

PLAN AND ZONING

COMMISSION

REPORT OF THE PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF NORTHFIELD
PLAN AND ZONING COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Plan and Zoning Commission taken at the Northfield
Village Hall, Board Room, Northfield, Illinois on the 28th
day of February, 2022, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairperson
PATRICK BADER
DAN deLOYS
JENNIFER SUCHER
STEVEN HIRSCH
KATHY ESTABROOKE
CONNIE BERMAN
JACK BRANNIGAN

MEMBERS ABSENT:

TODD BERLINGHOF

ALSO PRESENT:

STEVEN GUTIERREZ, Community Development Director
MALLORY MILLUZZI, Village Attorney
TODD FOWLER, Village Board Liaison

1 CHAIRPERSON VASELOPOULOS: Okay, good evening
2 everyone. I'd like to call to order the meeting of the
3 Plan and Zoning Commission. My name is Bill
4 Vaselopulos, I'm the Chairperson of the Commission.
5 Before I have the Commissioners introduce themselves,
6 I'd like to formally introduce Pat Bader at the end who
7 is a brand new Commissioner. This is his first meeting
8 and we appreciate your time and efforts and your
9 commitment. So, thank you very much for joining up.
10 At this time, I'd like the Commissioners
11 to introduce themselves starting with Connie.
12 COMMISSIONER BERMAN: Connie Berman.
13 COMMISSIONER ESTABROOKE: Kathy Estabrooke.
14 COMMISSIONER HIRSCH: Stephen Hirsch.
15 MS. MILLUZZI: I'm Mallory Milluzzi, one of
16 Bill's attorneys.
17 COMMISSIONER SUCHER: I'm Jennifer Sucher.
18 COMMISSIONER deLOYS: Dan deLoys.
19 COMMISSIONER BADER: Pat Bader.
20 CHAIRPERSON VASELOPULOS: Before we proceed
21 any further, member Jack Brannigan is out of town. He
22 wishes to attend by electronic means and it's my desire
23 that he be permitted to do so. So, unless there are any
24 objections from the members of the Plan and Zoning
25 Commission, I'm going to ask that the Village Staff
26 bring him into this meeting electronically. He will be
27 able, he will be permitted to participate in both the
28 discussion and the vote.
29 MR. GUTIERREZ: Mr. Brannigan is on the
30 conference call.
31 CHAIRPERSON VASELOPULOS: Thank you, Steve.
32 The purpose of tonight's meeting is to
33 conduct a public hearing and to consider and discuss a
34 request for approval of a Special Use permit located at
35 161 Waukegan Road. The Petitioner's name is Renu, IL,
36 LLC. The public hearing format will provide an overview
37 of this proposal and a forum for public comment and
38 input.
39 This Commission is a recommending body
40 only and we will forward our recommendation to the
41 Village president and the Board of Trustees for a final
42 determination on whether or not to grant this item
43 before us today. The Board will then consider this item
44 being discussed this evening at the next board meeting
45 which is scheduled for Tuesday, March 15th, 2022 at 7:00
46 p.m. right here in this board room.
47 Commission meetings require that all
48 persons wishing to be heard and to enter testimony must
49 be sworn in. This includes all petitioners, individuals
50 with the petitioners and any interested parties or other
51 property owners.
52 Following the petitioner's presentation
53 and after the Commission has had an opportunity to ask

1 questions and discuss amongst ourselves, then all other
2 interested parties will be given an opportunity to
3 speak. Prior to speaking we will request that all
4 parties step forward to the microphone, be sworn in and
5 provide their name, address and interest in this matter
6 for the record. These proceedings are being recorded
7 and that is why we request you to speak at the podium
8 where the microphone is located.
9 We have a large audience today. When the
10 time comes and we field audience comments and questions
11 I'll go over the rules again and set something up, some
12 order for you guys to follow, okay. The primary goal
13 here is to hear everyone's opinions and we'll go over it
14 in more detail when that time comes.
15 The first order of business is to pass
16 the minutes of our meeting from November 29th, 2021.
17 Is there a motion?
18 COMMISSIONER HIRSCH: I'll make a motion that
19 we approve the minutes.
20 MS. SUCHER: I'll second.
21 CHAIRPERSON VASELOPULOS: Thank you, all those
22 in favor?
23 (Chorus of ayes.)
24 CHAIRPERSON VASELOPULOS: All opposed?
25 (No response.)
26 CHAIRPERSON VASELOPULOS: No one, then the
27 motion passes.
28 Before the Petitioner steps to the
29 microphone, Steve, do you have any other comments you'd
30 like to make?
31 MR. GUTIERREZ: Yes, thank you, Chairman
32 Vaselopulos. One quick note, you noted that if the Plan
33 and Zoning Commission is in the position to make a
34 recommendation this evening that this will go on to the
35 Village Board at their March 15th meeting. And I think
36 you might have noted that meeting starts at 7:00?
37 CHAIRPERSON VASELOPULOS: Yes.
38 MR. GUTIERREZ: The meeting actually is
39 scheduled to start at 6:00 p.m. Please make a note of
40 that.
41 CHAIRPERSON VASELOPULOS: Okay, all right.
42 MR. GUTIERREZ: Okay, so with that you noted
43 the Petitioner Renu, IL, LLC --
44 AUDIENCE PARTICIPANT: Excuse me, could you
45 use your microphone please? We can't hear you back
46 here.
47 MR. GUTIERREZ: You bet; I'll speak louder
48 into the microphone. Can you hear me now?
49 AUDIENCE PARTICIPANT: It's a little better.
50 MR. GUTIERREZ: Thank you.
51 Renu, LLC is one of the Petitioners.
52 They are the tenant, prospective tenant of the building
53 at 161 Waukegan Road. Renu, LLC was chosen in the 2021

1 State of Illinois adult use cannabis dispensary licensed
2 lottery and they will be the owner of the proposed
3 dispensary, but it will be operated by Renu's parent
4 company, Justice Cannabis Company. The Petitioners can
5 elaborate on that. The other Petitioner is the contract
6 purchaser of the property at 161 Waukegan Road,
7 Northfield Waukegan, LLC, and would be the landlord of
8 the property.

9 I'd like to note that the State of
10 Illinois is currently being sued by certain dispensary
11 applicants who were unsuccessful in the recent lottery,
12 the latest lottery. They are challenging the State's
13 dispensary lottery, licensed lottery system.

14 The court ordered the State not to issue
15 any new licenses until litigation is resolved, but
16 please note that, however, Renu, IL, LLC is not a party
17 to this litigation. And Staff has confirmed with the
18 Illinois Department of Financial and Professional
19 Regulation, that is the state body that regulates
20 dispensaries, that Renu, IL, LLC is eligible for a
21 conditional license.

22 Our Village attorneys provided you within
23 your packets an overview of the litigation. I won't get
24 into that in detail unless you have any questions about
25 that. But suffice it to say that this litigation, and
26 this is noted in Ms. Milluzzi's memo, that the
27 litigation does not preclude the Petitioner from seeking
28 Zoning approval before you and ultimately the Village
29 Board.

30 I'll get into now just an overview of the
31 request. They are seeking a Special Use for the
32 operation of an adult use cannabis dispensary, again, at
33 161 Waukegan Road. The subject site is zoned B-1
34 Community Commercial.

35 This required a Special Use for adult use
36 cannabis dispensary. They would occupy the existing
37 building, the existing one-story 3,500 square foot
38 building. They would intend to renovate and reconfigure
39 the interior of the building and to revamp the
40 building's exterior. They do not intend to change the
41 lighting outside unless they are asked to by the Village
42 and subsequent review of the lighting plan for safety
43 reasons.

44 At a later date the Architectural
45 Commission will be holding a public meeting to review
46 the lighting plan, the building elevation, the landscape
47 plan, and the signage plans. The Architectural
48 Commission would then make a recommendation to the
49 Village Board who will have the final vote on those
50 items. And that Architectural Commission meeting will
51 be scheduled when we receive all these plans and get
52 started, so that was yet to be determined as to when
53 that would take place. But the same notifications that

1 went out for this hearing will go out for that meeting
2 as well.

3 So, again, just to note, the lighting,
4 the building façade, landscaping and signage are not
5 subject to the Plan and Zoning Commission's review this
6 evening.

7 Getting into a little bit of the details.
8 The Petitioner is proposing house of operation of 6:00
9 a.m. until 10:00 p.m. seven days a week. They are
10 citing, they have cited basically the maximum hours that
11 is allowed by the State of Illinois' regulations.

12 CHAIRPERSON VASELOPULOS: Isn't that 8:00 a.m.
13 to 10:00 p.m., not 6:00 a.m.?

14 COMMISSIONER HIRSCH: How many days a week?

15 MR. GUTIERREZ: Is it 8:00 a.m.?

16 COMMISSIONER HIRSCH: Yes, 8:00 a.m.

17 MR. GUTIERREZ: I apologize, 8:00 a.m. until
18 10:00 p.m. seven days a week. And they have indicated
19 that they are willing to discuss whether or not those
20 are appropriate for this particular site in this
21 particular community. I'll get to that in a minute.

22 Just to make note, maybe a little context
23 as well on dispensaries. Dispensaries are highly
24 regulated in Illinois and in Northfield. The Village
25 promulgated its own regulations in January of 2021 with
26 an extensive comprehensive list of requirements. I've
27 outlined those in your packets. If you'd like we can
28 detail that now, but we'll leave it at that in terms of
29 the detailed list.

30 I just wanted to point out, however, that
31 the, that in January '21 when we promulgated these
32 regulations the Village amended the Village Zoning Code
33 and Village Code to allow for adult use cannabis
34 dispensaries in the B-1 and O/R Zoning Districts. The
35 B-1 Zoning District being the one on Waukegan Road. The
36 O/R Zoning District going along Central up onto
37 Frontage.

38 Since the Village Code currently permits
39 adult use cannabis dispensaries as a Special Use, the
40 scope of the Plan and Zoning Commission's review is
41 really limited to the specific facts of the related
42 proposed use at this 161 Waukegan Road. Whether the use
43 is appropriate for the B-1 Zoning District is not at
44 issue. That has already been established with the Zoning
45 code minutes and Village code minutes that were made in
46 January '21.

47 The State of Illinois also has an
48 extensive set of regulations under the Cannabis and
49 Regulation Tax Act which legalized the sale of adult use
50 cannabis January 1st of 2020. The State also vets all
51 potential license holders prior to them entering into
52 the license, so the Renu, IL, LLC was vetted already by
53 the State before they entered the lobby for the State's

1 regulations, compliance with the State's regulations.
2 To switch gears back to the proposed use.
3 The Petitioner retained a traffic engineer, KLOA. They
4 are a well-known and respected firm. KLOA did a traffic
5 impact study which the Petitioner, I assume, will go
6 into more detail on. Just know that it is completed.
7 Our Village engineer, Gewalt Hamilton Associates did
8 review that study on our behalf and agreed that the
9 methodology was done correctly and agreed with its basic
10 findings.

11 Also, in terms of traffic and parking --
12 I'm sorry, let me step back on step here.

13 They are proposing 27 parking spaces.
14 The Zoning Code actually only requires 14 parking spaces
15 for dispensary of this size. That's based on square
16 footage. So, no parking variation is needed. There is
17 no zoning variations required either for this proposed
18 use.

