the Commission
- e. Closing Comments of Petitioner
- f. Close Public Hearing
- g. Discussion by Commission Members

h. Motion

4. Other Business (Public Comments on Non-Agenda Items)

5. Adjournment

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

Planning and Zoning Commission Agenda Item Report

Meeting Date: November 11, 2021

Submitted by: Pat Boksha

Submitting Department: Planning and Zoning Commission

Item Type: Minutes

Agenda Section: Approval of Minutes

Subject:

Minutes

Suggested Action:

Attachments:

[Minutes General 9-9-2021.pdf](#)

[P&Z Minutes Petition No. PZ 21-0006 09-09-2021.pdf](#)

1

VILLAGE OF VILLA PARK
PLANNING AND ZONING COMMISSION

In Re the Matter of:)
)
REGULAR MEETING MINUTES)
_____)

MEETING MINUTES
September 9, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had of the Regular Meeting Minutes, before the VILLAGE OF VILLA PARK PLANNING & ZONING COMMISSION, held at the Villa Park Village Hall, 20 South Ardmore Avenue, Villa Park, Illinois, at the above date and time, and reported by Pamela L. Cosentino, Certified Shorthand Reporter, for the State of Illinois.

1

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Village Hall, 20 South Ardmore Avenue, Villa Park,
Illinois, at the above date and time, and reported by
Pamela L. Cosentino, Certified Shorthand Reporter, for
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the State of Illinois.

Meeting Minutes
September 9, 2021

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A P P E A R A N C E S:

BOARD MEMBERS PRESENT:

MR. JASON JARRETT, Chairman

MR. MIKE ORLOWSKI

MR. EDWARD HOFSTRA

MR. JUSTIN SHLENSKY

MR. ERIC LUEDTKE

MR. LARRY CALVERT

MR. KENNETH JACKSON (entered late)

ALSO PRESENT:

MS. CONSUELO ARGUILLES

Director of Community Development

MR. JACK KOZAR

Village Liaison

Meeting Minutes
September 9, 2021

3

1 CHAIRMAN JARRETT: I call this regular meeting of
2 the Village of Villa Park Planning and Zoning
3 Commission to order. I'll start with roll call.

4 Commissioner Calvert?

5 COMMISSIONER CALVERT: Here.

6 CHAIRMAN JARRETT: Hofstra?

7 COMMISSIONER HOFSTRA: Here.

8 CHAIRMAN JARRETT: Jackson?

9 (No response.)

10 CHAIRMAN JARRETT: Case?

11 (No response.)

12 CHAIRMAN JARRETT: Luedtke?

13 COMMISSIONER LUEDTKE: Here.

14 CHAIRMAN JARRETT: Orłowski?

15 COMMISSIONER ORŁOWSKI: Here.

16 CHAIRMAN JARRETT: Romano?

17 (No response.)

18 CHAIRMAN JARRETT: Shlensky?

19 COMMISSIONER SHLENSKY: Here.

20 CHAIRMAN JARRETT: I, too, am present. With that
21 we have a quorum.

22 So first item of business will be approval of

Meeting Minutes
September 9, 2021

4

1 minutes. Anybody got any comments or amendments to the
2 minutes?

3 Entertain a motion to approve the minutes of
4 7-8-21?

5 COMMISSIONER HOFSTRA: So moved.

6 CHAIRMAN JARRETT: There's a motion. Is there a
7 second?

8 COMMISSIONER CALVERT: Second.

9 CHAIRMAN JARRETT: Second from Commissioner
10 Calvert.

11 All in favor?

12 BOARD MEMBERS: (In unison) Aye.

13 CHAIRMAN JARRETT: Any opposed?

14 (No response.)

15 CHAIRMAN JARRETT: Minutes approved

16 (Whereupon, the public hearing
17 was held.)

18

19

20

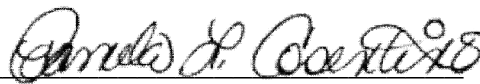
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22

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, PAMELA L. COSENTINO, being first duly sworn on oath says that she is a court reporter doing business in the City of Chicago; that she reported in shorthand the proceedings given at the taking of said hearing and that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid and contains all the proceedings given at said hearing.

IN TESTIMONY WHEREOF: I have hereunto set my verified digital signature this 9th day of September, 2021.



