

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

June 11, 2020

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. Public Comments on Agenda Items

The Village appreciates the public's patience and cooperation during these very trying times as communities across the globe attempt to reduce the spread of COVID-19 (Coronavirus). Social distancing has been recommended to mitigate the spread of COVID-19. The Village remains committed to a transparent and open government. Participation in this meeting is encouraged in any of the following ways:

1 - Email your questions to Consuelo Arguilles, Director of Community Development in advance of the meeting at carguilles@invillapark.com. Director Arguilles will read the comments/questions into the public record at the appropriate time.

2 - If members of the public are interested in attending in person, and are symptom free, social distancing will be utilized to mitigate the community spread of disease. However, per Governor Pritzker's Executive Order No. 10, all gatherings of more than 10 people are prohibited. Therefore, attendance will be monitored at the door.

3. Amendments to the Agenda

4. Approval of Minutes

4.a Minutes

[General Minutes April 9, 2020.pdf](#)

[Minutes PZ 20-0002 April 9, 2020.pdf](#)

[Minutes PZ 20-0004 April 9, 2020.pdf](#)

5. Business

Petition PZ-20-0003 Variance to allow for a shipping container as storage, a variance from minimum required parking from 16 spaces to 0 spaces, a variance to allow for a tent-covered seating area, and a variance to allow outdoor entertainment for property located at 324 E. Central Blvd. Jack Kozar, Petitioner.

6. Public Hearing(s)

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

- a. Presentation of Petitioner
- b. Staff Input
- 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

7. Public Comments on Non-Agenda Items

8. Commissioner Comments

9. Village Board Liaison Comments

10. Village Staff Comments

11. Adjournment

Upcoming Hearings

The following item(s) may be considered at a future commission meeting.

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: June 11, 2020

Submitted by: Pat Boksha

Submitting Department: Planning and Zoning Commission

Item Type: Minutes

Agenda Section: Approval of Minutes

Subject:

Minutes

Suggested Action:

Attachments:

[General Minutes April 9, 2020.pdf](#)

[Minutes PZ 20-0002 April 9, 2020.pdf](#)

[Minutes PZ 20-0004 April 9, 2020.pdf](#)

VILLAGE OF VILLA PARK
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
)
Regular meeting minutes.)

REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION

APRIL 9, 2020

7:30 P.M.

REPORT OF PROCEEDINGS HAD and testimony
taken before the VILLAGE OF VILLA PARK PLANNING &
ZONING COMMISSION, taken at Villa Park Village
Hall, 20 South Ardmore Avenue, Villa Park,
Illinois, before JANET L. HAYDEN, C.S.R., License
#084-004484, a Notary Public qualified and
commissioned for the State of Illinois.

Meeting Minutes
April 9, 2020

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1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. EDWARD HOFSTRA

4 MR. JACK LANENGA

5 MR. MIKE ORLOWSKI

6 MR. DOMINICK ROMANO

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10 ALSO PRESENT:

11 Mr. Patrick Grill, Director of

12 Community Development

13 Mr. Albert Bulthuis, Village President

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Meeting Minutes
April 9, 2020

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1 COMMISSIONER JARRETT: All right. I call this
2 regular meeting -- it looks slightly irregular -- of
3 the Village of Villa Park Planning and Zoning
4 Commission to order. Start with roll call. Hofstra?

5 COMMISSIONER HOFSTRA: Here.

6 COMMISSIONER JARRETT: Orłowski?

7 COMMISSIONER ORŁOWSKI: Here.

8 COMMISSIONER JARRETT: Romano?

9 COMMISSIONER ROMANO: Here.

10 COMMISSIONER JARRETT: Lanenga?

11 COMMISSIONER LANENGA: Here.

12 COMMISSIONER JARRETT: And I, too, am present. We
13 have a quorum. Let's see. Public comments on agenda
14 items. Anyone here wishing to speak on agenda items
15 from the public? Seeing no one, then we'll move to
16 approval of minutes.

17 COMMISSIONER LANENGA: Move to approve.

18 COMMISSIONER HOFSTRA: Second.

19 COMMISSIONER JARRETT: Moved to approve.

20 Seconded. All in favor?

21 (Whereupon, the ayes were heard.)

22 COMMISSIONER JARRETT: Motion passes.

1 (Whereupon, the public hearings were held.)

2 COMMISSIONER JARRETT: Public comments on
3 non-agenda items? Seeing none. Commissioner comments?
4 None. This is, what, 12 years, Mike? This is the most
5 unique meeting I've had, and we've had some unique
6 ones.

7 COMMISSIONER ORLOWSKI: Yes, it is.

8 COMMISSIONER ROMANO: We're approving a marijuana
9 dispensary, and there's not one person here.

10 COMMISSIONER ORLOWSKI: Well, I'll make comments
11 on that. I mean, it's the medical marijuana age, and
12 the research and everything that's been done, to me, is
13 actually phenomenal and what it provides -- and I will
14 say for patients, because the thing that it does
15 provide for them is -- I'll just use the word -- it's
16 crazy on how it helps them cope with their life.

17 COMMISSIONER JARRETT: I agree. The Village Board
18 liaison comments?

19 PRESIDENT BULTHUIS: Sure. Just one thing. You
20 know, some of the commission member's terms are up. I
21 believe everybody up there who has re-upped -- I
22 believe Dominic said yes. But I'm sorry to say that

1 after 27 years, Robin has decided that he would like to
2 step back. So, we will be looking for someone to take
3 that position. And I did get your application, Justin.
4 So, that's all I have.

5 COMMISSIONER JARRETT: All right. Village Staff
6 comments?

7 MR. GRILL: As far as next month goes, I do not
8 know whether or not we will be meeting yet. A lot of
9 it depends on what happens with the Corona virus
10 situation, but I will certainly keep you apprised, or
11 my successor will keep you apprised. But I would be
12 remiss if I did not tell you that it has been my
13 distinct honor and privilege to serve as the Staff
14 liaison to this Commission. The service that you guys
15 provide to the Village is invaluable, and I know the
16 Village Board certainly appreciates what you do in
17 reviewing development proposals.

18 But more than anything else, I just want
19 to thank you for your respect. Working with you has
20 been very rewarding for me. And as a planner, that's,
21 you know, the most that you can expect from the
22 commission that you work with, and you guys have been

1 wonderful to work with, and I just want to thank you
2 all for that.

3 COMMISSIONER JARRETT: And thank you. It's kind
4 of -- you and Robin kind of on the same night is sort
5 of heartbreaking.

6 COMMISSIONER ORLOWSKI: It's a rough one to
7 accept.

8 COMMISSIONER JARRETT: I understand you've got a
9 nice warm place to be that's not Illinois, and I
10 understand that. I actually appreciate that. But
11 yeah, you will certainly be missed, and there's big
12 shoes to fill.