19 Staff also went out to some existing
20 dispensaries to observe the parking traffic; people
21 coming in and out of the sites, of local existing sites.
22 We did not observe any traffic back-ups or congestion
23 caused by those sites. The parking lots also had more
24 than adequate parking, so we did not observe any
25 overflow parking. We didn't review or observe these
26 dispensaries in the evening or the weekend hours, which
27 we understand is kind of a peak times, typically. If
28 you're going to have a peak time those would be the peak
29 times for dispensaries in general.

30 The Gewalt Hamilton Associates also
31 reviewed the preliminary civil engineering plans that
32 were submitted as part of the application. They really
33 simply noted that the, the big take away from Gewalt
34 Hamilton's assessment of the plans is that there is
35 going to be a net decrease in the impervious area on the
36 property. So, the more you increase the impervious
37 area, the more story water run-off you're going to have.
38 So, conversely, as they're decreasing the impervious
39 area there should be some, be it slight, a slight
40 decrease in the story water run-off from the site as
41 proposed.

42 Again, Gewalt Hamilton's report has been
43 included in your packet. There's a little bit more
44 detail in there and they make a couple of
45 recommendations which we'll talk about in a minute.

46 We also had the departments review the
47 plans; the fire department, police department, our
48 building officials and planning staff reviewed the plans
49 and they all submitted reports, which you also have in
50 your packets. They did not express any concerns. They
51 had some questions which have been answered or will be
52 answered. Some of the questions, you'll see in those
53 reports, are technical issues that will be addressed if

1 the Zoning approval is provided eventually and the
2 Applicant proceeds with the proposed use, they would
3 submit building permit plans.
4 And during that process a lot of the
5 technical civil engineering issues, traffic issues,
6 improvements and building improvements, fire and safety,
7 et cetera, those things will be addressed, would be
8 addressed during that process, that later process.
9 The police department also provided us a
10 report along with the other departments. They indicate
11 that they did not have a specific concern about the
12 proposed use. I understand that our Police Chief, Bill
13 Lustig, contacted other police chiefs of jurisdictions
14 that currently have dispensaries and was told that they
15 did not find, have not found them to add or to be
16 generating any crime issues. And the police chief is
17 here in the audience if the Commission has any questions
18 for him later on. He's here and certainly willing to
19 respond to any of your questions.
20 So, we also looked at the comprehensive
21 plan and how the proposed use conformed or didn't
22 conform with that plan. I won't go into the detail of
23 the various sections, the pertinent sections, which I've
24 cited in my Staff report, but suffice it to say that
25 the, that the commercial goals and objectives in the
26 plan have been met by this proposed use. And the
27 general proposed objectives of the plan are consistent
28 with what's being proposed.
29 So, Staff is finding that, again, the
30 proposed dispensary is consistent with the comprehensive
31 plan. The site exceeds the Zoning Code's off-street
32 parking requirement. It's also consistent with the
33 parking ratio suggested in the Institute of Traffic
34 Engineers Parking Generation Manual. This is a standard
35 reference for parking that's used by civil engineers and
36 planners. The traffic generated by the proposed use
37 should not have a significant impact on the surrounding
38 roadways or intersections. Again, as noted in the
39 Applicant's traffic study and confirmed by the Village's
40 engineers as well.
41 The fire department and police
42 departments do not have any operational safety concerns
43 with the proposed use or plans. Other villages with
44 similar operations in the community report no negative
45 impacts. I have contacted probably a dozen different
46 communities with dispensaries and heard the same things
47 that our chief heard from his colleagues in the area,
48 that there virtually have not been issues with traffic,
49 parking and lighting, complaints from neighbors, et
50 cetera, from the operations and the villages. That
51 included some of the communities where the Applicant
52 Justice Cannabis operated BLOC dispensaries.
53 Proposed use will further the Village's

1 economic development goals and diversify our tax base.
2 We talked about, in the memo we talked about the
3 0projected revenues that would be generated from this
4 use.

5 And finally, it's our conclusion that the
6 proposed use is not anticipated to have any more impact
7 than that of other commercial uses already allowed with
8 the B-1 District, such as a restaurant with a drive-
9 through. That would also be a special use, but that is
10 a use that we think would probably lend itself to that
11 property. And we don't believe that the impact of such
12 a use would be any greater or less than the proposed
13 use.

14 For all these reasons, Staff recommends
15 approval of the proposed Special Use, but would suggest
16 the following conditions be attached to any approval
17 that was suggested or may be recommended. One, that the
18 hours of operation should be limited to 10:00 a.m. to
19 10:00 p.m. Monday through Saturday and 10:00 a.m. to
20 6:00 p.m. on Sunday. This was, we can't do these hours
21 based on --

22 CHAIRPERSON VASELOPULOS: Steve, did you say
23 10:00 a.m. to 10:00 p.m. or 10:00 a.m. to 8:00 p.m.?

24 MR. GUTIERREZ: 10:00 a.m. to 8:00 p.m. Monday
25 through Saturday, and 10:00 a.m. until 6:00 p.m. on
26 Sunday.

27 CHAIRPERSON VASELOPULOS: All right, thank
28 you.

29 MR. GUTIERREZ: Sure, and that we arrived at
30 based on the 10 dispensaries that we researched in the
31 area, and they vary from some degree, but this was kind
32 of a mean, a mean of those hours.

33 Secondly, we would make sure that the
34 final approval of the elevations, building materials,
35 landscaping, lighting and signage shall be subject to
36 future Architectural Commission review and Village Board
37 approval. And that finally, they would adhere to come
38 some of the technical recommendations by Gewalt Hamilton
39 Associates, again, which is outlined in their report.

40 So, with that, unless you have questions
41 of me --

42 COMMISSIONER BERMAN: Steve, I have a
43 question.

44 MR. GUTIERREZ: Sure.

45 COMMISSIONER BERMAN: When your Staff went out
46 and looked at other dispensaries --

47 AUDIENCE PARTICIPANT: Louder, please.

48 AUDIENCE PARTICIPANT: Can you speak into the
49 microphone?

50 COMMISSIONER BERMAN: Sorry.

51 When your Staff went out to look at other
52 dispensaries, how many of them were close to residential
53 areas?

1 MR. GUTIERREZ: The two I believe we reviewed
2 were the one at Northbrook. It does not have any
3 residential near it and the other was in Skokie which
4 has no --

5 CHAIRPERSON VASELOPULOS: Ladies and
6 gentlemen, hang on. The way this works is that Staff's
7 going to say stuff, we're going to communicate with
8 Staff. Please take notes and if you object to things
9 you're going to have ample opportunity to discuss that
10 in question, Staff question with Petitioners. This
11 isn't an open conversation at this stage, okay. Thank
12 you.

13 MR. GUTIERREZ: The other location we observed
14 directly was, I believe it was Skokie and, again, we saw
15 that there was adequate parking. I think on a certain
16 day, and Chris actually made that observation, there
17 were, one of the evening, weekday evenings was pretty
18 busy, but there was still parking available, full but
19 available. And then on the weekend, I believe, I can't
20 remember, I'd have to look. So, the one in Skokie, at
21 Curaleaf and Skokie, is adjacent to residential.

22 CHAIRPERSON VASELOPULOS: Any other questions
23 at this stage for Steve?

24 MR. GUTIERREZ: With that I'll hand it over to
25 the Applicant. And for the audience, just to remind
26 you, we'll have the Applicant provide a presentation.
27 The Commission may or may not have questions for them,
28 and then we will go to public comment and invite people
29 to come forward.

30 And I'd like to swear in the Applicant
31 and their entire team.

32 (Witnesses sworn.)

33 CHAIRPERSON VASELOPULOS: Step to the
34 microphone. State your name and proceed.

35 MR. KRANDEL: Good evening, my name is Craig
36 Krandel, K-r-a-n-d-e-l. I'm from --

37 AUDIENCE PARTICIPANT: We can't hear you.
38 Speak into the microphone.

39 MR. KRANDEL: All right, good evening. My
40 name is Craig Krandel with the law firm of Timm and
41 Garfinkel here on behalf of our Petitioners, Renu, IL,
42 LLC and identified by Mr. Gutierrez, Northfield
43 Waukegan, LLC, the contract purchaser, which is going to
44 be the landlord. Our client will be the tenant in this
45 facility.

46 First, I want to thank you all for the
47 opportunity to appear before the Village this evening.
48 We have worked closely with Staff and appreciate Mr.
49 Gutierrez's input as to all the things hopefully here to
50 meet the criteria as required for Special Use.

51 As identified by Mr. Gutierrez, the
52 Village of Northfield in January of '21 approved
53 cannabis dispensaries as a use and approved it within

1 the B-1 Zoning District, which this property is. Prior
2 to filing our application, made certain that it met all
3 of the distance requirements necessary for the operation
4 of a cannabis dispensary. And as identified in the
5 Staff report, the property does meet those, does meet
6 the technical criteria.

7 The proposed operator of the site is
8 Justice Cannabis Company, affiliated with the Applicant.
9 They would provide all of the support and operate the
10 dispensary. Justice Cannabis is a seasoned operator of
11 cannabis dispensaries throughout the United States,
12 currently operating 10 facilities in Massachusetts,
13 Pennsylvania and Utah; a new dispensary to be opening
14 later this week or early next week in Benton Harbor,
15 Michigan.

16 A representative from Justice Cannabis
17 will go through our PowerPoint this evening walking
18 through the operations, addressing issues of security,
19 operations of the facility itself. We have
20 representatives with us this evening on behalf of
21 Northfield Waukegan, LLC. And we have Greg Winner, one
22 of the owners, who will discuss the site itself. Mitch
23 Zaveduk from Justice Cannabis will go over the general
24 operations as identified. We have Brendan Hall from
25 KLOA to address any traffic concerns that you may have.
26 And we have Steve Randolph from Horner Shifrin in regard
27 to the engineering.

28 As identified, the Staff is proposing an
29 approval for this request. There were conditions
30 identified. I want to be clear that the original hours
31 identified in the application we picked merely off of
32 what the State allows. In speaking with Staff and
33 identified the hours as proposed, those conditions are
34 acceptable, so we really don't need to have much
35 discussion on those times unless, of course, you have
36 other thoughts on that, but as proposed, that's
37 acceptable.

38 Mr. Gutierrez also referenced the Gewalt
39 Hamilton engineering report and the recommendations
40 there. Just one clarification, in talking about
41 employee parking there's a mix-up between north and
42 south. I just want to make a clarification. Employee
43 parking would be essentially behind the building.
44 That's actually the south side. North is really closest
45 to Waukegan so the employees would be essentially behind
46 there.

47 There was one other point referenced and
48 Mr. Randolph can identify, there was a thought or
49 consideration of another break point in the design, and
50 he can address that.