PAMELA L. COSENTINO, CSR



Meeting Minutes
September 9, 2021

6

A aforesaid 5:10 amendments 4:1 Anybody 4:1 approval 3:22 approve 4:3 approved 4:15 Ardmore 1:12 ARGUILLES 2:8 Avenue 1:12 Aye 4:12	COUNTY 5:2 court 5:5 CSR 5:17 D date 1:13 day 5:13 Development 2:9 digital 5:13 Director 2:9 doing 5:5 duly 5:4 E E 2:1,1 EDWARD 2:4 entered 2:6 Entertain 4:3 ERIC 2:5 F favor 4:11 first 3:22 5:4 foregoing 5:8 G given 5:7,10 H Hall 1:12 hearing 4:16 5:8 5:11 held 1:11 4:17 hereunto 5:12 Hofstra 2:4 3:6,7 4:5 I Illinois 1:13,15 5:1 item 3:22 J JACK 2:10	Jackson 2:6 3:8 JARRETT 2:3 3:1,6,8,10,12 3:14,16,18,20 4:6,9,13,15 JASON 2:3 JUSTIN 2:4 K K 5:2 KENNETH 2:6 KOZAR 2:10 L L 1:14 5:4,17 LARRY 2:5 late 2:6 Liaison 2:10 Luedtke 2:5 3:12 3:13 M Matter 1:3 meeting 1:4,6,10 3:1 MEMBERS 2:2 4:12 MIKE 2:3 minutes 1:4,6,10 4:1,2,3,15 motion 4:3,6 moved 4:5 N N 2:1 notes 5:9 O O 5:2,2 oath 5:5 opposed 4:13 order 3:3 Orlowski 2:3 3:14,15	P P 2:1,1 p.m 1:7 Pamela 1:14 5:4 5:17 Park 1:1,10,11 1:12 3:2 Planning 1:2,11 3:2 present 2:2,7 3:20 proceedings 1:9 5:7,10 public 4:16 Q quorum 3:21 R R 2:1 regular 1:4,9 3:1 REPORT 1:9 reported 1:13 5:6 reporter 1:14 5:5 response 3:9,11 3:17 4:14 roll 3:3 Romano 3:16 S S 2:1 says 5:5 second 4:7,8,9 September 1:7 5:13 set 5:12 Shlensky 2:4 3:18,19 shorthand 1:14 5:7,9 signature 5:13 South 1:12	SS 5:1 start 3:3 State 1:15 5:1 sworn 5:5 T taken 5:9 TESTIMONY 5:12 time 1:13 transcript 5:9 true 5:8 U unison 4:12 V verified 5:13 Villa 1:1,10,11 1:12 3:2 Village 1:1,10,12 2:10 3:2 W WHEREOF 5:12 X Y Z Zoning 1:2,11 3:2 0 1 2 20 1:12 2021 1:7 5:14 3 4
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Meeting Minutes
September 9, 2021

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7-8-21 4:4				
7:30 1:7				
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VILLAGE OF VILLA PARK
PLANNING AND ZONING COMMISSION

In Re the Matter of:)
) PZ-21-0006
305 W. North Avenue/Special Use)
for a Cannabis Dispensary/)
GRD Illinois LLC, Mayank Patel.)
_____)

PUBLIC HEARING
September 9, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had and testimony at the public hearing of the above-entitled cause, before the VILLAGE OF VILLA PARK PLANNING AND ZONING COMMISSION, held at the Villa Park Village Hall, 20 South Ardmore Avenue, Villa Park, Illinois, at the above date and time, and reported by Pamela L. Cosentino, Certified Shorthand Reporter for the State of Illinois.

A P P E A R A N C E S:

BOARD MEMBERS PRESENT:

MR. JASON JARRETT, Chairman

MR. MIKE ORLOWSKI

MR. EDWARD HOFSTRA

MR. JUSTIN SHLENSKY

MR. ERIC LUEDTKE

MR. LARRY CALVERT

MR. KENNETH JACKSON (entered late)

* * *

ALSO PRESENT:

MS. CONSUELO ARGUILLES

Director of Community Development

MR. JACK KOZAR

Village Liaison

MR. MAYANKKUMAR PATEL, CFO, (Petitioner)

GRD Illinois LLC

MR. JIGUESHKUMAR PATEL, CEO

GRD Illinois LLC

1 CHAIRMAN JARRETT: The first item of public
2 business will be the public hearing, Petition
3 PZ-21-0006 for 305 West North Avenue, Special Use for
4 Cannabis Dispensary, GRD Illinois LLC, Mayank Patel.

5 MAYANKKUMAR PATEL: Yes.

6 JIGUESHKUMAR PATEL: Yes.

7 CHAIRMAN JARRETT: So the way the process will work
8 is we'll start with staff input and then we'll move to
9 presentation of the petitioner. You can say as little
10 or as much as you want. After staff has spoken, public
11 participation questions, if there is any. We'll move
12 to questions from the Commission. And if you have any
13 closing comments, you could make them at that time. We
14 will close the public hearing and discuss amongst
15 ourselves and hopefully make a motion.

16 Let the record show that Commissioner Jackson
17 arrived at 7:37.

18 Consuelo, when you're ready.

19 MS. ARGUILLES: Thank you. I'll try to speak very
20 loud. Hopefully you could hear me. I ask that you
21 raise your hand if you do not.

22 The item before you tonight is a request for

1 a special use for a cannabis facility at 305 West North
2 Avenue. This is the case known as PZ-21-0006.

3 The petitioner, Mayank Patel, on behalf of
4 GRD Illinois, are seeking to operate a recreational
5 cannabis facility dispensary at 305 West North Avenue.
6 The subject property encompasses approximately
7 .22 acres an area and includes one freestanding
8 building measuring about 4,200 square feet.

9 The proposed dispensary would take up the
10 entire building and would include an area for the
11 retail sales of the product with an office, a workroom,
12 receiving, breakroom area.

13 No structure modifications to the existing
14 building or parking are proposed. However, they do
15 intend to update the exterior of the building.

16 The proposed floor plan that has been brought
17 up as part of the packet includes a lobby, security,
18 consult, restroom, retail sales, and storage to occupy
19 half of the building. The other half of the building,
20 like I said, will be not open to the public but would
21 be open to the employees operating the business.

22 The parking requirement for the retail sales

1 is four spaces per 1,000 square feet. For the office
2 space, the parking requirement is three spaces per
3 1,000 square feet. Based on the proposed floor plan,
4 the parking required would be a total of 16 for this
5 site.

6 There are currently 26 parking spaces,
7 including one accessible parking space, which exceeds
8 the minimum required per code. The applicants did
9 provide an updated survey indicating the existing
10 striping demonstrating the 26 parking spaces on the
11 property.