13 COMMISSIONER LANENGA: He's the only Zoning and
14 Planning guy I've ever known.

15 COMMISSIONER ROMANO: Me, too.

16 COMMISSIONER ORLOWSKI: We've dealt with several
17 of them.

18 COMMISSIONER JARRETT: Yeah. So, some point
19 before -- you're in the area for awhile?

20 MR. GRILL: I will, yes.

21 COMMISSIONER JARRETT: So, we will have to --

22 COMMISSIONER ORLOWSKI: We will get together

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1 before you leave, even if we have to stay six feet
2 apart.

3 COMMISSIONER LANENGA: And keep it less than ten.
4 Right?

5 MR. GRILL: Yes, we will.

6 COMMISSIONER JARRETT: All right. Anybody got any
7 other comments? None. Motion adjourned?

8 COMMISSIONER LANENGA: So moved.

9 COMMISSIONER HOFSTRA: Second.

10 COMMISSIONER JARRETT: All in favor?

11 (Whereupon, the ayes were heard.)

12 COMMISSIONER JARRETT: We're adjourned.

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14 (Whereupon, the meeting was adjourned.)

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COUNTY OF DU PAGE)



Janet Hayden

CSR License #084-004483

Meeting Minutes
April 9, 2020

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IN RE THE MATTER OF:)
)
Rezoning from C-2 to C-3)Petition PZ-20-0002
and Special Use for a)
Recreational Cannabis Dispensary)
at 133 W. Roosevelt Road.)

APRIL 9, 2020
7:30 P.M.

14

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. ED HOFSTRA

4 MR. JACK LANENGA

5 MR. MIKE ORLOWSKI

6 MR. DOMINICK ROMANO

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10 ALSO PRESENT:

11 Mr. Patrick Grill, Director of
Community Development

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1 COMMISSIONER JARRETT: First order of business is
2 Petition PZ-20-0002, rezoning from C-2 to C-3 and
3 Special Use for a Recreational Cannabis Dispensary at
4 133 West Roosevelt Road. Petitioner, David Hart of
5 Curative Health, LLC.

6 So, the way that we run the public
7 hearings is the presentation of petitioner is first.
8 So, you'll be able to speak. Probably just best to do
9 it from there so we don't have any shared lecterns.
10 And then staff input, and then public participation and
11 questions if there are any. We don't see any now, but
12 somebody could show up. Questions from the Commission,
13 and then you'll have a chance to issue any final
14 comment, and then we'll move into discussion up here
15 amongst ourselves. So, when you're ready.

16 Anybody else that's going to speak, stand
17 now and the court reporter could swear you all in at
18 once. If you think you're going to speak, now is a
19 good time to do it.

20 THE COURT REPORTER: Please raise your right hand.

21 (The oath was thereupon duly

22 administered to the witnesses by

1 the Notary.)

2 COMMISSIONER JARRETT: So, just state your name
3 and address for the record, and go when you're ready.

4 MR. BAYLY: Okay. Does anyone mind if I take this
5 off so you can hear me?

6 COMMISSIONER JARRETT: No. Go ahead.

7 MR. BAYLY: Good. My name is Andrew Bayly. I --
8 do you want my home address or work address?

9 COMMISSIONER JARRETT: Work address is fine.

10 MR. BAYLY: All right. So, I'm primarily based
11 out of 4758 North Milwaukee Avenue in Chicago, which is
12 the Jefferson Park area of Chicago. And I'm here today
13 representing Columbia Care.

14 So, first and foremost, again my name is
15 Andrew Bayly, B-a-y-l-y.

16 ANDREW BAYLY,
17 having been first duly sworn, testified as follows:

18 I'm the market director for Columbia Care
19 for the State of Illinois. So, essentially what that
20 means for me is, I oversee our dispensary and our
21 cultivation operations. First and foremost, I just
22 wanted to thank everybody for this opportunity and for

1 the consideration, especially with everything going on.

2 It's greatly appreciated very, very much. Thank you.

3 We are requesting for the 133 Roosevelt
4 for the rezoning from C-2, which would be the
5 neighborhood business district, to C-3, which would be
6 the service business district, as well as the special
7 use for the recreational cannabis dispensary.

8 If I could just share a few things about
9 Columbia Care. We were founded in 2012. We operate
10 overall currently over 75 dispensaries, 23 different
11 cultivation centers in over 18 different jurisdictions
12 that include the United States and the European Union
13 as well. So, we've been at it for awhile.

14 Columbia Care is a very patient-centric
15 company. So, our approach to cannabis came through the
16 medical programs in the different states, and to date
17 that is really how we operate. We're known for very
18 caring and very, you know, I guess the best way to put
19 it is just patient-centric experience for our customers
20 and patients alike with medical cannabis, Illinois
21 recently having gone into the adult use for
22 recreational stage of it. We're still seeing a lot of

1 individuals who are receiving quality of life
2 improvements or medical benefits even though not
3 enrolled in the medical program. So, whether it's
4 adult use or medical, we like to maintain that respect
5 and that approach when working with any patients or
6 customers.

7 Always actively expanding, we're a
8 quickly growing company. We are publicly owned, and we
9 are publicly traded. And Columbia Care prides itself
10 on being innovative and being a leader, and not a
11 following within this industry. We're involved with a
12 lot of different research within hospitals. Last year
13 we received the first ever Federal exemption for
14 Schedule One Substance to be shipped out of the country
15 for medical research purposes.

16 We also introduced the first cashless
17 payment method within our stores to provide an
18 opportunity for cannabis industry facilities to be not
19 a cash-only industry. So, many different ways in which
20 we try to be innovative and try to lead the pack, and
21 not follow when it comes to cannabis.

22 Let's see what I added. Would this be a

1 good time to sort of talk about the zoning and special
2 use applications?

3 COMMISSIONER JARRETT: Yeah. Anything you want to
4 -- any details you want to get into. I mean just --
5 it's your presentation to us. We've -- theoretically,
6 I've read this. I assume everyone else has. So, yeah.
7 Whatever --

8 MR. BAYLY: It's my first time. I'm very nervous,
9 so thank you for the guidance with that. I appreciate
10 it. So, the zoning C-2 to C-3 seems consistent with
11 and compatible with the existing landscape along
12 Roosevelt. The plan will have no adverse effect on the
13 use and development of the other businesses within that
14 area. And the special use seems consistent with the
15 Village's recently adopted cannabis ordinance and
16 policies. We follow the standards for special use as
17 set forth by the Staff report.

18 So, with Columbia Care in that location,
19 it would be an adult-use or recreational-only facility.
20 On January 1st, our facility at 4758 North Milwaukee
21 went through that transition of coming from a medical
22 market into an adult-use or recreational market.

1 Because Columbia Care operates nationwide, we've had
2 the experience in other states of that transition. And
3 with that experience, we gained that benefit as well.

4 So, prior to going into the April -- I'm
5 sorry, the January 1st launch, we consulted, flew out a
6 lot of those from the other markets who had gone
7 through this experience already, including our security
8 team, had everybody get together and make sure we were
9 as prepared as possible. I feel security-wise and
10 safety-wise, in particular, is really where we shined
11 our brightest.