51 Short of that all of the other
52 recommendations referenced I believe have already been
53 identified in the latest design as far as parking and

1 all of that.
2 Really, at this point what I'd like to do
3 is bring Mitch Zaveduk, no, Greg Winner on behalf of the
4 landlord to talk about the site as selected. He will be
5 our landlord to give a little bit of background on the
6 site itself.
7 MR. WINNER: Good evening, my name is Greg
8 Winner. I'm a partner at Hamilton Partners. We're a
9 40-year-old developer and we pride ourselves on building
10 and owning and managing Class A real estate. We
11 developed Willow Festival, the Whole Foods anchored
12 center at Willow and Waukegan, just north of 161
13 Waukegan.
14 After the Village passed the ordinance
15 approving the use of dispensaries and when 161 Waukegan
16 became available we immediately thought that this is the
17 ideal location for the use. Being an existing bank, the
18 site and building have been designed and built with
19 security as a primary focus.
20 Now, this isn't to say that dispensaries
21 are being robbed every day. They're not. In fact, the
22 opposite is true. There's neighboring communities that
23 have allowed dispensaries, there have been no
24 incidences. Any fears that communities have had that
25 such security issues would arise just haven't
26 materialized.
27 The building is so ideally built for a
28 dispensary. Simply put, we don't believe that there's
29 any need for changes to lighting, circulation, access,
30 no parking variance is needed. This site is well
31 located and fully compliant with all the terms and
32 requirements of the Zoning Ordinance.
33 We plan to remove the drive-through
34 canopy and the ATMs. This will improve the emergency
35 vehicle access and greatly reduce the circulatory
36 traffic that currently happens on the site. Most
37 customer traffic for the dispensary will stay on the
38 north side of the property during normal business hours.
39 This is an improvement with regards to the 24-hour
40 access that the ATMs currently require and the
41 circulation that happens even into the late evening.
42 Our traffic engineer estimates a
43 negligible increase of the site generated traffic
44 compared to a bank and actually a decrease during
45 weekday evening rush hour. A dispensary is definitely
46 less destructive than some of the other potential uses
47 such as a fast food. I don't even believe a fast food
48 restaurant without a drive-through would require any
49 kind of a Special Use and that's going to generate much
50 more traffic, more light, more noise, much more
51 destructive.
52 We decided to negotiate a lease of the
53 property with Justice because of their solid operating

1 history. And they have been, and they have impressed us
2 with their planning, organization and ability to
3 executive. We firmly believe Justice will manage the
4 facility in a first class manner and will be the type of
5 tenant that Hamilton Partners looks for to occupy its
6 buildings and they will be worthy or a Northfield
7 address.

8 There may be some people here tonight
9 that have misconceptions about dispensaries. And I know
10 that we're not here to debate that as the use in the
11 Village has already been approved. But after hearing
12 the plans and the details tonight, I hope those people
13 will start to appreciate that dispensaries are not
14 anything like the image they may have. Justice will
15 open a business that is well run, good looking, and
16 cater to a discrete customer, many of whom are simply
17 looking for help with pain management or anxiety or
18 sleep problems. And I believe 161 Waukegan Road is the
19 ideal location for that business in the Village of
20 Northfield. Thank you.

21 CHAIRPERSON VASELOPULOS: Thank you.

22 MR. ZAVEDUK: Good evening, I'm Mitchell
23 Zaveduk. I'm with Justice Cannabis Company and I really
24 appreciate the time for everybody to be here tonight to
25 allow us to make our presentation. So, I'm going to go
26 through a PowerPoint demonstration and then bring a few
27 of my cohorts up here to discuss specifics, and let's
28 begin.

29 So, as you know, this is the property at
30 161 Waukegan. It is, we're calling it the former Busey
31 Bank Building. I guess it's currently Busey Bank.
32 They're, you know, going to be moving out to allow us to
33 move in. Before that, I believe it was the Glenview
34 State Bank.

35 Justice Cannabis Company was formed under
36 the entity JG, IL, LLC back in 2014 by two civil rights
37 attorneys. That's where the name Justice comes from,
38 John Loevy and Mike Kanovitz, who operate downtown in a
39 big law firm and were approached in 2014 about having a
40 dispensary in their building. And they didn't even have
41 any idea what a dispensary was. As they started looking
42 into it, they realized that, hey, this is kind of an
43 interesting business and history was made. Now, we're a
44 multi-state operator operating in almost 10 states in
45 the country.

46 Our dispensaries do business as BLOC
47 Dispensary, B-L-O-C. It's a play off the word block, b-
48 l-o-c-k. This is meant to signify the dispensary on
49 your block. We're your friend down the street, on the
50 block. It's meant to be a comradery type of feeling,
51 and it's also very discrete. Like our signage doesn't
52 indicate anything regarding cannabis or any designs. It
53 just says BLOC.

1 We're very committed to being in
2 Illinois. In fact, we are one of the first cultivators
3 that Illinois has. Illinois has 21 full cultivation
4 licenses that were originally given out, one for each of
5 the State Police districts. Those got consolidated into
6 17 cultivators that have unlimited cultivation capacity,
7 and we are one of those 17 cultivators in the state.

8 That's very important to us and also to
9 our dispensaries as at times there is supply shortages
10 and we will not be subject to any of those because we
11 will be a fully vertically integrated company at that
12 time and we will have distribution, cultivation and
13 dispensing throughout the state.

14 As indicated, the license for this site
15 was secured by Renu, IL, LLC. It is an entity that was
16 formed for the purpose of obtaining this license and it
17 is partially owned by one of the family members of
18 Justice Cannabis Company, one of the two founders that I
19 described earlier.

20 Justice Cannabis Company is comprised of
21 a winning team, not just for dispensary, but also for
22 cultivation. We've assembled our team since 2017 of
23 experts in real estate, retail operations, security,
24 compliance. We've drawn in experts from other cannabis
25 companies around the country in order to bring the best
26 and brightest talent onto our team. We really consider
27 ourselves to be a Class A operator amongst the multi-
28 operators in the country.

29 Justice Cannabis Company currently
30 operates, as Craig indicated, 10 soon to be 11
31 dispensaries in Pennsylvania, Missouri and Utah. Our
32 newest facility is going to be opening up in March in
33 Benton Harbor, Michigan. We're very excited about that
34 new one.

35 So, our plans for Northfield are to lease
36 that building, the former Busey Bank Building at 161
37 Waukegan. As indicated, the building is really
38 excellent. It's a former bank branch facility. It's a
39 perfect design for a cannabis dispensary. The Illinois
40 laws require they have a vault on site. It already has
41 a vault in the bank building. Illinois law also
42 requires that we have a back-up generator. There's
43 already a back-up generator on site. So, there's no
44 risk even in a power outage of our camera going out or
45 our lights going out. We will have security and cameras
46 on 24/7, 365.

47 The dispensary, the license that we have
48 is a recreational license. We do not have a medical
49 license at this time. So, it is an adult use
50 recreational license that we would be using to provide
51 services for cannabis to Northfield and the surrounding
52 communities. Of course, medical patients are free to
53 shop at our dispensary, but the tax advantages of being

1 a medical cardholder can only be achieved if you shop at
2 a medical dispensary.

3 As part of our operations, we always look
4 the part with the communities that we're in. So, we're
5 going to hire local. Whenever we open a new dispensary
6 we're going to have a job fair inside the building where
7 we intend to open our dispensary. We're going to put
8 ads in the local newspapers and fliers at the grocery
9 stores. We're looking to bring locals into our, onto
10 our store and have them be part of the community.

11 We'd also like to be part of the
12 community with any sort of events that might be held, if
13 there's parades or annual carnivals, whatever sort of
14 events might happen in Northfield, we would be happy and
15 honored to be one of the sponsors and to be good
16 corporate citizens in Northfield.

17 We also feel that when you bring in a
18 dispensary to a community you enhance the security of
19 the community and of the immediate neighborhood. We
20 have security guards, as I will be talking about later,
21 that are going to be on staff during all open hours; two
22 armed security guards. And the presence of them alone
23 tends to ward off any semblance of crime that would
24 happen. Criminals typically like to avoid lights,
25 camera, people and security guards for sure, armed ones
26 especially. We have all those elements at our
27 dispensary.

28 I talked about our supply agreement
29 already with our cultivation center. In terms of the
30 job creation in Northfield. Our dispensary will hire 22
31 jobs. That will consist of 18 full-time positions and
32 four part-time positions. We are minimum wage and ours
33 is \$15 per hour. We provide full benefits, vacation
34 time, healthcare, 401(k). It's a great company to work
35 for. Most people make significantly more than \$15 an
36 hour, but nobody in our company makes any less than
37 that.

38 Traffic and parking, which I'm sure if
39 one of the issues that is of potential concern to some
40 of the residents. The parking for this facility great,
41 quite frankly. It's more than adequate for the needs.
42 Based on our experience with other dispensaries that we
43 run, other dispensaries in the area there is, as I said,
44 27 parking spaces which is really wonderful.

45 The way the customers work typically in a
46 dispensary is most of our customers purchase their,
47 place their orders online. And when they come to our
48 store they are there really just to have a point of
49 purchase to pay for the product and to pick it up.
50 Really nobody spends that much time. Maybe a first time
51 dispensary goer might spend 15 to 20 minutes in the
52 store probably trying to figure out what's going on.
53 But I would say the majority, lion's share of our

1 customers are going to be ordering their products
2 online.

3 And our average customer time in the
4 store is about four to five minutes. So really, there's
5 not much people parking there for long periods of time.
6 They come, they get their produce, they want to just be
7 discrete, get what they have ordered and leave.

8 The clientele that we've come to
9 understand in our customer base really doesn't have a
10 big rush hour per se. They come through many hours of
11 the day as Steve outlined. If there is maybe a rush
12 hour, it might be on an evening or a weekend. A lot of
13 their people are professionals. Most of our customers
14 are working professionals. That being said, we still
15 haven't seen any big rushes of times when people would
16 come to the dispensary. It's very disbursed throughout
17 the day.

18 As we indicated, a traffic study was
19 completed by KLOA and it was concluded that the existing
20 roadway and access system can accommodate the
21 development, limited impact on operations, and limited
22 impact on the community.

23 This is a site plan of the, I'll put on
24 up here. Excuse me for blocking your view, I'm sorry,
25 the easel is placed right here.

26 But for those of you on the Commission,
27 if you can't see on the board there's another site plan
28 right there. This site plan so it will fit better is
29 sideways. Waukegan Road is running there along the
30 bottom.

31 As you can see, the existing building is
32 right here. We are simply adopting the existing
33 building. There is currently a drive-through canopy
34 right here which is why that area is a little darker.
35 That's being removed to allow for some extra parking
36 spaces, and to allow for greater access around the
37 building.

38 The lighting is going to remain the same.
39 The parking is going to basically remain the same,
40 except for those additional parking spots down here.
41 And then we're also going to put in two additional
42 parking spots in the back for the employees so that the
43 employees can park out of the way of the customers.

44 At this time, I'd like to bring Brandon
45 May from KLOA up. The next four slides are Brandon's to
46 use. Here's the clicker, the almighty clicker. And
47 then after Brandon comes up we're going to bring up
48 Steve Randolph, our Civil Engineer from Horner &
49 Shifrin. Thank you. I'll be back afterwards for the
50 conclusion as well.

51 MR. MAY: Hello everybody. My name is Brandon
52 May. I am a Traffic and Engineering Consultant with
53 KLOA and we have prepared a traffic and parking

1 evaluation for the proposed dispensary. As part of our
2 traffic study, we conducted weekday morning, weekday
3 evening, and Saturday mid-day peak period traffic counts
4 at the intersections of Waukegan Road with Winnetka
5 Road, and Waukegan Road with Wildberry Drive and the
6 side access drive.