12 Per the petitioner's proposal, the proposed
13 business would be independently and locally owned and
14 operated. There are few of the establishments or
15 applicants that the State of Illinois granted approval
16 to operate this type of operation.

17 They anticipate to employ anywhere from 10 to
18 17 employees with the maximum of 8 to 10 working at one
19 time. And they anticipate being opened from 10 a.m. to
20 9 p.m. seven days a week.

21 They have proposed a confidential security
22 plan that was brought up for review as part of their

1 request. Per the petitioner, they have been granted
2 other conditional use cannabis dispensary licenses for
3 medical use throughout the State of Minneapolis.

4 JIGUESHKUMAR PATEL: Missouri.

5 MS. ARGUILLES: Missouri. I'm sorry.

6 This would be the first to operate out of the
7 state and that would be the recreational, in the state
8 of Illinois, for them.

9 They proceed to explain that the building
10 itself is providing adequate utilities, access parking
11 for the proposed use. Staff has reviewed the request
12 and supports a Special Use. The property is currently
13 zoned C3, which is a service business district. A
14 cannabis dispensary is allowed as a Special Use in the
15 C3 granted the Board approves their request.

16 The property is within a mixed corridor,
17 commercial corridor, within the C3 district along North
18 Avenue and retail uses along this corridor. We
19 currently have one cannabis dispensary in town and
20 that's located on Roosevelt and that's also on the
21 property zoned C3.

22 If the petitioner has anything to add or

1 could answer any questions, he's here tonight. And I
2 could answer any questions that the Commission has for
3 me.

4 But it is staff's recommendation to approve
5 the request Special Use for the cannabis dispensary
6 facility at 305 West North Avenue, and that's known as
7 PIN Number 06-04-201-013. Condition of approval that
8 staff is recommending is to apply and obtain separate
9 permits for the anterior model along with signage and
10 any additional conditions of approval that the
11 Commission would like to add.

12 CHAIRMAN JARRETT: Thank you. So at this time I
13 would ask anybody that's from the public or from the
14 petitioner that's wishing to speak stand, be sworn in,
15 you could be sworn in at once, and when you speak,
16 state your name and address for the record please.

17 (Witnesses duly sworn.)

18 CHAIRMAN JARRETT: Whenever you're ready, come up
19 to the podium.

20 MAYANKKUMAR PATEL: So my name is Mayank Patel.
21 I'm the CFO for GRD Illinois LLC. We are a total of
22 seven partners together. We bring a total of 25 years

1 experience working in restaurant, retail, also in Green
2 Releaf Industries, and hospitality.

3 Our goal is to provide the best dispensary
4 experience in the State of Illinois to customers from a
5 wide radius that are seeking a premium cannabis
6 experience with superior selection and services.

7 We feel that the experience that we all bring
8 to the table, that will help us to be able to build the
9 best business within Villa Park Village and also want
10 to help the Village at the same time with the revenue
11 that we're going to bring in. That is our goal. And
12 we are happy to partner with the village and happy to
13 meet any sort of requirements that are needed for us to
14 be able to establish this dispensary at the proposed
15 location. Thank you.

16 CHAIRMAN JARRETT: Thank you.

17 Anyone from the public wishing to speak on
18 this item?

19 Seeing none, we'll move to questions from the
20 Commission.

21 Any questions?

22 COMMISSIONER LUEDTKE: Questions just in general?

1 CHAIRMAN JARRETT: Yes.

2 COMMISSIONER LUEDTKE: This is a general question.
3 I know that along that stretch of North Avenue a lot of
4 the parking starts to fall outside of the actual zoned
5 lots. How do we deal with that in the event that
6 North -- the State comes in and says we're blowing out
7 this thoroughfare and gobbling up that portion of the
8 parking that they're dependent on? How does that get
9 managed?

10 MS. ARGUILLES: So as is today, we definitely count
11 the parking spaces; they do serve the businesses. I
12 think historically when IDOT, in this case it's the
13 State road, when IDOT has -- when there's been
14 dedications of road to the State in this case, IDOT,
15 those parking spaces still serve. The right-of-way has
16 been expanded in certain areas, but the parking spaces
17 have not been eliminated. So for the purposes of these
18 businesses, there's no change in terms of parking that
19 is servicing the property.

20 In the future, in the event that IDOT or the
21 State were to make improvements to the right-of-way
22 area, that's something that the staff will be notified

1 and review that and then determine how to best address
2 this issue if properties then become nonconforming with
3 the parking.

4 And if you go throughout north, and this is
5 one example if you look to the property to the west,
6 that right-of-way area extends into the road closer to
7 the public road. So as you go north, you'll see that
8 that right-of-way area line, I should say, jogs in and
9 out.

10 COMMISSIONER LUEDTKE: It zig-zags along. Exactly.

11 MS. ARGUILLES: So my understanding is that there
12 have been dedications for some properties but others
13 they have not. And I'm not aware that the State has
14 been actively pursuing full dedication.

15 CHAIRMAN JARRETT: Related to that, I'm not saying
16 this is something we should do here, I know in some
17 cases, especially when it involves car lots,
18 specifically we've either conditioned like what could
19 be done in the right-of-way or requested that they get
20 an access agreement from IDOT. I don't think that's
21 necessary here, but we have done that on a couple of
22 Special Uses.

1 But looking here, it looks like they're
2 required to have 16 parking spaces, and 13 of them are
3 outside of the right-of-way, for what that's worth.