12 On January 1st, the City of Chicago
13 Police Department came out, and they were one hour
14 prior to a phone call with the mayor, and shared with
15 us that what they saw at Columbia Care's location was
16 such a good example of what they think security should
17 be that they were going to share by name our location
18 with the mayor. So, whether it's in Illinois or any
19 other state, we've had that experience of taking
20 security extremely seriously and making sure that we
21 have every different scenario that we could think of
22 covered.

1 A lot of things, such as just traffic
2 flow, parking, and operational aspects, again we
3 benefit from having the experience nationwide. So we
4 can sort of see other states who have gone through this
5 transition the challenges that they faced and how we
6 were able to respond, what worked well, what we would
7 do differently and do it better and improve upon, and
8 we were able to roll that out in each new state and
9 each new jurisdiction that we operate in.

10 See if there's anything else really
11 important. I'd say just one -- for me one very
12 important thing is just the innovative nature, which I
13 mentioned earlier. Anytime we do reach an opportunity,
14 as we like it call it, like to be very innovative in
15 how we solve it and how we overcome. So, in the term
16 that I've been with the company, any challenges, even
17 what we're dealing with today has been extremely
18 challenging, and we've been able to do our absolute
19 best to keep our patients safe, keep our staff safe.
20 We've had no incidents.

21 As an essential service, it's very
22 important to us that we're there for those who really

1 need us. And if we're going to do that, we need to
2 make sure we're all healthy. So, I think that's been a
3 very recent example of Columbia Care's ability to adapt
4 and to change to any challenges that arise. And with
5 that I thank you for your consideration and hearing me.

6 COMMISSIONER JARRETT: Before we move to Staff, I
7 do have one quick question. You mentioned that you
8 have a Chicago location. What was the address of that
9 again?

10 MR. BAYLY: 4758 North Milwaukee.

11 COMMISSIONER JARRETT: What's the nearest cross
12 street?

13 MR. BAYLY: Milwaukee and Lawrence. And Jefferson
14 Park is the neighborhood.

15 COMMISSIONER JARRETT: Okay. Thank you.

16 MR. BAYLY: Thank you.

17 COMMISSIONER JARRETT: Patrick, whenever you're
18 ready.

19 MR. GRILL: Before you this evening you have a
20 request for rezoning and special use for a recreational
21 cannabis dispensary. The location at 133 West
22 Roosevelt is one of the few locations on Roosevelt Road

1 that's actually zoned C-2. Staff certainly doesn't
2 have a problem with the rezoning to C-3. Most of the
3 surrounding property in that vicinity is already zoned
4 C-3, so Staff did not have an issue with that, felt it
5 was in conformance with the Comprehensive Plan.

6 The request for the special use for a
7 recreational cannabis facility is in line with the
8 ordinance the Village passed relative to recreational
9 cannabis. If you read the Staff report, you noticed
10 that there were some concerns brought up about parking,
11 but those concerns are only based on the strict
12 interpretation of the zoning ordinance and how it's
13 applied to a property like this.

14 But the fact is, this property has been
15 like this ever since it was created. And to anybody's
16 knowledge here, there's never been a parking issue
17 associated with that particular location. In fact, the
18 previous tenant in the space that they're going to
19 locate in was Anytime Fitness. And their parking
20 requirements actually, theoretically, would have been
21 more than what a retail use like this proposed use is
22 going to be. And whereby we can sit here and say,

1 well, then, you know, let's make them provide more
2 parking. A) there's not any parking -- any additional
3 parking on-site that they can provide. And Staff is
4 never of the opinion that we should provide parking for
5 parking's sake. We should provide parking if it's
6 needed. And that's where, in the Staff
7 recommendations, you'd notice that the Staff said,
8 maybe we should wait six months and see what type of
9 real parking demand this creates.

10 And there are a number of options that
11 the Planning and Zoning Commission has relative to
12 parking as it relates to special uses. And Staff did
13 outline those in the Staff memo. And you could choose
14 to just grant a variation to this site right now this
15 evening if you wanted to. That's one of the three
16 options that you have.

17 But given the fact that Staff cannot
18 confirm exactly what sort of parking this is going to
19 generate, as this would be the first one of only a few
20 in the State, Staff would recommend that we wait and
21 see what sort of parking demand this really generates.
22 And that's why the Staff recommendation includes six

1 months, and then we re-look at this, and see if we want
2 them to either A) just grant them a parking variance
3 outright, or B) do a parking -- an actual parking
4 study, or C) make them do a park share agreement, which
5 the Code allows a petitioner to do.

6 Staff did generate a list of conditions
7 as part of -- or standards that you could affirm as
8 part of your recommendation this evening. The
9 recommendation, as far as six months for parking, would
10 also go with the left-hand turn out of the site. This
11 is very close to the lighted intersection that goes
12 into the Villa Oaks Shopping Center. But currently,
13 you can make a left-hand turn out of this site. And
14 with the exception of certain times of day, there
15 really is not an issue with there being any traffic
16 concerns with making lefts out of this site.

17 But again, with a use like recreational
18 cannabis, we're not quite sure exactly what that sort
19 of demand is going to -- that use is going to generate.
20 And this is another issue that we'd like to wait, like
21 six months, to see what sort of issue it really creates
22 and what we really need to do. But Staff would be of

1 the opinion, if it does create ongoing issues, that we
2 prohibit left turns out of the site. But we would not
3 want to do that at this point.

4 So, I did provide the recommendations.
5 If the Commission has any questions, I would be happy
6 to answer them.

7 COMMISSIONER JARRETT: Okay. Thank you. Anyone
8 from the public wishing to speak at this time on the
9 agenda item? Seeing none. We move to questions from
10 the Commission.

11 COMMISSIONER LANENGA: Any comments from e-mails
12 or people calling or anything?

13 MR. GRILL: We received a total of zero calls and
14 e-mails about this.

15 COMMISSIONER JARRETT: Anybody? I have a few
16 questions.

17 COMMISSIONER ORLOWSKI: I was looking through my
18 e-mail on this.

19 COMMISSIONER JARRETT: I've got a couple basic
20 questions about operations to kind of get started. You
21 mentioned your cashless system. How does that
22 function?

1 MR. BAYLY: So, it's called the CNC card, which is
2 Columbia National Credit. So, it can be used at any of
3 the Columbia Care facilities nationwide. Essentially,
4 you would go into the store, or you could do it
5 on-line, which is much more popular right now, and you
6 would apply for the card. Usually, typically within
7 two minutes you're either declined for the card or
8 you're issued some sort of allowance on there or
9 credit.

10 Once you have that, you will actually
11 receive a physical card. Think of sort of like a
12 Kohl's card; it's not good anywhere else but within our
13 locations. It's a way that you could come in, and you
14 could present that card and not be carrying any cash
15 with you. We have a lot of patients who expressed
16 concern just about that overall theme in cannabis.