7 We then estimated the volume of traffic
8 to be generated by the proposed dispensary during these
9 peak hour based on information provided in the Institute
10 of Transportation Engineers Trip Generation Manual, 11th
11 Edition, which is the most recent edition. As
12 previously indicated this manual is the industry
13 standard for determining trip generation for various
14 land uses. Table two, I've shown on the screen, it
15 summarizes the peak period trips projected to be
16 generated by the dispensary.

17 We then estimated the volume of traffic
18 and would be generated by the former land use of a
19 drive-in bank and compared that those trips to the trips
20 that would be generated by the proposed dispensary, as
21 summarized in table three.

22 CHAIRPERSON VASELOPULOS: Can I interrupt you
23 one second?

24 MR. MAY: Yes.

25 CHAIRPERSON VASELOPULOS: Can you, it says
26 peak hour. Can you define what that means?

27 MR. MAY: Yes, so --

28 CHAIRPERSON VASELOPULOS: Meaning like what
29 time of day we're talking about?

30 MR. MAY: Yes. So, we conduct our traffic
31 counts of typically 7:00 to 9:00 a.m. and 4:00 to 6:00
32 p.m. and 12:00 to 2:00 mid-day on Saturday. Within that
33 two-hour period we determine what the peak hour of the
34 adjacent street system is. For the counts that we
35 conducted that was 7:45 to 8:45 a.m., 4:00 to 5:00 p.m.
36 and 12:00 to 1:00 p.m. on Saturday.

37 CHAIRPERSON VASELOPULOS: Say those all again
38 please for, not only myself, but for everyone else.

39 MR. MAY: Sure. The weekday morning peak hour
40 occurred from 7:45 to 8:45 a.m. The weekend evening
41 peak hour occurred from 4:00 to 5:00 p.m. And the
42 Saturday mid-day peak hour occurred from 12:00 to p.m.

43 CHAIRPERSON VASELOPULOS: Thank you.

44 MR. MAY: And while we are discussing these
45 peak hour volumes, we do understand that given the
46 COVID-19 pandemic that traffic volumes are not typical
47 of what they may be during a pre-pandemic condition.
48 So, what we do is we take a look at historic traffic
49 counts in the area and we adjust our base traffic
50 volumes accordingly to match traffic that would have
51 been pre COVID-19.

52 In this case we were able to find
53 historic traffic data from IDOT from 2018 and 2019. And

1 we increased the traffic volumes on Waukegan Road by 10
2 to 20 percent during the a.m. and p.m. respectively.
3 And traffic volumes on Winnetka were increased between
4 25 to 35 percent during the three peak hours.

5 So, as it relates to this table, these
6 are the peak hour traffic volumes estimated to be
7 generated by the dispensary during the peak hours of the
8 adjacent street system. As you can see, when those peak
9 period, or peak hour traffic volumes are compared to
10 what would be estimated to be generated by the former
11 land use of a bank, there is a similar amount of trips
12 projected to be generated when comparing the two. As
13 indicated, there are slightly less trips generated
14 during the weekday evening peak hour.

15 These site generated traffic volumes were
16 then assigned to the area street system and access drive
17 to determine the adequacy of the proposed access drive
18 and to determine the impact, if any, that this
19 development would have on the intersections of Waukegan
20 Road with Winnetka Road.

21 Overall, our study found that the
22 intersection of Waukegan Road with Winnetka Road is
23 projected to operate similarly to as it does under
24 existing conditions. And that the existing access drive
25 will continue to be adequate in accommodating the
26 traffic generated by the proposed dispensary.

27 However, in order to address some
28 concerns that were raised by Gewalt Hamilton, we are
29 providing additional on-site stop signs for vehicles
30 exiting the development at that internal intersection to
31 ensure that vehicles accessing the site are able to
32 operate under a fleet full condition and will not back
33 up into the street.

34 As part of our study, we also took a look
35 at the parking that would be generated by the proposed
36 dispensary. We looked at two different methodologies.
37 The first methodology was the Village of Northfield
38 Zoning Ordinance for adult use cannabis dispensing
39 organizations. As previously indicated, this resulted
40 in a requirement of 14 parking spaces. We also took a
41 look at the parking projected to be generated based on
42 the Institute of Transportation Engineers Parking
43 Generation Manual. This manual is similar to trip
44 generation although related to parking, and is also an
45 industry standard manual.

46 As can be seen, the dispensary is
47 projected to have an estimated peak parking demand of 25
48 parking spaces which can be accommodated by the 27 that
49 are proposed, and the proposed parking spaces will
50 exceed the Village of Northfield requirement.

51 And then this is the conclusions that
52 were found in our traffic study. First, the roadway
53 system has sufficient reserve capacity to accommodate

1 the traffic projected to be generated by the proposed
2 dispensary and no additional roadway improvements or
3 traffic control modifications are required.
4 The new traffic generated by the proposed
5 dispensary will have a limited impact on the
6 intersection of Waukegan Road with Winnetka Road as it
7 will amount for less than two percent of the traffic
8 traversing the intersection under the projected
9 condition. The dispensary will be based in the former
10 Busey Bank which generated a similar amount of trips
11 during the peak hours. The access drive on Waukegan
12 Road that aligns with Wildberry Drive will provide
13 flexible and sufficient access to the site and will
14 continue to be adequate in accommodating the site
15 generated traffic.

16 Stop signs should be added for vehicles
17 existing the site as well as the cross access to the
18 north to ensure that vehicles entering the site,
19 particularly vehicles that are turning to make a
20 northbound left towards the site on the north side, are
21 able to operate unimpeded. And that the proposed
22 parking supply will be adequate in meeting the projected
23 parking needs based on the Village requirements and
24 based on the IT parking generation manual. Thank you.

25 CHAIRPERSON VASELOPULOS: I have a question
26 about the parking. Our packet indicates you suggest six
27 spots to the south would be for employee parking?

28 MR. MAY: Yes. We would recommend that the
29 spaces along the south portion be for employee parking.

30 CHAIRPERSON VASELOPULOS: You have on average
31 12 people that would be on site, 12 employees that would
32 be on site?

33 MR. ZAVEDUK: That would be at --

34 CHAIRPERSON VASELOPULOS: At the microphone,
35 I'm sorry.

36 So, assuming there aren't car share or,
37 well, I don't know, you tell me how that math works out.

38 MR. ZAVEDUK: Yes, 12 would be the maximum and
39 that would be, you know, if we were to have a special
40 sale or, you know, some sort of extra amount. We would
41 probably make arrangements for staff to drive, carpool
42 or take public transportation if that would be the case.

43 CHAIRPERSON VASELOPULOS: Folks, folks, come
44 on, let him speak.

45 MR. ZAVEDUK: Right now, I believe there are
46 six and we're adding two more so we will have eight
47 parking spaces for the employees. And as I said in my
48 presentation, we usually have anywhere, a minimum of six
49 and a maximum of 12. Eight parking spaces is pretty
50 much spot on for, you know, 90, 95 percent of the times
51 that we're operating. I don't anticipate that being an
52 issue.

53 CHAIRPERSON VASELOPULOS: Thank you.

1 MR. MAY: If I could add, the 25 spaces is a
2 survey of existing facilities which is inclusive of
3 patrons as well as employees.
4 CHAIRPERSON VASELOPULOS: Yes, yes, I'm aware
5 of that. Yes, I'm just figuring out where we're going,
6 we've designated in here six spaces for employees.
7 Maybe we should expand that a little bit for, in
8 anticipation of more than six cars for the six
9 employees, because I think it's going to be more than
10 six employees. Anyway, thank you. I don't mean to
11 derail your presentation.
12 COMMISSIONER ESTABROOKE: I have a question.
13 CHAIRPERSON VASELOPULOS: Go ahead.
14 COMMISSIONER ESTABROOKE: I haven't heard
15 anything about ADA parking.
16 MR. ZAVEDUK: We have two spots, I believe.
17 One is right there and the other one is, I believe,
18 right there, right next to it. Okay, thank you. Sorry
19 about that.
20 COMMISSIONER ESTABROOKE: Those are the ones
21 that are currently available at the bank?
22 MR. ZAVEDUK: There's one available now and
23 we're adding one. So, there will be two when we're
24 done --
25 COMMISSIONER ESTABROOKE: Okay.
26 CHAIRPERSON VASELOPULOS: -- and it's in the
27 north lot? I couldn't see where your pointer was
28 fixated on. Is it in the north lot?
29 MR. MAY: Here in the north lot closest to the
30 main entrance.
31 CHAIRPERSON VASELOPULOS: Okay, got it. Thank
32 you.
33 COMMISISONER ESTABROOKE: Thank you.
34 MR. ZAVEDUK: So, the next thing I'm going to
35 talk to you about is sort of a typical customer
36 experience. I'm going to switch slides for you and put
37 up the interior building design.
38 So, really I'll give you sort of a verbal
39 walk-through and then if I need to point to anything on
40 the slide as to where things would lie, let me know, and
41 I can do that afterwards anyway.
42 So, customers are going to arrive at the
43 store and they're going to be checked in with our
44 security guard. In order to do any purchasing at an
45 Illinois dispensary you must be 21 years of age or
46 older. When you arrive at the dispensary we always take
47 one step backwards for security. We always have two
48 armed security guards on staff at all open business
49 hours. One, is in a back room in the security room
50 monitoring cameras that are inside and outside, and the
51 other one is there at the front. And he's really there
52 to enhance the customer experience. They're not there
53 to police the customers. They're there to help the

1 customers feel safe, to help keep the community safe, to
2 help keep the employees safe and to help product our
3 product.

4 Once the customer comes in they have to
5 present their driver's license to the security guard.
6 Their driver's license gets scanned, required by
7 Illinois State law. You are only allowed to purchase,
8 any individual in the State of Illinois is only allowed
9 to purchase a set amount of cannabis per week and per
10 month for a limit set by the State. When you make your
11 purchase at a cannabis store, at ours or any others, the
12 State knows exactly how much cannabis you've purchased
13 leading up to that. And if you've already purchased
14 cannabis at two other stores earlier that day and then
15 show up at our store and you try to go over your limit,
16 the State will, the security will pick that up when we
17 scan your driver's license and you won't be allowed to
18 show in our store.

19 Once you are an approved customer, you're
20 taking out of what we call the man trap area and taken
21 out onto the sales floor. So, there's two secure doors.
22 So, that first you come into the security area, check
23 yourself in. Once you've cleared that then you're clear
24 to go through another locked door into the sales floor
25 area.

26 Once you're in the sales floor area, it
27 looks very much, and I'll show you some photos, like an
28 Apple store or a high-end jewelry store. We use high-
29 end oak cabinetry, glass casing and very fancy kiosks
30 that are touch pad screens.

31 In the State of Illinois, you are not
32 allowed to have any product on the sales floor. So,
33 anything that we have in our display cases are just
34 empty packages. There is no product on the display
35 floor. Everybody knows that that shops at a dispensary.
36 And it even says so on the displays that these are empty
37 for just purposes if you want to see what the packaging
38 is going to look like before you purchase your product.