4 Questions from the petitioner or staff?

5 COMMISSIONER SHLENSKY: Just a couple for the
6 petitioner. GRD Illinois, I'm just inferring that's
7 Green Releaf Dispensary?

8 MAYANKKUMAR PATEL: Yes.

9 COMMISSIONER SHLENSKY: With regards to the
10 application, you make reference by submitting
11 photographs to Shangri-La. Are those other
12 dispensaries that your other entities have operated?

13 JIGUESHKUMAR PATEL: Yes.

14 My name is Jigueshkumar Patel. I'm the CEO
15 of Green Releaf.

16 So one of the partners that brings
17 experience, he has a brand called Shangri-La that is
18 also in Missouri. So we represent two different
19 brands, Green Releaf and Shangri-La. In Illinois,
20 we're going forward with Green Releaf.

21 COMMISSIONER SHLENSKY: Thank you for the
22 clarification.

1 JIGUESHKUMAR PATEL: No problem.

2 COMMISSIONER SHLENSKY: I also was taking a look
3 at, essentially, the security proposal. It's extremely
4 impressive. And I know that security is of the utmost
5 concern with both medicinal and recreational
6 facilities. It's a very thorough document. Again,
7 very impressed by it. I think that you hit all the
8 marks with regards to what I was looking for with
9 regards to how you partner with
10 Villa Park Police Department along with the State and
11 how you comply with federal regulations as well.

12 One thing, though, that kind of stood out to
13 me is that the security proposal itself is written in a
14 tone and a manner different than the application, like
15 the seven- or eight-page application that we received
16 for that. And I don't necessarily want to infer
17 anything on this, but is the security document somewhat
18 of like a more stock security document that you've
19 utilized for other Green Releafs and other Shangi-La's
20 and it's just been tailored to Villa Park and Illinois
21 in this instance?

22 JIGUESHKUMAR PATEL: That is correct, because, you

1 know, no matter where the operation is, the operation,
2 the procedures are the same, the security threats are
3 the same. So we basically take the proven model that
4 we have because we've tweaked the model over the time
5 as we've learned, and we take that and put it in place
6 so we're not trying to recreate the wheel. If it's
7 working and it hasn't caused any issues, we'd like to
8 stick with our proven model.

9 COMMISSIONER SHLENSKY: Excellent. Thank you.

10 COMMISSIONER ORLOWSKI: In the August 25th letter
11 to the Village, the first one that was sent, it's
12 stated that you do not plan to make any structural
13 modifications to the existing building or the parking
14 or any of the authorizations to the exterior; then the
15 second one that I got, it says that you're going to.

16 Me personally, I would like to see what those
17 alterations and modifications would be, because the
18 looks of the current building is not something that
19 would be acceptable to me.

20 And as far as the security plan, the security
21 plan is very well done; it matches all the points that
22 you have to meet and match with the State of Illinois

1 to have a dispensary. So I think we're good there.

2 But, yeah, I would want to see any of the
3 alterations to the exterior of the building. I've been
4 over there. It don't look like the building has had
5 any alterations for at least 20 years, and it needs a
6 definite improvement.

7 Now, this is something -- are you going to
8 still be leasing this building?

9 JIGUESHKUMAR PATEL: Correct.

10 MAYANKKUMAR PATEL: Yes.

11 JIGUESHKUMAR PATEL: As you can see from the
12 example that we have provided, we're not -- we weren't
13 required to make any alterations to any of the
14 building. It's just the way we operate our business,
15 we plan to make alterations. It's just we haven't done
16 the modeling yet because we're still trying to get
17 approval to see if this site is approved for the use so
18 we can.

19 So when the time comes for the floor plan and
20 P&Z approval, alteration and 3-D models and all of that
21 would be provided and it would be approved before we're
22 allowed to move forward with it.

1 COMMISSIONER ORLOWSKI: Well, for the existing
2 dispensary that we have in town, this was what the
3 company came to us with the first day as far as
4 everything that they wanted to do. So kind of what I'm
5 looking for is if we're going to have a dispensary,
6 let's make it safe, let's make it look very nice.

7 JIGUESHKUMAR PATEL: Right.

8 COMMISSIONER ORLOWSKI: I haven't seen what it's
9 going to look like because some of the addresses and
10 stuff that you gave me for your locations in Missouri,
11 if I go to Google Earth, they haven't been updated
12 because these businesses haven't been open long enough.

13 JIGUESHKUMAR PATEL: Right. Right. Are you
14 looking at the new updated sheet that we had sent?

15 COMMISSIONER ORLOWSKI: I've got those.

16 So kind of what I'm looking for is you
17 haven't shown me anything that you plan to do at that
18 location that resembles anything that's opened in
19 Missouri currently.

20 JIGUESHKUMAR PATEL: Right. So we plan to do the
21 second image, which is 3848 South Clark Street in
22 Mexico, Missouri. That is the type of aesthetic that

1 we're trying to put onto that building. Of course it
2 would change based on the size of that existing
3 building, but that is our plan.

4 And we're open to any suggestion that the
5 city may have. If there's a specific material, if
6 there's a specific aesthetic that you would like to
7 see, we're open to accommodate that.

8 COMMISSIONER SHLENSKY: I mean, technically I guess
9 it's within our wheelhouse to condition the approval or
10 condition our approval of the application for Special
11 Use.

12 If your intent is to follow the aesthetic of
13 the 3848 South Clark in Mexico, I mean, I think it's a
14 very clean aesthetic. I like the stone. I like the
15 hardwood or the laminate that will be faux hardwood. I
16 think it's very clean, it's very modern. The logo on
17 the signs stick out very well with regards to the
18 aesthetic for the building.