17 So, don't need to hit the ATM and get any
18 cash. You just come in, simply present your card. The
19 sales associate is able to process it and hand it back
20 to you. No cash is ever exchanged. Sort of like a
21 monthly bill. You'll get a statement, and you'll just
22 go ahead and pay it off. If you pay it off, there's no

1 interest or anything like that. It's a very attentive
2 company, too. If there's ever any issues, they're very
3 prompt to pick up and respond.

4 COMMISSIONER JARRETT: Okay. Would you say
5 that's a fairly substantial part of your customer base
6 that uses that? I mean, I don't need exact numbers or
7 specific dollar amounts, but how popular would you say
8 that is?

9 MR. BAYLY: It's very popular. It's somewhat new
10 that we launched it last year, but it's been one of the
11 developments we've been more proud of because of how
12 popular it's been.

13 COMMISSIONER JARRETT: Okay. And then this may
14 not be such an issue long term, but I know one of the
15 primary concerns for, you know, neighboring businesses
16 and -- there's not really residences in this instance,
17 but is pedestrian feeling, customer feeling when you
18 are first -- especially the first few weeks or month
19 that you're open, how do you envision handling that,
20 and especially if there is overflow?

21 MR. BAYLY: Yep. That's an absolutely great
22 question, and that's really what we were faced with on

1 January 1st.

2 So, first and foremost, it's important to
3 us, I hope like anybody, we want to be good neighbors,
4 and we want to be great members of the community. So,
5 we're going to always work in a way that's going to be
6 satisfactory to everybody. Covid-19, since this has
7 all come about, there are no lines allowed to form out
8 front. And we still need to operate a business. So,
9 we've become very creative with it. Currently, the
10 State is allowing curbside pickup to medical patients.
11 None of that will apply to recreational, but other
12 methods we have found through this process I think will
13 be extremely helpful.

14 So, we have online ordering that's
15 available. The longest time interaction-wise we have
16 with patients or customers within the store is
17 explaining what their options are. So, we recently
18 have launched the on-line ordering where you could go
19 on-line, see pictures, descriptions of all the product,
20 add it to a cart. At the time you get to the store,
21 it's an express pickup. So, all you need to do is show
22 your proof of age or your medical card, make the actual

1 payment, and leave. So, it's going to cut down on the
2 time that we would have a line forming drastically.

3 When we launched adult use in the State
4 of Massachusetts, again this was something we were
5 faced with. One method that we had explored was using
6 stanchions within a couple parking spots that weren't
7 being utilized, and were able to queue individuals
8 there. One of the most successful things for us has
9 been a shuttle system. So, if we were to try to
10 communicate with somebody else, and leave some parking
11 spot without a very convenient crosswalk making it safe
12 presents a challenge.

13 So, in Massachusetts when that arose,
14 what we did was rented somewhere where we could get
15 some spots. We had security assigned to that location
16 to oversee everything, and then we had a shuttle that
17 would actually bring everybody over. So, that took
18 care of having a line expanding out front. Obviously
19 with neighbors, I -- from my understanding, where we're
20 at, there's sort of the last vacant spot there at the
21 end that's been divided, and then the side of the
22 building.

1 Our security is top notch. We have 2/47
2 monitoring through closed-circuit television. We have
3 found when we moved into the Jefferson Park
4 neighborhood, a lot of neighbors said it was safer than
5 it had ever been because of these cameras and this
6 constant monitoring. It's monitored at all times not
7 only by ourselves but by a third party in Ireland, as
8 well as the Illinois State Police. So, constant eyes
9 on it.

10 So, if need be, we could potentially,
11 again, in being good neighbors and making sure it's
12 satisfactory to everybody, out of that front door,
13 queue the line to the left, and wrap through the side
14 of the building so that it's not blocking anything in
15 the front of the building. That would include security
16 detail to be out there at all times. It would include
17 camera coverage.

18 And again, we're, you know, trying to be
19 good neighbors. So, these are just some solutions we
20 found very helpful in other jurisdictions. And if any
21 of them were going to be problematic, obviously we
22 would not go that route.

1 COMMISSIONER HOFSTRA: So, do you still see queues
2 happening at the beginning of the day in your Chicago
3 sites?

4 MR. BAYLY: Not since we've done the reservation
5 system and the on-line ordering. So, I spoke about the
6 on-line ordering. We've also reserved -- or rolled out
7 our reservation system. If you sort of think of going
8 to a restaurant; you sort of pick out your time and
9 reserve your spot. With COVID, again, we really have
10 to be conscious of making sure there's no line out
11 there. So, ever since we've rolled that out, we
12 haven't had a queue, by any means.

13 January 1st, as mentioned, was a big day.
14 There were a lot of people. And very much as a concern
15 here, City of Chicago came out as well, and were very
16 concerned with pedestrian access, emergency access to
17 the sidewalk. So, we have -- anytime there is a line
18 out front, they will never be unescorted. There will
19 always be security out there with them. But since
20 January, we have seen a very significant decline, and
21 we have not had any queueing that would run into any
22 neighboring properties or become problematic. I think

1 it was really the initial launch of January 1st.

2 COMMISSIONER HOFSTRA: So, with the reservation
3 system, how do you handle walkups or somebody that
4 drives by and decides to stop and fit into your
5 reservation system?

6 MR. BAYLY: So, currently -- that's a great
7 question. So, currently, if we run into that scenario
8 due to COVID, it's not somebody we can work with. It's
9 social distancing, keeping everybody apart obviously is
10 the most important thing. At this location we would
11 have a little more capacity, I'm hoping, once we get
12 through this.

13 So, we could take reservations for a
14 certain number of citizens. I think we also know,
15 working with our security team, how many people we're
16 able to get through and how quickly. So, if there's
17 ever a concern that we're at a capacity or not able to
18 fulfill that, we would just have to turn those
19 individuals away and have them come back another day.

20 I don't anticipate that being a constant
21 problem. With the adult use, what we've seen in the
22 Chicago dispensary, again it's the selection that takes

1 a long time, so the transactions tend to be extremely
2 brief and in and out.

3 COMMISSIONER HOFSTRA: Because my concern arises
4 out of the fact that that car wash is right -- is your
5 neighbor. And when you have a rainy week and then a
6 beautiful weekend day, I've seen it back all the way up
7 to Roosevelt Road and then actually down Roosevelt
8 Road, waiting to pull into it. And having people in
9 the middle in that same entrance, exit, I mean, the two
10 entrances are right next to each other, essentially.

11 MR. BAYLY: Yeah. So, probably for a solution
12 like that, again with remote parking, if we were to
13 shuttle over, we could also sort of direct which
14 direction that was happening so that people weren't
15 turning in there but were queueing somewhere else that
16 we could then bring over.

17 In addition, if there is not the capacity
18 for it, in the Chicago location, with the security team
19 always being out there, if the need comes that we don't
20 have the capacity, then we don't have the capacity, and
21 have people out there to sort of control that traffic
22 and communicate that.