39 As I said earlier, the bulk and vast
40 majority of our customers purchase their properties
41 online and they're basically coming just to have a point
42 of purchase and to pick up their products. There are,
43 we will have what we call a staff, sales staff that
44 would be on the floor that would walk you through if
45 anybody needs an experience in the dispensary to
46 understand the various different products, different
47 offerings, strengths, whatnot.

48 Once you place your order on a kiosk, on
49 the touch screen kiosk if you haven't pre-ordered, then
50 you proceed to a point of sales desk, where we have
51 anywhere from three to five salespeople on the floor;
52 usually about three. And we try to keep things moving
53 in the sales area for pick up and moving you through the

1 stores.
2 CHAIRPERSON VASELOPULOS: Let me interrupt you
3 one second.
4 MR. ZAVEDUK: Please, anything.
5 CHAIRPERSON VASELOPULOS: Thank you. You
6 don't have the floor plan in a slide?
7 MR. ZAVEDUK: I do.
8 CHAIRPERSON VASELOPULOS: Can you put that up
9 there?
10 MR. ZAVEDUK: I do. I can.
11 CHAIRPERSON VASELOPULOS: And sorry to make
12 you do this, but can you back up to the point of entry
13 to where the security occurs and then the point of
14 whatever, the showroom or whatever you're talking about?
15 So, that people can understand the level of security and
16 the traffic, the foot traffic flow.
17 MR. ZAVEDUK: So, here is the front door.
18 CHAIRPERSON VASELOPULOS: No.
19 MR. ZAVEDUK: Am I turned around here, sorry.
20 CHAIRPERSON VASELOPULOS: Top right corner,
21 top.
22 MR. ZAVEDUK: Okay, sorry, sorry, right,
23 right. This is the front door, correct? I'm
24 embarrassed to say we just spun this around this
25 afternoon.
26 So, you will basically come in the front
27 door. There is a man, this is where the security will
28 be. This is where the sales floor is. These are the
29 point of purchase areas. What we have, we have what's
30 called a dip tray. So, that when you, none of our
31 cashiers leave their cash registers at all. When you,
32 when somebody comes up to purchase something from the
33 cashiers they turn around and there is a secured area
34 behind them where they call in what their order is.
35 Somebody is in the back in the supply area. They fill
36 the order, put it through the little plastic container.
37 The salesperson picks that up, puts it in a brown bag,
38 staples it, puts the receipt on it and staples it, and
39 then that's when the customer leaves the door.
40 So, that is where the point of purchases
41 are and that is where the dip tray is back there. We've
42 got the vault, the rest of the areas in here are areas
43 of the building that are required by the State of
44 Illinois. The State of Illinois requires that we have a
45 separate vault area, that we have a secured safe inside
46 the vault. We also have to have a separate secured IT
47 room where all the cameras are recording everywhere,
48 both inside and outside.
49 All of that area is recorded into a
50 central IT room. Only the manager, the assistant
51 manager, and the security guards will be the only ones
52 that are allowed into vaults or IT rooms. These rooms
53 are going to be biometrically secured. So, it's going

1 to be thumbprint in order to get into the room, not even
2 a key. Very high security that we take very seriously
3 here.

4 I think that might be about all I can
5 point on the site plan. I know it's a little hard to
6 read.

7 COMMISSIONER deLOYS: Can I ask you a
8 question, sir?

9 MR. ZAVEDUK: Sure, please.

10 COMMISSIONER deLOYS: How many customers at
11 any particular time can be in the store?

12 MR. ZAVEDUK: That's a great, great question.
13 So, the State of Illinois limits the amount of customers
14 that can be in a store to two customers per employee.
15 So, if we have, as a said, a minimum of our six
16 employees at any one time the most customers that we
17 would allow into the sales area would be 12. We
18 typically don't have many more than that regardless
19 because, as I said, the time that they spend in the
20 store is so limited. By the time that we check them in
21 at the front there's already several folks that are
22 leaving and have completed their purchases.

23 COMMISSIONER deLOYS: And then do they enter
24 and leave in the same entrance?

25 MR. ZAVEDUK: Yes.

26 COMMISSIONER deLOYS: Or is there an exit?

27 MR. ZAVEDUK: No, it will be through the same
28 door.

29 CHAIRPERSON VASELOPULOS: And they're staged,
30 those waiting to enter because you've, you're reaching
31 your capacity, they're going to be staged where please?

32 MR. ZAVEDUK: They would be staged in that
33 vestibule, what we call the man trap area where, you
34 know, in between the secured entrance into the building,
35 the entrance into the building and the secured entrance
36 onto the sales floor.

37 CHAIRPERSON VASELOPULOS: Are there
38 limitations as to how many people can be staged?

39 MR. ZAVEDUK: I mean, with COVID, you know,
40 that was a little bit of a challenge, but now that the
41 mask mandates and social distancing have been taken down
42 that shouldn't be a problem at all. We've got more than
43 adequate space in this building. This is well more than
44 some of our other properties.

45 CHAIRPERSON VASELOPULOS: Yes, but your
46 reception area is confined. I mean, so --

47 MR. ZAVEDUK: Yes, true.

48 CHAIRPERSON VASELOPULOS: You've got six,
49 eight, eight chairs on the schematic. I mean, what do
50 you do if you've got 10, 15, 20 people?

51 MR. ZAVEDUK: Well, you know, first of all, we
52 could only wish that we were that lucky to have that
53 many customers. Typically that is not the case. We

1 have not seen that volume of customers coming in at the
2 same time. If they did, like I said, we're counting on
3 customer turn-around to move people through the
4 facility. If there had to be one or two people, you
5 know, standing by the security guard waiting to get in
6 that might be the case. But we typically find that that
7 is not the case in the suburban communities.

8 CHAIRPERSON VASELOPULOS: Yes, if you could
9 speak as to how many customers you average per day that
10 would be helpful, at very peak times too.

11 MR. ZAVEDUK: Yeah, yeah. Well, I don't know
12 about, I can tell you the daily average is about 300
13 customers per day. And the traffic study that you have,
14 that we had done, implemented, assumed a customer base
15 of 350 customers a day. So we, again, we would only
16 hope that we would be able to reach sales levels that
17 high, but that's not typical of our experience.

18 CHAIRPERSON VASELOPULOS: Okay, thank you.

19 MR. ZAVEDUK: So, I think I was going over the
20 rooms required. We have the IT room; we have the vault
21 room. We have the secured waiting room, the vestibule
22 man trap we call it, the sales floor. We have customer
23 break room. We also have, as required by the State,
24 restrooms both for the customers and for the employees
25 that are completely separate.

26 CHAIRPERSON VASELOPULOS: The vault room, does
27 it contain both product, inventory and cash?

28 MR. ZAVEDUK: Yeah, typically what we do is
29 the cash is, we use a system called a smart safe. So,
30 at the end of the business day all the cash from the
31 tills, besides maybe a few dollars left over so that we
32 can start the next day with some, you know, to make
33 change. All of the cash from the tills gets fed into a
34 smart safe. The smart safe is leased by the bank and it
35 is the property of the bank that we would be using.

36 CHAIRPERSON VASELOPULOS: Your bank, the bank
37 you're doing business with. Not the existing facility?

38 MR. ZAVEDUK: Yeah, no, no, the bank that we
39 do business with. Yes, absolutely. So, the smart safe
40 is bolted to the ground inside the vault. At the end of
41 the day we feed the money into the top of the smart
42 safe. It eats it up, counts it, packs it into these
43 little black compact cartridges, cash cartridges, and
44 one to two days a week the bank will come and pick up
45 the cartridges and that is how, that is where the money
46 is kept inside that secured safe. And that is where the
47 product is kept inside the secured vault.

48 COMMISSIONER deLOYS: Is that cartridge
49 secured? I mean, is there some way that is somebody
50 tried to steal it they would have a problem trying to
51 open that?

52 MR. ZAVEDUK: Very much so. So, first of all,
53 the way that that is done is the cartridges are inside

1 the locked and secured vault. The cash pick-ups occur
2 when a Brinks truck will literally come to the front
3 door. It will have two armed guards in it. We will
4 have our two armed guards on staff. Our one armed guard
5 will stay on his station on the cameras. The other
6 armed guard will accompany the two armed guards from the
7 Brinks truck, they will come in, they will take out the
8 cartridges that are full of cash and they will replace
9 them with empty cartridges.

10 CHAIRPERSON VASELOPULOS: Is that the front
11 door or is that the back door?

12 MR. ZAVEDUK: Front door.

13 CHAIRPERSON VASELOPULOS: How much, what type
14 of, what's the proportionality of tender that you have,
15 cash versus checks versus credit cards?

16 MR. ZAVEDUK: We only accept cash.

17 COMMISSIONER deLOYS: There's no credit cards?

18 MR. ZAVEDUK: Because of Federal laws, credit
19 cards are not accepted at dispensaries.

20 CHAIRPERSON VASELOPULOS: And no other form of
21 currency?

22 MR. ZAVEDUK: No, we do not accept, but we do
23 have an ATM that we will have on the premises if
24 anybody, you know, that customers can use.

25 COMMISSIONER BERMAN: You stated that they
26 pick up the currency how often?

27 MR. ZAVEDUK: So, it's one to two days a week.
28 You know, for obvious security reasons I can't give you,
29 you know, exact details. I can tell you that our
30 currently pick-up form no patterns that can be followed
31 by anybody watching. It's random days, random times and
32 random number of times per week as needed but, you know,
33 our managers would let the Brinks guys know.

34 COMMISSIONER BERMAN: So, you have a limit
35 that you include in your vault though? Like, if you
36 have a pick-up on a Monday and you have a really busy
37 day, and you would have a lot of money. Then let's say
38 they don't come back until Thursday?

39 MR. ZAVEDUK: So, the way that that would be
40 is the bank is going to know exactly what's in the smart
41 safe every single moment that, by telemetry as soon as
42 the dollars are fed into the bank. So, if the bank
43 knows that this particular smart safe is nearing
44 capacity they will send out their Brinks truck.

45 CHAIRPERSON VASELOPULOS: Okay, thank you. Go
46 ahead with the rest of your presentation.

47 MR. ZAVEDUK: Thank you. I'm going to go back
48 to my slide unless anybody has specifics on the design.
49 We can always revisit this.