19 Based upon they're not technically designed,
20 but if there's photographs of existing structures, I
21 don't have an issue with what you've provided.
22 Obviously Shangri-La has a little bit of a different

1 feel; it's got a little bit more flare to it. I like
2 the more modern clean approach for Green Releaf. I
3 think that these look very nice.

4 CHAIRMAN JARRETT: Other questions?

5 COMMISSIONER LUEDTKE: I agree with Commissioner
6 Orłowski. I was very excited when I saw these
7 photographs in our packets, and then when I read that
8 there wouldn't be any exterior modifications or it
9 wasn't included, I was very disappointed in that.

10 So I would also like to see a plan for what
11 the exterior would look like.

12 COMMISSIONER CALVERT: Because that building is
13 very, very tired looking, I think Villa Park deserves
14 something.

15 JIGUESHKUMAR PATEL: Yeah. And that's what our
16 goal is.

17 So similar to the building example that I
18 gave, the 3848 South Clark in Mexico, Missouri, that is
19 the best-looking building that we have in the whole
20 city. Again, it's just the practice that we follow.

21 But, yeah, if the City is open to allowing
22 the use with a condition to showing how the aesthetic

1 of the building would look, which it could also be part
2 of the P&Z, the approval of the floor plans.

3 CHAIRMAN JARRETT: You're saying P&Z, but you
4 probably are talking more about plan review with staff
5 because this is P&Z. So the only way we would have
6 another chance to review something is if we continued
7 it and have you come back. So I'm not saying that's
8 what we're going to do. But to see more stuff, that's
9 what we, as a commission, would have to do up here.

10 What staff would do or what the village board
11 would ultimately see could obviously be different or
12 more detailed based on our comments or conditions.

13 Are there any other questions?

14 COMMISSIONER CALVERT: I'd also like to see some
15 landscaping as well if we're going to see the exterior
16 modification.

17 CHAIRMAN JARRETT: The trick with that could be
18 that the vast majority of the area they could do any
19 landscaping in is technically owned by IDOT. I don't
20 disagree with you. If this were a planned development,
21 that would certainly be a hoop I would make them jump
22 through. I don't know with the Special Use if that's

1 certainly something we could discuss and talk to
2 Consuelo about when we're in discussion.

3 Currently I assume trash pickup occurs in the
4 alley at this site; is that correct?

5 JIGUESHKUMAR PATEL: Right.

6 CHAIRMAN JARRETT: You have dumpsters in the alley?

7 JIGUESHKUMAR PATEL: Right.

8 CHAIRMAN JARRETT: You're not proposing to change
9 that in any way currently?

10 JIGUESHKUMAR PATEL: We're not proposing to change
11 that because sometimes that's governed by the landlord
12 and the way the trash company picks up the dumpster.

13 CHAIRMAN JARRETT: Understood. I'm just trying to
14 get a feel for how you envision the business operating.

15 Deliveries, how many deliveries a day do you
16 anticipate and where do you anticipate them occurring?

17 JIGUESHKUMAR PATEL: So deliveries, generally we
18 would get around three to five per week. And when the
19 deliveries come, they're just, I would say, three to
20 four totes. It's not a lot of quantity.

21 CHAIRMAN JARRETT: Because I know a number of -- I
22 have been involved with a number of these and some of

1 them, depending on volume, are one or two deliveries a
2 day or sometimes even more.

3 You've got a loading dock, existing loading
4 dock in the back; is that correct?

5 COMMISSIONER ORLOWSKI: Yes.

6 CHAIRMAN JARRETT: Is that where you anticipate the
7 deliveries occurring, at the rear of the building?

8 JIGUESHKUMAR PATEL: Yes.

9 We hope we would get -- but the location and
10 the geographic doesn't allow that type of business.
11 There's not enough population to support that.

12 CHAIRMAN JARRETT: Are you guys currently
13 involved in -- or do you do anything with the cashless
14 transactions; are you working with any of those models?

15 JIGUESHKUMAR PATEL: Yes, we do. We have a
16 company, I don't know if it's public. I'd like to not
17 mention the companies that we work with.

18 CHAIRMAN JARRETT: That's okay.

19 JIGUESHKUMAR PATEL: But, yeah, there are two or
20 three vendors that we work with, which is the cashless
21 ATM, and we do also have ATM provider that will provide
22 ATM, and we have a banking relationship as well.

1 CHAIRMAN JARRETT: That's very good to hear. I
2 always like to hear that.

3 JIGUESHKUMAR PATEL: And we also use Smart Safe.
4 Generally, I'm not sure how many businesses use Smart
5 Safe, where it counts and it lets the management know
6 what's in it. So when the couriers come to pick it up,
7 there's less -- there's not money floating around.
8 Every so often it goes into the Smart Safe. Once it
9 fills up to a point, it gives notification to the bank
10 and courier and they come and pick it up at their
11 intervals.

12 CHAIRMAN JARRETT: Then I know that COVID has
13 pushed a lot of businesses to adjust -- when I say
14 "businesses" I should say dispensaries -- to adjust
15 their business models in ways that I don't think will
16 go away, and that's through appointments and like
17 online ordering and then picking up without actually
18 having to come in and shop.