1 COMMISSIONER HOFSTRA: Okay.

2 COMMISSIONER ROMANO: Mr. Bayly, long term -- I
3 realize that in Illinois it's a new thing, an exciting
4 thing, but I've seen things like in Colorado where it's
5 like any other business. You, you know -- put COVID
6 aside for a second. You can walk up and just walk in
7 at anytime. Is that -- I know you have locations out
8 of state, but the states that have had it legalized for
9 a longer period of time, is that more what the business
10 model becomes? It's not lines down the street anymore?

11 MR. BAYLY: Correct.

12 COMMISSIONER ROMANO: It's just like any other
13 business: Customers come, customers go?

14 MR. BAYLY: Correct. Exactly. Especially with
15 the number of residents, you can reserve some of them
16 for reservation, and then reserve some of them to be
17 for those walkups, but just that process will help sort
18 of breakdown everybody descending at once.

19 Recently we acquired the Green Solution,
20 which is one of the largest dispensary companies out in
21 the State of Colorado. So, we've been able to also
22 just learn a lot of good lessons from them sort of

1 dealing with that, and as you mentioned, sort of seeing
2 it tail off a little bit as that initial excitement
3 wears off.

4 COMMISSIONER LANENGA: Are you planning any
5 improvements on the site itself? I mean, the fence at
6 the back has a gate, which is ludicrous it seems to me.
7 Are you worried about security? And the back is kind
8 of messy. Are you looking at improvements there, or is
9 that out of your hands?

10 MR. BAYLY: My understanding from the conversation
11 is that the improvements would be the renovations to
12 the inside. Certain things, like our vault doors,
13 anywhere there's product that's going to be stored have
14 very strict regulations from the State. So, I think
15 that's really going to be the bulk of changes and
16 renovations we're making.

17 As far as the outside, I think initially
18 it will -- as far as security goes, be covered.
19 Everything will be covered through the closed-circuit
20 monitoring. So I'm not aware of any changes to the
21 gates or anything out back there.

22 COMMISSIONER ROMANO: Okay.

1 COMMISSIONER LANENGA: Very impressive security
2 team, by the way.

3 MR. BAYLY: Thank you. They're unbelievable.

4 COMMISSIONER LANENGA: Good stuff.

5 MR. BAYLY: There were a lot of unknowns around
6 January 1st, and it was very reassuring to have that
7 team.

8 COMMISSIONER JARRETT: At this point, we discussed
9 the conditions related to parking down the road. I
10 have a few questions for you, and then a question for
11 Patrick.

12 For you, have you explored any options at
13 this point? I mean, have you made contact with any of
14 the neighbors? Is that something you guys have
15 pursued, or you're just waiting to see what happens?

16 MR. BAYLY: So glad you mentioned that.

17 COMMISSIONER JARRETT: To the extent that you can
18 discuss. I understand that in some instances you may
19 not be able to divulge everything.

20 MR. BAYLY: I appreciate you bringing that up.
21 That's something I wanted to mention. Our plan is to
22 sort of roll out plans, a few different options that

1 would be a solution for us now rather than wait for the
2 six-month mark.

3 So, in terms of the shuttle, looking
4 through -- I mean, we've done the Google Maps and sort
5 of reviewing the different options as far as looking at
6 the lots there. But we are at the point where we would
7 like to solidify something in terms of different
8 options, parking spots that we could use, a shuttle
9 system, and any different ideas that we can come up
10 with rather than wait the six months. Prepare all of
11 them immediately.

12 And to be very honest with you, it's been
13 a little challenging getting in touch with everybody
14 with a lot of the businesses being closed, but we have
15 made those efforts and will continue to do so, because
16 we would like to have all of that ready to go
17 immediately. That way, if there are any issues, we're
18 not waiting for that six-month point. But we've been
19 proactive, and essentially could pull the trigger on
20 one of the different scenarios that would just be
21 beneficial for everybody.

22 COMMISSIONER JARRETT: Okay. And then, Patrick,

1 from a -- more of a procedural standpoint, how would
2 that six-month process work? Would it require review
3 here? Would it require Staff making a determination
4 that things weren't working out? I mean, how would
5 that condition be enforced, for lack of a better term?

6 MR. GRILL: Well, making it part of the conditions
7 would require them to come back here six months after
8 they were approved. Now, whether or not there's
9 ongoing traffic or parking issues would be sort of
10 subject to Staff interpretation.

11 COMMISSIONER JARRETT: Right.

12 MR. GRILL: But certainly if Staff felt there was
13 the need for it, Staff would bring it back here. And
14 then ultimately, it would end up with the Village
15 board.

16 COMMISSIONER JARRETT: And then for the applicant
17 again: Do you have a problem with either of those
18 conditions? I mean, is that -- are those --

19 MR. BAYLY: No.

20 COMMISSIONER JARRETT: Because I know that the
21 left turn out of there could be a problem. I imagine
22 there are plenty of days and plenty of times where it's

1 not, but when it is, it would be a nightmare. And I
2 know that the police chief raised a concern about it.
3 That was one of -- I think maybe the only concern he
4 raised. I'm not positive on that. He made a reference
5 to parking as well, but I think we'll find that, you
6 know, based on my experience, would be that the parking
7 demand will be great for a fairly brief period of time,
8 and then I think it's been alluded to, it falls into a
9 more natural cycle where people aren't just going out
10 on day one to build up their stash, and then, you know,
11 people whittle it down, and go back when they need to
12 go back. And with medical, you know, that's a more
13 routine thing, I think.

14 COMMISSIONER ROMANO: So, share spaces with the
15 Taco Bell customers.

16 MR. SHLENSKY: There's plenty of spaces right now.

17 COMMISSIONER ORLOWSKI: So, there's -- we have a
18 lot of parking in that area.

19 COMMISSIONER JARRETT: Yeah. There's a whole sea
20 of parking in between there and --

21 COMMISSIONER HOFSTRA: Right on the side of the
22 car wash there's a sea of parking.

1 COMMISSIONER JARRETT: Yeah. The question is
2 whether they could -- I mean, that becomes a matter of
3 negotiating whether they reach an agreement -- whether
4 they can reach them, first of all. I don't know how
5 that's worked out, and then reach an agreement. That
6 seems like the ideal situation, but obviously, you
7 know, whether or not you can reach terms that work out
8 for both of you, that's a different story obviously.

9 COMMISSIONER LANENGA: It's also intriguing to
10 read that five minutes is the average visit. You walk
11 in, you pick your stuff and you leave. Correct?

12 MR. BAYLY: Correct.

13 COMMISSIONER LANENGA: You're not walking the
14 aisles, looking for -- it's boom, boom, boom. So, that
15 might have a good impact.

16 MR. BAYLY: Recreational tends to be extremely
17 faster than the medical as well. Also Illinois, this
18 is a new program. There's not a ton of options. So,
19 there's not hundreds of different items to look at.
20 It's pretty small. Chicago, we have no parking lot.
21 We just have street parking, and we're able to, without
22 any issue, get everybody in and out very quickly.