50 COMMISSIONER deLOYS: I just have one more
51 question for you.

52 MR. ZAVEDUK: Sure, please.

53 COMMISSIONER deLOYS: Deliveries, do those

1 come in the front door?
2 MR. ZAVEDUK: Yes, deliveries are going to
3 follow the exact same patterns as the cash pick-ups.
4 Deliveries are done via Sprinter van. They're
5 typically, the product is kept in those totes that you
6 see at Home Depot, the black and yellow totes. The
7 deliveries come also at random times that will never be
8 the same any day or week. The deliveries will always
9 come with two armed guards in the Sprinter van and we
10 will follow the same protocol of one guard manning the
11 cameras and our other guard accompanying the delivery
12 folks that will help bring the product into the vault.
13 COMMISSIONER deLOYS: Approximately a couple
14 times a week, same kind of --
15 MR. ZAVEDUK: Yeah, roughly.
16 So, that is, a couple other points on
17 this slide that I want to make. On site consumption is
18 strictly prohibited by Illinois law. Nobody can consume
19 any of the products that they purchase at our store on
20 the premises. Our customers know this. We will inform
21 them of this at the point of purchase. And our security
22 guards are on site to enforce that there is no on site
23 consumption.
24 COMMISSIONER ESTABROOKE: What happens if
25 there is?
26 MR. ZAVEDUK: I mean, we would call the police
27 and they would be arrested. I mean, they would be on
28 camera. It would be ridiculous. I don't know why
29 anybody would attempt such a fool-hearted. We will have
30 high-def cameras everywhere. Nobody will be able to do
31 anything on our property without us identifying who they
32 are. I'll get to that more on the security screen, but
33 we would just immediately call the police. We're not
34 here to enforce the laws, but we are here to enforce the
35 safety and to call the police if there's a need.
36 COMMISSIONER ESTABROOKE: So, that means
37 inside and outside, correct?
38 MR. ZAVEDUK: Oh, correct, absolutely.
39 COMMISSIONER ESTABROOKE: So, if someone goes
40 to their --
41 MR. ZAVEDUK: You're not allowed to smoke in
42 your car or, you know, chew a gummy bear in the parking
43 lot. It's illegal.
44 AUDIENCE PARTICIPANT: How can they check --
45 CHAIRPERSON VASELOPULOS: Just a second,
46 sorry, we'll entertain that question when it's the
47 audience's turn.
48 Go ahead.
49 MR. ZAVEDUK: Thank you. So, I also want to
50 show you, I have a few photographs from, this is an
51 existing BLOC dispensary that we have open in Bethlehem,
52 Pennsylvania. This is, we use the exact same cabinet
53 maker for all of our dispensaries, the same custom

1 design. This is exactly what your dispensary would look
2 like on the inside. You can see it's very high-end,
3 glass, oak finishes, very discrete. The only
4 advertising we have is the word BLOC, B-L-O-C. There's
5 no cannabis leaf, there's no, nothing, you know,
6 discretion is important to us as it is to our customers.

7 Here's another photo of the point of
8 sales counter. You can see, I guess this one has it
9 looks like five or six point of sales in Bethlehem, and
10 you can see the areas of the dip tray them where they
11 would load the product so they don't have to leave their
12 register. We've gone over the interior design.

13 Security, probably one of the bigger
14 questions that we have here. So, I think I've covered a
15 lot of this up until now, but I'm going to go over this
16 slide and give you an opportunity to ask questions and
17 go into a little more detail about security on our team.

18 We've hired a National Director of
19 Security, Stuart Johnson. Unfortunately, he couldn't be
20 with us here tonight. He is a 23-year veteran of the
21 police department and ex-military. We only hire, for
22 our security personnel we only hire ex-military of ex-
23 law enforcement or, you know, if there's law enforcement
24 that can double up on assignments, we're fine with that
25 as well.

26 As I said, we will have two armed
27 security guards on the site at all times. One is going
28 to be to greet the customer and oversees all that goes
29 on in the inside of the store. The other one is going
30 to be monitoring the security cameras in the security
31 room and rotate every couple of hours.

32 We typically have about 30 to 50 high
33 definition cameras in our dispensaries both covering the
34 interior and the exterior. I say high definition but
35 from a still photo we can use facial recognition from
36 that. You could also identify a license plate in our
37 parking lot with these cameras. The cameras are on 24/7
38 365. I was told by our security expert that they are
39 infrared as well, so we don't need to have any special
40 lighting for the camera. They can basically snap a
41 photo of your face or your license plate even in the
42 evening should you decide to come to our dispensary at
43 that time.

44 Our guards are trained for these specific
45 types of facilities. De-escalation probably should be
46 the first word, although state law is a good one to put
47 first. Obviously, we're always going to comply with all
48 State regulations, but our security team is there to de-
49 escalate if anything were to happen; crowd control,
50 first aid, advanced lifesaving. They have extensive
51 training in firearms and less lethal weapons. Our
52 security guards are required to carry both lasers and
53 guns as well. They're trained to use non-lethal force

1 first, de-escalate first.
2 As I've said, or I believe Craig said
3 earlier, in all of our operations in all of our states
4 we have never had an incident of robbery whatsoever, and
5 we've been operating for years in 10 different states.
6 That's our general philosophy on security. Our goal is
7 not to police anyone. The security personnel are there
8 for the safety of the customers and the protection of
9 the company's assets.
10 And, as I said, our experience has shown
11 that having our security guards, their presence and
12 having the big dog on your front porch, as they say,
13 really prevents anybody as they're walking by to say,
14 you know what, I think I'll pass this place. If I'm
15 looking to do no good I'm probably going to choose
16 somewhere where there isn't all the security measures
17 that we have in place.
18 And that is the end of our presentation.
19 CHAIRPERSON VASELOPULOS: Okay, thank you very
20 much.
21 MR. ZAVEDUK: And actually, I was going to
22 bring it up to Steve Randolph. I don't know how to get
23 back on the, did you need a couple slides Steve or are
24 you going to talk?
25 MR. RANDOLPH: Just put up the site plan.
26 MR. ZAVEDUK: Great. Forgive me for, I got
27 carried away in my speech. I forgot that I have my
28 Civil Engineer here, Steve Randolph from Horner &
29 Shifrin has been gracious enough to give us his time to
30 discuss the -- do you want the site plan, Steve?
31 MR. RANDOLPH: Yes, please.
32 MR. ZAVEDUK: To discuss the site plan,
33 there's a laser pointer there at the top there if you
34 need it.
35 MR. RANDOLPH: Got you, thank you.
36 MR. ZAVEDUK: Thank you again for your time.
37 MR. RANDOLPH: Yes, my name is Steve Randolph.
38 I'm with Horner & Shifrin. We're the civil engineers
39 for this site. I really don't have much new to say that
40 hasn't already been said today, but I just want to kind
41 of reiterate some of the things Mr. Gutierrez was
42 talking about on the storm water.
43 The storm water is going to be less
44 impervious area than is currently on the site, but
45 taking out the canopy area here we're going to be able
46 to put in some grassy areas that will compensate for
47 these extra parking spots and this parking spot here.
48 It's not a large reduction, it's minimal, but it is a
49 reduction in impervious area and storm water.
50 We were also asked to look at ponding on
51 this site. We did an estimate of the flow to each one
52 of the inlets and the inlets' capacity. The inlet
53 capacity, even when those are being blocked at 50

1 percent blocked, provide more than enough capacity to
2 drain any storm water on the site.
3 My colleague touched about some of the
4 safety things we were asked to put in there, but again,
5 we have the parking signs back here for the, it's shows
6 where the employee parking is going to be. We've added
7 traffic arrows here to direct areas. At the entrance
8 here we have traffic areas showing left turn and right
9 turn outside of the site. We put pavement markings here
10 indicating where stops are. We've an existing one here,
11 but putting a stop sign there.

12 We put a mountable curb here. This is an
13 existing curb but we're putting a mountable curb which
14 will allow for access for safety vehicles. We talked
15 about talking to the fire department and the police
16 department. We can get a fire truck in. With removing
17 the canopy there we can get a fire truck on this side
18 here. That's part of why we have the mountable curb
19 they can drive over to get access here. All the other
20 safety vehicles will have access to three sides of the
21 building; here on this side on the south side here and
22 then on the east side here. So, again, with having a
23 fire truck and removing the canopy, that's better access
24 than is existing on this site.

25 We had talked about the ADA requirements
26 and, again, there's one existing parking spot here.
27 We're adding this one here. We've checked all the
28 slopes there to make sure that wheelchair access, that
29 those slopes meet ADA requirements.

30 But the other thing we were asked to
31 consider, but we've decided, or at least it's our
32 opinion, there was talk about putting a curb cut here to
33 allow people to come in if they missed this first
34 entrance, would allow --

35 CHAIRPERSON VASELOPULOS: Where is that again,
36 please, can you point that out?

37 MR. RANDOLPH: Yes, I've got it right here.
38 Can you see the pointer? It's on the left-hand side of
39 the drawing.

40 CHAIRPERSON VASELOPULOS: Yes, that's with the
41 adjacent parking lot?

42 MR. RANDOLPH: Yes. They were talking about
43 if they missed that entrance they were talking about
44 having a curb cut here to allow them to come in here if
45 they go around the site and come around. We thought
46 that might cause a conflict if people are coming in this
47 way and that way that it may be more of a conflict than
48 it's worth to put that extra curb cut in there. So, I
49 did want to point that out.

50 Of all the comments that Gewalt Hamilton
51 had pointed out, that's the one that, we addressed
52 everything except that one. We looked at it but we kind
53 of think it's probably a better idea to leave it the way

1 it is.
2 CHAIRPERSON VASELOPULOS: Well, you have
3 another curb cut just to the, just below that, right?
4 MR. RANDOLPH: There's, this is an exit out of
5 the parking lot. This is the entrance into the parking
6 lot into this parking area. If you see these arrows
7 here, this would be the normal direction of flow unless
8 they drive and park here and they can drive around the
9 building and out this way.
10 CHAIRPERSON VASELOPULOS: Will your signage
11 emphasize when you come in off of Waukegan to continue
12 straight and not make that right towards what now is the
13 drive-through?
14 MR. RANDOLPH: Well, there are a lot, I mean,
15 this is the main parking and it will be clearly marked,
16 but they are allowed to come here and park here as well.
17 So, I mean, they are allowed to come either way.
18 And so, if you had any questions, I'm
19 available to answer those.
20 CHAIRPERSON VASELOPULOS: Thank you.
21 MR. GUTIERREZ: We also have Peter Linn with
22 GHA who has authored a report, co-authored a report that
23 is included in the packet and is here if you have any
24 questions for him.
25 CHAIRPERSON VASELOPULOS: Okay, thanks, Steve.
26 MR. KRANDEL: Thank you. At this time that's
27 the end of our presentation and our testimony at this
28 time. So, we're available now for any questions that
29 you may have. If you want to bring any experts or maybe
30 Mitch might be the best to answer questions. I can have
31 him come back up.
32 CHAIRPERSON VASELOPULOS: Commissioners, any
33 further questions?
34 COMMISSIONER BERMAN: I have a couple.
35 CHAIRPERSON VASELOPULOS: Go right ahead.
36 COMMISSIONER BERMAN: I heard a couple times
37 about the lighting that the bank, the current bank, you
38 wouldn't have to change any of the lighting.
39 MR. ZAVEDUK: That's correct.
40 COMMISSIONER BERMAN: Okay, I just wanted to
41 have you say that again.
42 MR. ZAVEDUK: Yeah, the lighting is currently
43 configured as adequate. It was secure enough for a
44 bank, discrete enough for the neighbors. We know that
45 it worked for them and it will absolutely work for us.
46 We ran it past our engineers. We ran it past our
47 security personnel and we are absolutely thrilled with
48 it, quite frankly.
49 COMMISSIONER HIRSCH: So, for the security
50 concerns there will be no night lighting? There won't
51 be additional lighting --
52 MR. ZAVEDUK: No, the exact same lighting that
53 is there now will remain. There will be no additional