19 Are you guys doing any of those types of
20 things?

21 JIGUESHKUMAR PATEL: So appointments, not
22 necessarily. Online orders are active in all of our

1 dispensaries regardless of COVID or not, because if
2 someone wants to do their shopping and just wants to do
3 a quick pickup instead of spending their time in the
4 dispensary, that model will --

5 CHAIRMAN JARRETT: That is a model that you are
6 using?

7 JIGUESHKUMAR PATEL: It's already there, yeah. In
8 fact, 30 to 40 percent of business comes from online
9 pickup.

10 CHAIRMAN JARRETT: Because I know a lot of
11 companies that moved that way. Some COVID pushed them
12 that way faster, and that really cuts down on the
13 length of time that a car sits in the parking lot, the
14 amount of time a person's been in the store.

15 So it's quicker turnover for you guys but in
16 a good way, I think, for a site because you don't have
17 people milling about the site as long. You turn over
18 transactions faster, and that's good to know as well.

19 Then I guess the last question I have is, the
20 plan shows a stairwell in the corner. Is there a
21 basement at this site?

22 MAYANKKUMAR PATEL: Yes.

1 CHAIRMAN JARRETT: And you don't have any intention
2 to use that for the business use?

3 JIGUESHKUMAR PATEL: We do not.

4 CHAIRMAN JARRETT: Consuelo, I'm correct in
5 assuming that if they wanted to expand into that
6 basement for any reason, that would be an expansion of
7 the Special Use?

8 MS. ARGUILLES: That's correct. That would require
9 modification to the Special Use should it be granted
10 just because the parking and this review is based on
11 the first floor use in this space.

12 CHAIRMAN JARRETT: Okay.

13 I just want to make sure you guys are clear
14 on that.

15 JIGUESHKUMAR PATEL: Yes.

16 MAYANKKUMAR PATEL: Yes.

17 CHAIRMAN JARRETT: I think that's all my questions.

18 Did that trigger any other questions for
19 anyone else?

20 COMMISSIONER JACKSON: Are you guys planning on
21 using that signage in the parking lot? On one side
22 it's still black.

1 Are you guys planning on doing signage there,
2 or are you doing signage on the building itself?

3 MAYANKKUMAR PATEL: Signage on the building itself.

4 CHAIRMAN JARRETT: Any other questions?

5 Any closing comments from petitioner before
6 we close the public hearing for discussion amongst
7 ourselves?

8 There may be other chances for us to ask you
9 questions if they come up.

10 JIGUESHKUMAR PATEL: Thank you for everyone's time.

11 MAYANKKUMAR PATEL: Thank you.

12 CHAIRMAN JARRETT: So we'll close the public
13 hearing and move to discussion by the Commission.

14 So concerns I heard were related to -- seem
15 to be strictly related to aesthetics.

16 Does anyone have any issues with this as a
17 use beyond that?

18 COMMISSIONER SHLENSKY: No.

19 COMMISSIONER CALVERT: No.

20 COMMISSIONER JACKSON: No.

21 COMMISSIONER LUEDTKE: No.

22 COMMISSIONER ORLOWSKI: No.

1 CHAIRMAN JARRETT: From a landscaping perspective,
2 I don't know that there's a whole lot that could be
3 done here. I'm not sure what would be involved with
4 actually getting that done on the IDOT property. I
5 know that when we worked on the planned development at
6 the BP, getting IDOT to let them do anything in the
7 right-of-way was hard enough that they eventually just
8 bought the property from IDOT at the corner of the site
9 because IDOT didn't want to let them do anything.

10 COMMISSIONER ORLOWSKI: I think they could probably
11 do the same kind of landscaping that they did at the
12 OTB.

13 CHAIRMAN JARRETT: What did they do there? I don't
14 recall.

15 COMMISSIONER ORLOWSKI: They've got landscaping
16 right at the edge of the parking lot.

17 Me personally, I need the space to look
18 better than what it does before I would approve this.

19 COMMISSIONER CALVERT: And given the constraints, I
20 think maybe even some of the landscaping could be
21 perhaps more not in the ground but in large pots or
22 something, give it some greenery and some color and

1 soften the building a bit.

2 COMMISSIONER SHLENSKY: Well, the greenery will be
3 on the inside.

4 COMMISSIONER CALVERT: That's true.

5 I mean, we see that in several of the strip
6 malls where individual businesses will have some
7 decorative pots and things like that that they swap out
8 seasonally as well.

9 CHAIRMAN JARRETT: I guess the question I would
10 have for Consuelo, first of all, aesthetics-wise, we
11 can attach some conditions, correct?

12 MS. ARGUILLES: Absolutely. It's within your
13 purview to add conditions, modify the recommendation,
14 or approve as-is.

15 CHAIRMAN JARRETT: Then my broader question for the
16 Commission, because I agree, I would prefer to see this
17 building with a facade refresh and some landscaping,
18 even if it was minimal in the form of planters or so
19 on. We could continue this and require them to come
20 back with a specific plan. I know in the past we have
21 and I think in this condition we probably could apply
22 some general conditions that would be in the hands of

1 staff to review.

2 What are the thoughts up here in regard to
3 that?

4 COMMISSIONER ORLOWSKI: Before I would approve, I
5 would want to see a much better plan than what we have.
6 We have the neighbors to this property just north of
7 there that have put a bunch of money into their
8 business and streetscape as far as making it look much
9 more enhanced, and I think anything that we do on North
10 Avenue we would want it to be -- we don't want the same
11 structure there. We want something much more improved
12 than what's there currently.

13 CHAIRMAN JARRETT: Right.

14 I guess what I'm saying is, we could, in
15 theory, apply a condition say that we would like to see
16 a facade refresh generally -- I don't know the wording
17 from that. But generally in keeping with what we've
18 seen at this 3848 South Clark, and leave that up to
19 staff review. We could also apply a condition saying
20 that we'd like to see enhancing landscaping on the
21 site, and leave that up to staff review and move it on.