1 COMMISSIONER JARRETT: And then I don't remember
2 if this was mentioned in here specifically or not, so
3 I'll ask again. Deliveries you anticipate being by --
4 obviously a cargo van?

5 MR. BAYLY: Yeah.

6 COMMISSIONER JARRETT: Or what type of vehicle do
7 you envision?

8 MR. BAYLY: So, usually they would be like a Ford
9 Transit, one of those sort of smaller cargo vans. The
10 big vans you don't see, because it's very difficult for
11 a lot of the dispensaries are open or operating in the
12 city, so not really room to park. So, cargo vans but
13 more on the smaller size.

14 Whenever we have deliveries, we do have
15 security there as well with the van, making sure that
16 everything is covered. All deliveries always take
17 place on camera view as well. And they're not
18 announced, so we don't get exact specifics so that it
19 really is not recurring frequently the same time and so
20 it's as safe as possible.

21 COMMISSIONER JARRETT: Okay. I assume that the
22 process is similar that I've seen with others where you

1 probably have the manager, security, and then the
2 driver, and then in some instances probably the
3 security with the driver, depending on who the grower
4 is and what their process is?

5 MR. BAYLY: We'll provide that security just so
6 we're not dependent. Usually there will be two
7 delivery drivers in the van: One is directed to stay
8 with the van at all times; the other one will bring the
9 product into the store. So we'll have our security in
10 the store, as well as we will send security out to
11 stand with the van just sort of for that presence.

12 COMMISSIONER JARRETT: Okay. And then do you --
13 do you guys currently -- are you associated with any of
14 the growers in Illinois?

15 MR. BAYLY: So, we have our own cultivation
16 facility in Aurora actually.

17 COMMISSIONER JARRETT: Okay.

18 MR. BAYLY: So, if you think of Aurora, Villa
19 Park, and Jefferson Park, kind of a nice little close
20 area. As we need product, we can bring it back over to
21 ourselves, make sure we're not running out. That being
22 said, there's a lot of stipulations within the rules

1 and regulations of how much we can have and the
2 frequency and all that. Yeah.

3 COMMISSIONER JARRETT: I was just wondering, you
4 know, how -- for lack of a better term -- how tight
5 your supply chain was? I mean, I know that there's
6 sometimes that connection, which actually I think is
7 beneficial, frequently they're two different entities.
8 So, that's actually something I'm glad to hear.

9 MR. BAYLY: It's a really beautiful facility off
10 of Diehl Road that we were just approved in January by
11 the Department of Agriculture and Illinois State Police
12 to proceed with all operations there. So, it's a
13 really nice spot.

14 COMMISSIONER JARRETT: Okay. I think that's all
15 the questions I have for now. Anybody else have any
16 questions? Mike?

17 COMMISSIONER ORLOWSKI: No. I got -- I'll just
18 wait. Everything of mine is pretty much comments.

19 COMMISSIONER JARRETT: Comments? Okay. All
20 right. So, we'll move to closing comments of the
21 petitioner. If you have any comments before we close
22 the public hearing and move into discussion? We may

1 re-engage you depending on what happens up here, but if
2 there's anything you want to say, now is your chance.

3 MR. BAYLY: Again I want to thank everybody for --
4 especially with everything going on, giving us this
5 opportunity and hearing us out. I think Columbia Care
6 has really led the way in many states in the last
7 several years as the landscape of cannabis industry
8 changes in the United States and abroad.

9 I think we would be a great neighbor. I
10 think we would be a great community member, and really
11 that's what we're looking for is somewhere that we can
12 sort of feel at home, and just be a good part of that
13 team. And again, appreciate you guys considering us
14 for that opportunity. And if given the opportunity,
15 we'd do whatever it takes to make sure everybody is
16 happy and that this is a great relationship.

17 COMMISSIONER JARRETT: Okay. Thank you. All
18 right. With that we'll close the public hearing and
19 move to discussion by Commission members. Mike, you
20 seem like you have some things you want to say.

21 COMMISSIONER ORLOWSKI: Actually, I don't have
22 anything, I guess you'd say, negative to say.

1 COMMISSIONER JARRETT: Why did you assume I would
2 think it was negative?

3 COMMISSIONER ORLOWSKI: Maybe because I'm always
4 good for that. Anyways, I have no issue with the
5 rezoning of the property, seeing that -- where it sits.
6 It fits to do it. It goes along with everything else
7 that we've got planned for the area. So, as far as the
8 rezoning, I have no issues with that.

9 The parking: If we need to, we can come
10 back six months from now and figure out what we need to
11 do. Everybody knows I'm someone big. I always want to
12 make sure we have parking, but with all the parking
13 lots that I see in this area, I'm sure that they can
14 find something to work out.

15 The medical marijuana industry I am very
16 familiar with. I have several people that I know that
17 actually use it as patients, not just in Illinois but
18 in California and Colorado. So, I've been doing a
19 little bit of my own research as far as how they
20 function and everything else. And there's not -- to me
21 there's not a lot of guidelines that they can change.
22 Theirs is a huge set of guidelines that they have to

1 obey. And that's what makes them successful, is how
2 they take that and really move with it. They've
3 actually done a great job from -- I mean, everything
4 that I've read through on theirs. They know what
5 they're doing.

6 I have no issues with it. To me there's a
7 lot more benefits with medical marijuana than sales of
8 liquors. So, it's a good thing to me. It doesn't
9 matter what we do here. It's going to come. It's
10 going to be here. Let's find the right location and
11 move forward.

12 COMMISSIONER JARRETT: Okay. Any other comments?

13 COMMISSIONER HOFSTRA: I have no problem with the
14 zoning change at all. I just want to make -- I think
15 strongly we should review it six months, the parking.

16 COMMISSIONER JARRETT: Yes. I think --

17 COMMISSIONER HOFSTRA: And the left turn.

18 COMMISSIONER JARRETT: Yes. Since I think those
19 two conditions are --

20 COMMISSIONER LANENGA: Yes.

21 COMMISSIONER JARRETT: Yes, I agree with that,
22 too. Continuing with anything else?

1 COMMISSIONER HOFSTRA: No.

2 COMMISSIONER JARRETT: Okay.

3 COMMISSIONER ROMANO: Just out of curiosity, why
4 was this (inaudible) Taco Bell? Just an oversight?

5 COMMISSIONER ORLOWSKI: One of them things with
6 Villa Park.

7 COMMISSIONER JARRETT: The reality is that our
8 zoning ordinance dates back to about 1970, and the
9 zoning map probably isn't -- I mean, things weren't
10 given its zoning designation in most cases based on
11 what they were, would be my guess at the time. That's
12 typically how it's done, because you don't want to put
13 somebody in the position of losing property rights --
14 of losing development rights I should say, not property
15 rights. My guess is that that's what happened, I
16 think.