1 lighting at night. For security purposes, you know, we
2 will be closing at 8:00 o'clock, and as I said before,
3 our camera have infrared technology. They'll be able to
4 snap photos of hi-def quality even at night.
5 COMMISSIONER HIRSCH: Do we have a photometric
6 or anything from the existing bank to show --
7 MR. GUTIERREZ: No, that will come with our --
8 COMMISSIONER HIRSCH: Okay.
9 COMMISSIONER ESTABROOKE: I have a question
10 about, I don't know if cannabis has a shelf life, but
11 what happens if you lose, what happens --
12 MR. ZAVEDUK: So, yes, disposing of product is
13 a great question and I thank you for bringing that up.
14 Yes, cannabis does have a shelf life and we do adhere to
15 that at the company. So, the State has very specific
16 laws as to how we are supposed to dispose of any unused
17 product.
18 So, first of all, all of our garbage
19 dispensers are in an enclosed area and locked. And then
20 we have the little ropes that go over the canopies.
21 COMMISSIONER ESTABROOKE: Inside the store?
22 MR. ZAVEDUK: Yes.
23 COMMISSIONER ESTABROOKE: Okay.
24 MR. ZAVEDUK: When there is product that needs
25 to be disposed of as required by State law, we have to
26 render the product inert. So, we have to mix it with
27 kitty litter, 50/50 mix and grind it up. And we dispose
28 of that inert product which is, you know, quite frankly
29 would be revolting to any typical user to be, to have
30 kitty litter in there.
31 CHAIRPERSON VASELOPULOS: And that process is
32 done inside the facility?
33 MR. ZAVEDUK: Yes, and that's very rare. In
34 all of our years of doing this we're more often than not
35 trying to keep up with product than having excess
36 product. I have not had to dispose of anything so far.
37 CHAIRPERSON VASELOPULOS: It's not the
38 business practice?
39 MR. ZAVEDUK: No, no. Yeah, you know, we can
40 mark it down if we have an excess of a certain product.
41 CHAIRPERSON VASELOPULOS: Your trash area as
42 it's on the schematic is --
43 MR. ZAVEDUK: It's enclosed, I believe,
44 outside, correct?
45 CHAIRPERSON VASELOPULOS: It's not, yes. And
46 yes, I just want to be clear of what it is and what it
47 is not. It's, it has external doors enclosed but
48 external doors?
49 MR. ZAVEDUK: Yes.
50 CHAIRPERSON VASELOPULOS: And you gain
51 entrance and exit, you gain access to it only
52 externally?
53 MR. ZAVEDUK: Yes.

1 CHAIRPERSON VASELOPULOS: And there's another
2 door that says here emergency exit only? Is that how
3 you would get to the trash, by using that door?
4 MR. ZAVEDUK: I believe we will ask our
5 employees to probably walk around. I don't think we're
6 going to have anybody going through the emergency exit.
7 CHAIRPERSON VASELOPULOS: Okay, because it's
8 right next to the trash doors.
9 MR. ZAVEDUK: Yeah, you know, we're not lazy.
10 We'll walk around. We'll make them do that.
11 COMMISSIONER deLOYS: And trash just means
12 general garbage?
13 MR. ZAVEDUK: Yeah, I mean, the only thing is
14 paper, you know. Like I said, we're not throwing out
15 any of our product.
16 CHAIRPERSON VASELOPULOS: Well, what are you
17 doing with the stuff you make inert? You said you mix
18 it with kitty litter. Isn't that going in this trash?
19 MR. ZAVEDUK: Yes, it hasn't happened yet in
20 my years of operation but, yes, if that were to be the
21 case that would be the State law what they would
22 require; for us to put it in a locked trash container
23 rendered inert.
24 COMMISSIONER ESTABROOKE: I have another
25 questions, but I'm not sure it's actually for you.
26 MR. ZAVEDUK: That's fine. We can bring up
27 whomever.
28 COMMISSIONER ESTABROOKE: No, I think it might
29 be more here. If, God forbid, something would happen
30 where one of your security guards hurt someone, right,
31 what's our liability?
32 MS. MILLUZZI: I can answer this. It wouldn't
33 be any higher than someone getting injured at Walgreens
34 or at the bank with a security officer. The Village
35 wouldn't have liability just because we approved a use.
36 What happens on private property is private property.
37 CHAIRPERSON VASELOPULOS: Thank you.
38 COMMISSIONER ESTABROOKE: Thank you.
39 COMMISSIONER BRANNIGAN: I have a question.
40 CHAIRPERSON VASELOPULOS: Go ahead, Jack.
41 COMMISSIONER BRANNIGAN: Number one, I think
42 that one of my concerns was traffic. I think that any
43 safety regulations have been answered. A lot of people
44 who spoke about security in terms of cash and everything
45 else, in my opinion those questions have been answered
46 because if I was going to go someplace to rob someplace,
47 I would probably go to food store. It is common that
48 they are where there's a lot of cash. So, that question
49 for me has been answered.
50 And there's a lot of other issues in
51 terms of just -- but for me the traffic pattern, the
52 safety regulations and the various, you know, issues
53 about, you know, using the parking lot, lighting in the

1 parking lot, has been answered.
2 So, just FYI and -- right now, not -- but
3 those things are the three things that were concerns of
4 mine.
5 CHAIRPERSON VASELOPULOS: Okay, thank you,
6 Jack.
7 So, as of now, all your questions have
8 been answered, right?
9 COMMISSIONER BRANNIGAN: Yes, they have.
10 CHAIRPERSON VASELOPULOS: Thank you.
11 COMMISSIONER deLOYS: Steve, one question I
12 would have which I don't believe is in our purview,
13 would be shielding of the neighbor properties. That
14 would --
15 MR. GUTIERREZ: Screening, like landscaping?
16 COMMISSIONER deLOYS: Right, dividers or
17 something. That would be architectural, right? That
18 would not be us?
19 MR. GUTIERREZ: Correct.
20 COMMISSIONER deLOYS: So, I was wanted to know
21 that's not this panel's view. Thank you.
22 COMMISSIONER SUCHER: I have a couple
23 questions. The first one is, you mentioned and this is,
24 kind of maybe outside of the scope, but you did mention
25 that not at this time are you providing services for
26 medical cannabis patients? Is that something you would
27 consider? For the medical cannabis patients in
28 Northfield and the surrounding communities it would be a
29 service.
30 MR. ZAVEDUK: We would love it if we could do
31 that. The way that the State of Illinois has operated
32 right now is they have issued dispensary licenses for
33 medical use and they've issued dispensary licenses for
34 adult use. There are only a couple of dispensaries that
35 have had the pleasure of having both.
36 The way that it worked when they ran the
37 original dispensary and they gave out, I believe it was
38 555 of the original medical licenses. Those people were
39 allowed to have an automatic adult use dispensary. The
40 rest of us had to go through the lottery process which
41 is what we are going through now.
42 The State has never issued anymore
43 medical licenses than the 55 licenses they issued so
44 far. In fact, only 50 of the 55 licenses have been
45 given out. They are still holding five licenses. So,
46 we hold hope that we might be able to get one or more of
47 those medical licenses, but at this point it's a
48 limitation by the State.
49 COMMISSIONER SUCHER: Okay, thank you.
50 The second question I have is I think a
51 lot of people are concerned, it kind of boils down to,
52 from what I'm hearing, is a lot of people are concerned
53 about, legitimate concerns about traffic and the parking

1 situation. And based on some comments I've seen, people
2 looking at other locations and seeing the traffic there.
3 The parking is based on square footage
4 and I wanted to figure out what your estimate is or how
5 you came up with the estimate of 300 people per day and
6 how is that translated to other area dispensaries?
7 MR. ZAVEDUK: That's a great question. So,
8 the 300 customers per day is based on a mixture of our
9 experience with our existing dispensaries. So, we can
10 run those statistics and understand what our projected
11 customer base would be. Also, with the statistics that
12 came from the study from the parking study or the
13 traffic study, one of the two, indicated a typical
14 customer base or maximum customer base for a dispensary
15 of our size would be 350. So, you know, it's experience
16 and some business metrics that go into that, into that
17 feeling.
18 As far as the parking, you know, again,
19 we feel this is more than adequate parking for the size
20 of the dispensary and for the amount of customers that
21 we're expecting.
22 So, because we don't have a medical
23 license, it will be slightly less a voracity of volume
24 as it would be if offered both, because those customers
25 would more than likely seek out a medical dispensary in
26 order to save that 30 percent on the taxes. So, that
27 might be seen as a benefit here.
28 COMMISSIONER deLOYS: I've got a question.
29 And, again, I don't know whom I'm addressing this to.
30 Is there any experience through our research regarding
31 any of the existing facilities in the State; or could be
32 in your other areas, regarding property values? Has
33 there been any negative impact to property values in any
34 of your existing areas or any of the others in the
35 State?
36 MR. ZAVEDUK: We've actually found out, and go
37 ahead if you want to --
38 MR. GUTIERREZ: No, we have not studied that.
39 We don't have the capacity to study that --
40 COMMISSIONER deLOYS: Okay, I just wanted to
41 ask because it's obviously a concern of mine.
42 MR. ZAVEDUK: Yeah, we haven't studied it
43 directly. We have anecdotally noticed what goes on in
44 the neighborhoods that we go into. And without fail,
45 having a nice high-end dispensary, bringing in the extra
46 security, you know, having an extra, you know, a nice,
47 fancy store in town, it adds to property values.
48 I happen to be a certified general real
49 estate appraiser by trade prior to coming into the
50 cannabis field. In fact, I still have my appraisal
51 license and I can tell you from my, not as a, you know,
52 to any one particular property, but having in generally
53 around valuation metrics and how these things affect a

1 neighborhood, this would only have a positive effect on
2 the neighborhood.

3 COMMISSIONER SUCHER: I have a follow-up
4 question to that. Just because, obviously, there are
5 people here that don't believe you.

6 MR. ZAVEDUK: Clearly.

7 COMMISSIONER SUCHER: I've read other articles
8 and studies that have been done that does show a
9 positive impact on neighborhoods.

10 MR. ZAVEDUK: Thank you.

11 COMMISSIONER SUCHER: I've seen some that have
12 the opposite. So, it's hard to find, you know,
13 comprehensive studies because this hasn't been around
14 for that long.

15 MR. ZAVEDUK: It's a fairly new industry.

16 COMMISSIONER SUCHER: And I think one of the
17 other, but I have read positive anecdotes, especially
18 studies that were done in Denver after five to 10 years
19 of legalized marijuana there.

20 But one of the other questions I have
21 with regards to property value, something's going in on
22 the site. So, we haven't talked about what the
23 alternatives are. I think there are other uses that
24 would be Special Uses. Other uses wouldn't need any
25 type of Special Use, you know, to meet zoning
26 requirements.

27 But the bank that's there now, obviously,
28 there's security issues because it's a bank. So, we
29 already have those things in place and that's one of the
30 high crimes businesses. Do we know the impact that that
31 bank had or how many customers, when the bank was fully
32 operational or a bank with a drive-through. There are
33 several ATMs that are 24 hour ATMs.

34 Do we know the impact of how many
35 customers that bank had? I think in the traffic it
36 talked about the number based on that size of the bank.
37 But I guess I'm just trying to figure out what is the
38 difference from the number of customers? And maybe you
39 can take that from the traffic study. So, I don't know
40 if that's a question for Brandon.