22 But if the consensus up here is that people

1 want to see what that looks like and that that would
2 change their vote one way or the other, then we
3 certainly can continue it and have them come back to us
4 with more.

5 COMMISSIONER ORLOWSKI: I'll ask the petitioner a
6 question.

7 The buildings that you own that you got that
8 you showed us, do you own those or do you rent them?

9 JIGUESHKUMAR PATEL: Not all of them. So out of
10 the Green Releaf that we have, Moberly we own; Mexico
11 we don't; Troy we don't; Columbia we don't. So, yeah,
12 half of them we do not own.

13 COMMISSIONER ORLOWSKI: So some of them are the
14 structure and the way that the building had been
15 designed.

16 COMMISSIONER SHLENSKY: Jason, to your general
17 question, I'd be more in favor of conditioning the
18 language that we can review and approve today rather
19 than requiring the petitioners to come back for another
20 hearing.

21 CHAIRMAN JARRETT: Personally, that's how I feel
22 about it. But we need to know if we have consensus

1 because we have to make a motion one way or the other
2 either to approve conditions or continue.

3 COMMISSIONER SHLENSKY: And I know it's going to be
4 asked of me, so I've already started drafting language.

5 CHAIRMAN JARRETT: Commissioner Jackson, what is
6 your opinion? Would you rather see them come back with
7 a plan, or are you okay approving with conditions
8 assuming the conditions are detailed?

9 COMMISSIONER JACKSON: I'd go along with it.

10 CHAIRMAN JARRETT: Commissioner Calvert, you said
11 you wanted to see a plan; or would you be okay with
12 conditions if the conditions are specific enough?

13 COMMISSIONER CALVERT: I'm okay with conditions if
14 they're very specific.

15 CHAIRMAN JARRETT: I guess would anybody be opposed
16 to, other than perhaps Commissioner Orlowski, to
17 approving with conditions?

18 COMMISSIONER HOFSTRA: I'm okay with approving with
19 conditions.

20 CHAIRMAN JARRETT: So, generally speaking, if we
21 were to apply conditions that you need to work with
22 staff to come up with elevations and perhaps even a

1 signage package, signage obviously would have to be in
2 our sign code, but that would meet approval of staff
3 and be generally, I don't want to say in compliance,
4 but similar to what we're seeing at 3848 South Clark,
5 would you be okay with such conditions?

6 JIGUESHKUMAR PATEL: Absolutely.

7 MAYANKKUMAR PATEL: Yes.

8 CHAIRMAN JARRETT: And then apply a condition
9 asking you to explore ways that you could, with staff,
10 and the design work is going to be largely on you, but
11 to come to a point with staff where you have a
12 landscape plan to do what you could do within the
13 constraints that you have. Are you comfortable with
14 that?

15 JIGUESHKUMAR PATEL: Yes.

16 MAYANKKUMAR PATEL: Yes.

17 CHAIRMAN JARRETT: So you're working on those,
18 Justin?

19 COMMISSIONER SHLENSKY: I'll read them out loud for
20 consideration now.

21 So there's already the first condition of
22 permits must be obtained separately for interior

1 remodel and signage, and that came from staff;

2 So the second condition would be: Exterior
3 aesthetics of building shall reasonably resemble
4 petitioner's location at 3848 South Clark Street,
5 Mexico, Missouri, 62565, pending staff review and
6 approval;

7 And condition three: Petitioner shall add
8 landscaping that adds planted or potted greenery to
9 beautify exterior, pending staff review and approval.

10 CHAIRMAN JARRETT: I'm okay with that language.

11 Anybody have anything to add to that?

12 Any other discussion?

13 If there's no other discussion, then I would
14 entertain a motion that seems like you have ready,
15 Commissioner Shlensky.

16 COMMISSIONER SHLENSKY: Yes. Getting to it.

17 I make a motion to recommend approval of
18 Petition PZ-21-0006 for the location at 305 West North
19 Avenue for Special Use for a cannabis dispensary to GRD
20 Illinois LLC -- sorry -- for a cannabis-dispensing
21 facility for the property located at 305 West North
22 Avenue, PIN 06-04-201-013, with the following

1 conditions:

2 One: Permits must be obtained separately for
3 interior remodel and signage;

4 Two: Exterior aesthetics of building shall
5 reasonably resemble petitioner's location 3848 South
6 Clark Street, Mexico, Missouri, 62565, pending staff
7 review and approval;

8 And three: Petitioner shall add landscaping
9 that adds planted or potted greenery to beautify the
10 exterior, pending staff review and approval;

11 With a finding of fact that such Special Use
12 meets the standards enumerated in Article 11.4 of
13 Appendix C of the Municipal Code, Village of
14 Villa Park basic zoning ordinance.

15 CHAIRMAN JARRETT: We have a motion from
16 Commissioner Shlensky.

17 Is there a second?

18 COMMISSIONER JACKSON: I'll second.

19 CHAIRMAN JARRETT: Second from Commissioner
20 Jackson.

21 Any questions, comments, on the motion?

22 All right. Roll call vote.

1 Calvert?

2 COMMISSIONER CALVERT: Yes.

3 CHAIRMAN JARRETT: Hofstra?

4 COMMISSIONER HOFSTRA: I'll abstain.

5 CHAIRMAN JARRETT: Luedtke?

6 COMMISSIONER LUEDTKE: Yes.

7 CHAIRMAN JARRETT: Orłowski?

8 COMMISSIONER ORŁOWSKI: No.

9 CHAIRMAN JARRETT: Shlensky?

10 COMMISSIONER SHLENSKY: Yes.

11 CHAIRMAN JARRETT: I, too, vote "yes."

12 With that, our recommendation will pass the
13 village board who can accept, reject, or modify. I
14 would recommend between now and then you work with
15 staff to come up with some ideas along the lines of
16 what we discussed that you can present to the Village
17 Board so they can see the whole picture.