17 If you look up and down Saint Charles,
18 you'll see, I think, everything from -- under the old
19 ordinance, everything from C-1 to C-3. And C-3 really
20 doesn't belong on Saint Charles. I know there's 3-C up
21 on the north end of Addison, I believe, that's off of
22 North Avenue. So, you get these patchwork quilts. And

1 then with the zoning map update more recently, that's
2 probably not something that jumped out at anybody at
3 the time that something needed to be fixed.

4 MR. GRILL: Right.

5 COMMISSIONER JARRETT: We're looking more at the
6 mixed use, Saint Charles, that sort of thing. So it
7 makes sense. I mean, that's North Avenue and Roosevelt
8 Road is what C-3 is designed for.

9 COMMISSIONER LANENGA: Right.

10 COMMISSIONER JARRETT: Any other comments?

11 COMMISSIONER ROMANO: No.

12 COMMISSIONER JARRETT: I was going to say, both
13 with -- we have an applicant back here in the medical
14 days, and I reviewed a number of these in the City of
15 Chicago, both medical and recreational. And in the
16 medical days, this would have been about -- this stack
17 would have been about like this. But in the
18 recreational world, this is very well done.

19 I've seen some very sloppy plans by --
20 there's a rush of new capital in the beginning trying
21 to get licenses as fast as they can. And most of them
22 -- I shouldn't say most of them, but most of the sloppy

1 packages are people who have the money but no
2 experience. They've not operated in another state.
3 They've not operated medical in this state. The people
4 who see an opportunity to get in the game quickly, get
5 in it fast and throw however many million dollars it
6 takes, and get off the ground and make a bunch of
7 money. And they're usually not anywhere near as this
8 well put together.

9 So, I appreciate the effort that went
10 into this, and it really shows in the plan, and that's
11 why I'm incredibly comfortable with this, personally.
12 But it's what the commissioners might feel that way as
13 well.

14 COMMISSIONER ORLOWSKI: They have a good
15 reputation behind them.

16 COMMISSIONER JARRETT: Yeah. And having
17 experience in other -- both in Illinois under the
18 medical and in other states is very useful. The fact
19 that you're -- you have a grow site underway, that's
20 good. So, if there are no other comments, I would
21 entertain a motion. If nobody has it in front of them
22 --

1 COMMISSIONER LANENGA: I will read.

2 COMMISSIONER JARRETT: Okay. Go ahead.

3 COMMISSIONER LANENGA: I'd like to make a motion
4 to approve Application PZ-20-0003(sic) for the
5 following: One, rezoning from the C-2 neighborhood
6 business district for the -- to the C-3 service
7 business district, and a special use pursuant to
8 Section 11.4 for a cannabis dispensing facility for a
9 property located at 133 West Roosevelt Road.

10 And No. 0621207071 with the following
11 conditions: After six months if there are ongoing
12 parking issues as determined by Staff within this
13 center, the petitioner would either enter into a
14 parking sharing agreement for the 20 spaces they would
15 be currently short, or provide a study as suggested in
16 Section 7.4.4.A to determine an alternative compliant
17 solution; two, after six months if there are ongoing
18 issues with left turns out of the subject site, left
19 turns out of the subject site would be prohibited; and
20 three, permits must be obtained separately for signage
21 with a finding that such amendment meets the criteria
22 enumerated in Section 11.4 of Appendix C of the

1 Municipal Code Village of Villa Park zoning ordinance.

2 COMMISSIONER JARRETT: I have a motion.

3 COMMISSIONER HOFSTRA: Second.

4 COMMISSSIONER JARRETT: A second?

5 COMMISSIONER HOFSTRA: I second.

6 COMMISSIONER JARRETT: Questions or comments on
7 the motion? All right. Roll call. Hofstra?

8 COMMISSIONER HOFSTRA: Yes.

9 COMMISSIONER JARRETT: Orłowski?

10 COMMISSIONER ORŁOWSKI: Yes.

11 COMMISSIONER JARRETT: Romano?

12 COMMISSIONER ORŁOWSKI: Yes.

13 COMMISSIONER JARRETT: Lanenga?

14 COMMISSIONER LANENGA: Yes.

15 COMMISSIONER JARRETT: And I, too, vote yes. With
16 that, our recommendation will pass to the Village board
17 to then accept, reject, or modify as they wish. Thanks
18 for your time. And this is a very well put together
19 package. I appreciate that.

20 MR. BAYLY: Thank you. Thank you all.

21

22 (Whereupon, the public hearing was concluded.)

1 | STATE OF ILLINOIS)
 |) SS.
 2 | COUNTY OF DU PAGE)

4 I, Janet Hayden, C.S.R., duly qualified
5 and commissioned for the State of Illinois, County of
6 DuPage, do hereby certify that at the request of the
7 Village of Villa Park Planning and Zoning Commission,
8 subject to the usual terms and conditions of County
9 Court Reporters, Inc, reported in shorthand the
10 proceedings had and testimony taken at the hearing of
11 the above-entitled cause, and that the foregoing
12 transcript is a true, correct, and complete report of
13 the entire testimony so taken at the time and place
14 hereinabove set forth.

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Janet Hayden

CSR License #084-004483



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VILLAGE OF VILLA PARK
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
)
Text Amendment to Section 6.4.7)
Making Currency Exchanges a)Petition PZ-20-0004
separate use; and a Text)
Amendment to Table 6.1 making)
Currency Exchanges a permitted)
use in the C-3 District.)

PUBLIC HEARING BEFORE THE
PLANNING & ZONING COMMISSION
APRIL 9, 2020
7:30 P.M.

REPORT OF PROCEEDINGS HAD and testimony
taken before the VILLAGE OF VILLA PARK PLANNING AND
ZONING COMMISSION, taken at the Villa Park City
Hall, 20 S. Ardmore Avenue, Villa Park, Illinois,
before JANET L. HAYDEN, C.S.R., License
#084-004484, a Notary Public qualified and
commissioned for the State of Illinois.

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. ED HOFSTRA

4 MR. JACK LANENGA

5 MR. MIKE ORLOWSKI

6 MR. DOMINICK ROMANO

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8
9 ALSO PRESENT:

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11 Mr. Patrick Grill, Director of
12 Community Development
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1 COMMISSIONER JARRETT: All right. The next agenda
2 item is Petition PZ-20-0004, Text Amendment to Section
3 6.4.7 making currency exchanges a separate use; and a
4 Text Amendment to Table 6.1 making currency exchanges a
5 permitted use in the C-3 District. Petitioner, Village
6 of Villa Park. The same as the Village is the
7 applicant in this instance.

8 Patrick, do you have any comments at
9 this time?

10 MR. GRILL: Well, we did talk about this at the
11 meeting last month generally, because this was -- the
12 Zoning and Planning Commission wanted to see this.
13 Staff prepared the language that had to be modified in
14 the ordinance, and provided it in the staff memo of
15 April 3rd. What this does is that it makes currency
16 exchanges a permitted use only in C-3 Districts, and it
17 modifies Table One to indicate that. With that I would
18 answer any questions the Commission would have.