18 MAYANKKUMAR PATEL: Thank you.

19 JIGUESHKUMAR PATEL: Thank you.

20 CHAIRMAN JARRETT: Thank you.

21 Any public comment on Non-Agenda Items?

22 Seeing no one, I'll move to any new business.

1 I assume that's what that is.

2 Any new business upcoming, Consuelo?

3 MS. ARGUILLES: Regarding zoning applications, we
4 may have one additional Special Use request for the
5 cannabis facility in town that may come before you in
6 the upcoming months. We have not received any formal
7 submittals, but we have received some questions on the
8 process on that.

9 I have updates regarding development sites in
10 town. Belle Tire on Roosevelt is progressing very
11 well. They have ongoing inspections and they're
12 working fast. Along with Popeye's Restaurant on North
13 Avenue, that's progressing. They're approaching their
14 final inspections and approvals. So that's progressing
15 very well.

16 Updates on the vacant site on Ardmore and
17 Roosevelt, the discussions are continuous from staff
18 and the owner of the property to develop that site as
19 well as what was originally submitted for permit
20 review. They are making some modifications to the site
21 plan and the building to accommodate, instead of two
22 separate buildings for the car wash and for the

1 convenience store, for the gas station, they're just
2 doing it and combining it into one.

3 So they have yet to finalize their
4 architectural plans to proceed with the building
5 permits that's been open for that project. But we've
6 had ongoing discussions with them.

7 I believe that's it. That's all the updates
8 that I have.

9 CHAIRMAN JARRETT: Any commissioner comments?

10 I'd like to welcome Commissioner Luedtke and
11 Commissioner Case who I know but have not had a chance
12 to work with yet because I missed one meeting and then
13 I think we were off two months. So welcome.

14 Any other commissioner comments?

15 All right. Board liaison comments? Trustee
16 Kozar is our new liaison.

17 Do you have any comments tonight, Trustee
18 Kozar?

19 TRUSTEE KOZAR: I'm glad that you guys passed this
20 Special Use for this business. I'm not all that
21 excited about the conditions you had. Although they
22 were mild, I'm kind of disappointed at Mr. Orłowski's

1 vote against it. It's new business coming into town in
2 what is otherwise kind of a depressed area. So new is
3 good. I think what we want to do is encourage our
4 businesses instead of putting obstacles in front of
5 them.

6 Ultimately the Board was reasonable and put,
7 I think, a couple mild conditions on there. So I was
8 glad to see that.

9 Additionally, since the Village is not
10 necessarily funding -- this is unrelated, but since the
11 Village is not necessarily funding planting of new
12 trees, they do have the tree adoption program in town.
13 For \$250 you can get any number of trees planted in the
14 parkway in front of your homes. So if that's something
15 that anybody is interested in or any of your neighbors
16 and whatnot are interested in, 250 is really a good
17 bargain. The Village buys the trees, installs the
18 trees. And the deadline for it is roughly
19 September 15th to get your money in for that.

20 And basically there is an application online,
21 but all you really need is the address, the number of
22 trees, and a check. So if anybody is interested, try

1 to get that in on or around the 15th.

2 That's all I have.

3 CHAIRMAN JARRETT: Thank you.

4 Are there any other comments or discussion?

5 MS. ARGUILLES: I do have one more comment
6 regarding the upcoming village board meeting. We have
7 one of the previous proposed zoning code sections going
8 before the board for consideration at the upcoming
9 board meeting on Monday the 15th. So this is an FYI.
10 We have previously sent a number of zoning code updates
11 to the Commission which received approval, positive
12 recommendation for them, and we're taking them back to
13 the board but breaking them up into sections instead of
14 all at once.

15 So I invite you to attend the board meeting
16 if you have any comments on that.

17 CHAIRMAN JARRETT: Appreciate that. Thank you very
18 much.

19 Any other comments or anything?

20 All right. Motion to adjourn?

21 COMMISSIONER LUEDTKE: So moved.

22 CHAIRMAN JARRETT: Second?

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COMMISSIONER CALVERT: Second.

CHAIRMAN JARRETT: All in favor?

BOARD MEMBERS: (In unison) Aye.

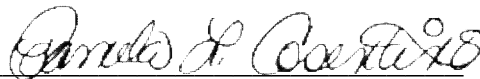
CHAIRMAN JARRETT: We are adjourned.

(Meeting adjourned at 8:18 p.m.)

1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF COOK)
3

4 I, PAMELA L. COSENTINO, being first duly
5 sworn on oath says that she is a court reporter doing
6 business in the City of Chicago; that she reported in
7 shorthand the proceedings given at the taking of said
8 meeting and that the foregoing is a true and correct
9 transcript of her shorthand notes so taken as
10 aforesaid and contains all the proceedings given at
11 said meeting.

12 IN TESTIMONY WHEREOF: I have hereunto set my
13 verified digital signature this 15th day of September,
14 2021.

15
16
17 

PAMELA L. COSENTINO, CSR



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