19 COMMISSIONER JARRETT: All right. Public
20 participation or questions? Yes, go ahead.

21 MR. SHLENSKY: Justin Shlensky. 436 North Fulton.
22

1 JUSTIN SHLENSKY,
2 having been first duly sworn, testified as follows:

3 I believe all or most of you were in
4 attendance at the last PZ meeting where I stood before
5 you on behalf of my client with a current currency
6 exchange in Elmhurst seeking to move to essentially
7 what is currently a C-3 District -- or rather a
8 location within the C-3 District within Villa Park on
9 North Avenue.

10 The current code or rather the ordinance
11 only permits currency exchanges in a broader sense
12 along with other financial service providers in the
13 manufacturing districts, which are really on the
14 outskirts of the jurisdiction of Villa Park, or select
15 areas that are not directly on North Avenue or
16 Roosevelt. They're kind of seldom and far -- few and
17 far between.

18 My client is strictly a currency
19 exchange, as noted at the last meeting. They provide
20 title transfer services, but they do not provide loans
21 of any sort. It is simply cash exchange for a check or
22 some other form of currency along with just title

1 transfers themselves. They have a lease set in place
2 right now conditioned upon the approval of this change
3 by Planning and Zoning, likewise onto the board of
4 trustees subsequent to Planning and Zoning's approval
5 approval of such, should you approve such.

6 I'm happy to answer any questions on
7 behalf of my client, but I think that this -- some of
8 this was addressed at the last meeting. So, I thank
9 you again for your consideration and for your input
10 during the last Planning and Zoning meeting to craft a
11 change to the language that was proposed.

12 I proposed certain language. You guys
13 wanted to modify that. My client is absolutely
14 comfortable with the modified language that Staff has
15 diligently crafted for you. So, if there's any
16 questions with regard to my client or the, you know,
17 some rationale therein, I'd be happy to answer those.
18 So, thank you for your time and consideration.

19 COMMISSIONER JARRETT: Thank you. Okay.
20 Questions from the Commission? All right. Seeing
21 none. I assume there's no closing comments from
22 Patrick?

1 MR. GRILL: Other than, you know, for the sake of
2 brevity and everything, if you just wanted to make your
3 recommendation based on the Staff memo of April 3rd,
4 2020, you could do that.

5 COMMISSIONER JARRETT: I was going to recommend
6 the same thing. There are quite a few words in that.
7 All right. With that we'll move to close the public
8 hearing. Move into discussion by Commission members.
9 Any discussion? I think we were all in favor at the
10 time, and the changes that we were looking for which
11 were minor seem to have been worked in here. So,
12 entertain a motion.

13 COMMISSIONER HOFSTRA: Motion to approve the
14 recommendation based on the April 3rd memo from Staff.

15 COMMISSIONER ORLOWSKI: I'll second that motion.

16 COMMISSIONER JARRETT: All right. We have a
17 motion and a second. Questions or comments on the
18 motion? All right. Roll call vote. Hofstra?

19 COMMISSIONER HOFSTRA: Yes.

20 COMMISSIONER JARRETT: Orłowski?

21 COMMISSIONER ORLOWSKI: Yes.

22 COMMISSIONER JARRETT: Romano?

1 COMMISSIONER ROMANO: Yes.

2 COMMISSIONER JARRETT: Lanenga?

3 COMMISSIONER LANENGA: Yes.

4 COMMISSIONER JARRETT: And I, too, vote yes. With
5 that our recommendation will pass to the Village board.

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7 (Whereupon, the public hearing was concluded.)

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A above-entitled 8:11 absolutely 5:13 addressed 5:8 agenda 3:1 ahead 3:20 Amendment 1:5 1:6 3:2,4 answer 3:18 5:6 5:17 applicant 3:7 approval 5:2,4,5 approve 5:5 6:13 April 1:11 3:15 6:3,14 Ardmore 1:16 areas 4:15 assume 5:21 attendance 4:4 Avenue 1:16 4:9 4:15	City 1:15 client 4:5,18 5:7 5:13,16 close 6:7 closing 5:21 code 4:10 comfortable 5:14 comments 3:8 5:21 6:17 Commission 1:2 1:10,15 3:12 3:18 5:20 6:8 8:7 commissioned 1:19 8:5 COMMISSIO... 3:1,19 5:19 6:5 6:13,15,16,19 6:20,21,22 7:1 7:2,3,4 Community 2:11 complete 8:12 concluded 7:7 conditioned 5:2 conditions 8:8 consideration 5:9,18 correct 8:12 County 8:2,5,8 Court 8:9 craft 5:10 crafted 5:15 CSR 8:18 currency 1:5,7 3:3,4,15 4:5,11 4:18,22 current 4:5,10 currently 4:7	directly 4:15 Director 2:10 discussion 6:8,9 District 1:7 3:5 4:7,8 districts 3:16 4:13 DOMINICK 2:6 DU 8:2 duly 4:2 8:4 DuPage 8:6 E ED 2:3 Elmhurst 4:6 entertain 6:12 entire 8:13 essentially 4:6 exchange 4:6,19 4:21 exchanges 1:5,7 3:3,4,16 4:11 F far 4:16,17 favor 6:9 financial 4:12 first 4:2 follows 4:2 foregoing 8:12 form 4:22 forth 8:14 Fulton 3:21 G generally 3:11 go 3:20 going 6:5 Grill 2:10 3:10 6:1 guys 5:12 H Hall 1:16	happy 5:6,17 Hayden 1:17 8:4 8:18 hearing 1:10 6:8 7:7 8:11 hereinabove 8:14 Hofstra 2:3 6:13 6:18,19 I Illinois 1:16,19 8:1,5 indicate 3:17 input 5:9 instance 3:7 item 3:2 J JACK 2:4 Janet 1:17 8:4 8:18 JARRETT 2:2 3:1,19 5:19 6:5 6:16,20,22 7:2 7:4 JASON 2:2 jurisdiction 4:14 Justin 3:21 4:1 K kind 4:16 know 5:16 6:1 L L 1:17 Lanenga 2:4 7:2 7:3 language 3:13 5:11,12,14 lease 5:1 License 1:17 8:18 likewise 5:3	loans 4:20 location 4:8 looking 6:10 M making 1:5,6 3:3 3:4 manufacturing 4:13 MATTER 1:4 meeting 3:11 4:4 4:19 5:8,10 members 2:1 6:8 memo 3:14 6:3 6:14 MIKE 2:5 minor 6:11 modified 3:13 5:14 modifies 3:17 modify 5:13 month 3:11 motion 6:12,13 6:15,17,18 move 4:6 6:7,8 N North 3:21 4:9 4:15 Notary 1:18 noted 4:19 O Okay 5:19 ordinance 3:14 4:10 Orlowski 2:5 6:15,20,21 outskirts 4:14 P P.M 1:11 PAGE 8:2 Park 1:1,14,15
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