41 MR. ZAVEDUK: Brandon's coming back up. He
42 can discuss that.

43 COMMISSIONER SUCHER: Okay, because I know you
44 had some statistics in here comparing the number of
45 customers the bank would have and going through the
46 banks and the ATMs and things like that.

47 MR. MAY: Sure. So, re-highlighting this
48 table, table three. This is a comparison based on
49 industry standards for a dispensary and a bank of a
50 similar size. And then this table shows that during the
51 weekday morning, weekday evening, and Saturday mid-day
52 peak hours there is a similar amount of traffic being
53 generated during those peak hours.

1 However, you will notice on a daily
2 basis, this number is higher. This could be related to
3 extended hours of operation. Banks are usually a 9:00
4 to 5:00. As we stated previously, dispensaries in
5 Illinois are allowed 8:00 a.m. to 10:00 p.m. So, while
6 I don't know the specifics of the surveys within the
7 manual, I believe that's what it would be to a higher
8 daily trip generation. But as you can see from the peak
9 hours, it is similar to what a bank of the same size
10 would generate.

11 COMMISSIONER SUCHER: Right. So, it would be
12 the off-peak hours where you mentioned more traffic, but
13 then you would also have limited traffic at night
14 because the bank now is open, the ATMs are open 24
15 hours, right?

16 MR. MAY: Correct, and we study these peak
17 hours because these are typically what is highest on the
18 adjacent street system. So, the people who are turning
19 to and from Waukegan Road.

20 COMMISSIONER SUCHER: Okay, thank you.

21 MR. MAY: It's been brought up various other
22 uses that could be on site. So, we took a look at what
23 other possible uses for this site. Some being a fast,
24 casual restaurant; Panera or Chipotle type of
25 restaurant. A fast food restaurant without a drive-
26 through, so should a drive-through not be a desired use
27 for this site, as well as a coffee shop with a drive-
28 through.

29 And these comparisons show that as it
30 relates to a fast, casual restaurant you are looking
31 kind of consistent on the weekday morning and Saturday
32 mid-day with up to 11 percent lower.

33 Whereas, if you compare to a fast food
34 restaurant with a drive-through, it could be as much as
35 76 percent less during the morning to 40 percent less in
36 the evening generated by the dispensary. So, the fast
37 food would be higher.

38 And then compared to a coffee shop, you
39 see a similar where the dispensary generates up to 80
40 percent less trips during the weekday morning and 20
41 percent in the evening, with approximately 50 percent
42 less on a Saturday mid-day.

43 So, as the various uses that could be on
44 this site, this is a consistent traffic generator with
45 the existing use and lower than some other high traffic
46 generators.

47 MR. GUTIERREZ: I'd like to clarify one thing.
48 The restaurant uses would also be a Special Use. So,
49 they are contemplated, but they would need to go through
50 the same process.

51 COMMISSIONER deLOYS: Even on non-drive-
52 through?

53 MR. MAY: Non-drive-through, any kind of

1 restaurant, coffee shop.
2 COMMISSIONER deLOYS: Just to clarify.
3 CHAIRPERSON VASELOPULOS: I have a question
4 about drive-through. Illinois right now prohibits
5 drive-through for dispensaries.
6 MR. ZAVEDUK: That's correct.
7 CHAIRPERSON VASELOPULOS: But you conduct
8 business elsewhere outside the state. Have you had any
9 drive-throughs, are there any states that you conduct
10 business that do have drive-throughs?
11 MR. ZAVEDUK: Yes, we do conduct business in
12 states that have drive-throughs.
13 CHAIRPERSON VASELOPULOS: And if Illinois
14 statute changes and permits drive-through, is that
15 something you're interested in implementing here?
16 MR. ZAVEDUK: Yeah, it's something that we
17 would consider as a business model. We would entertain
18 it. Clearly, we would have to come back.
19 CHAIRPERSON VASELOPULOS: You'd have to come
20 back before us, but I just want to know your initial, if
21 you've had any experience with it and what your
22 intentions would be if that happened?
23 MR. ZAVEDUK: We certainly feel that it
24 enhances the flow, the customer flow in and out,
25 especially as I said, most of our customers are ordering
26 online and picking up. So, it allows for even less
27 concern on parking and a quicker turn-around of our
28 customers. So, less congestion overall.
29 CHAIRPERSON VASELOPULOS: Okay, thank you.
30 That's not before us tonight. We're not going to
31 discuss it, but I was just curious about what your
32 experience has been and what your thoughts would be if
33 that by chance, and I have no idea if it would, the
34 State statute change here in Illinois.
35 MR. ZAVEDUK: We feel it might but that could
36 be three or four years down the road.
37 CHAIRPERSON VASELOPULOS: Okay.
38 MR. ZAVEDUK: We're not counting on that.
39 CHAIRPERSON VASELOPULOS: Okay.
40 COMMISSIONER ESTABROOKE: I have one more
41 question. Do you have any idea when these licenses may
42 be available?
43 MR. ZAVEDUK: Yes. So, the last hearing for
44 the court hearing on the lawsuit was Friday, the 25th.
45 At that hearing the judge indicated very clearly that
46 any of the existing license holders were in no jeopardy
47 of losing their license. It was just a matter of the
48 judge lifting the state to release them.
49 The judge has indicated that she doesn't
50 want to, she wants to release the state after the
51 litigation has been resolved or at least that's her
52 current position. It appears as if, she has set some
53 dates for delivery of documentation from the Plaintiffs

1 and has set the next court date for March 24th at, I
2 believe, 7:00 or 8:00 a.m., and it is our hope that it
3 will be resolved at that court date.

4 If not, maybe she'll extend it one more
5 month and it will get done in April. But anybody that
6 would have listened to her speak on Friday would have
7 known that she's running a little short on patience with
8 the Plaintiffs and is trying to get them to get their
9 ducks in order so the State can move on the licenses and
10 bring in the enormous revenue that the state will
11 receive from these dispensaries.

12 CHAIRPERSON VASELOPULOS: All right,
13 Commissioners, any further questions?

14 Jack, do you have any further questions?

15 COMMISSIONER BRANNIGAN: No, right now I
16 don't. My questions have been answered for the traffic
17 patterns and safety, income revenue, security issues.

18 CHAIRPERSON VASELOPULOS: Okay, thank you.
19 Thank you very much.

20 MR. ZAVEDUK: Thank you very much for your
21 time.

22 CHAIRPERSON VASELOPULOS: All right, audience,
23 I very much appreciate your patience. Now is your
24 opportunity to make comments or ask any questions of the
25 Petitioners, of us, of staff. The way we like to do
26 this first, is even one who, even if you don't, you're
27 on the fence whether you want to come forward or not,
28 everyone needs to be sworn in. So, we want to do one
29 masse swearing in just to save a lot of time. So, if
30 you have any inkling that you may say something please
31 be sworn in now.

32 MR. GUTIERREZ: Please stand, thank you.

33 (Witnesses sworn.)

34 CHAIRPERSON VASELOPULOS: Thank you, you can
35 all have a seat. The way I'd like to do this is we're
36 going to form a line behind the podium. You have to
37 speak at the podium. I see a lot of people here and
38 what I would like to do is those that, so forming a line
39 requires standing. Those that may have some difficulty
40 standing, I'd like those people to step forward first so
41 we can address those questions first and alleviate any
42 pain and suffering of people standing for long, long
43 periods of time.

44 So, I will let you guys kind of sort that
45 out a little bit on your own. And what I will need
46 everyone to, people can form a line behind the podium.
47 And what I'd like everyone to do, you've been sworn in,
48 but when you step to the podium, the first thing you say
49 is your name and address for the record. And if your
50 name needs to be spelled, please do that for our
51 reporter. Thank you very much; go right ahead.

52 Oh, one other, couple other ground rules.
53 What you're doing is you're addressing us, but your

1 questions obviously can be made to Staff, can be made to
2 the Petitioners. When you ask those questions and you
3 can list them then the Petitioner will have an
4 opportunity to respond immediately before we go on to
5 the next questioner.

6 And one final point, sorry, is that we
7 want to hear from everyone, but we want to respect
8 everyone's time. So, we'd like your comments to be
9 limited to five minutes. I'm not, I'll be honest with
10 you, I'm not going to be sitting here and watch the
11 clock, but I am going to interrupt if it goes on and on
12 and on and on.

13 And that if your comment has been
14 repeated multiple times, you can affirm that comment,
15 but you don't have to say the exact same thing for
16 three, four, five minutes that has been repeated many
17 times. We want to hear everyone's opinion, but we also
18 want to respect everyone's time. So, thank you very
19 much.

20 Go right ahead, ma'am.

21 MR. GUTIERREZ: And the microphone is movable.
22 So, if you want to move that close to you, that would be
23 helpful.

24 MS. MICKUS: Good evening, my name is Sheila
25 Mickus and I live at 4 Regent Wood Road, Northfield.
26 I'm President of the Courts of Regent Wood EPA. The EPA
27 is the, it stands for Environmental Preservation
28 Association, and it's the organization that's
29 responsible for the maintenance and upkeep of all the
30 Courts of Regent Wood. And if you're at all familiar
31 with it, you know we have lots and lots and lots of
32 ponds and seawalls. It's quite a lot to take care of.

33 Upon learning of this proposal we fielded
34 a survey to our 68 homes and villa owners. Ninety-one
35 percent of the respondents are opposed to the dispensary
36 and I'm representing those owners. On February 23rd we
37 submitted a letter which is in your packet and I'd like
38 to just read the letter now.

39 The letter reads, Dear Mr., is it
40 Vaselopulos?

41 CHAIRPERSON VASELOPULOS: Yes, Vaselopulos.

42 MS. MICKUS: And members of the Northfield
43 Plan and Zoning Commission, the residents of the Courts
44 of Regent Wood are strongly opposed to the issuance of a
45 Special Use permit to Renu, IL, LLC for a cannabis
46 dispensary organization at 161 Waukegan Road,
47 Northfield.

48 Whatever speculative revenue and induces
49 this project offers to the Village will not mitigate the
50 damages to the interests of adjacent residential owners
51 nor advance the Village's objectives for land use along
52 Waukegan Road.

53 The Courts of Regent Wood is a large,

1 planned unit development located at the northeast corner
2 of Winnetka Road and Winnetka Avenue consisting of 30
3 single-family homes, three 11-unit condominium buildings
4 and one small bank facility that was approved after a
5 lengthy public hearings by the Village and constructed
6 between the late 1980s and mid-1990s. The bank property
7 was approved as part of the same development and both
8 planned and constructed to be compatible with the Regent
9 Wood residential community.

10 The insertion of a retail cannabis store
11 on the bank property violates the purpose of that
12 planned development and fails to meet the standards the
13 Village must follow in considering issuance of a Special
14 Use permit. The application should be denied

15 The Courts of Regent Wood is governed by
16 a homeowners' association known as Environmental
17 Preservation Association which is responsible for
18 maintenance and repair of the grounds and infrastructure
19 of the planned unit development. Residents of both the
20 single-family homes and condominium homes are members of
21 the EPA.

22 The condominium buildings are
23 additionally governed by a condominium association known
24 as the Regent Villas Condominium Association. That is
25 responsible for the maintenance and repair of the three
26 multi-family structures at the west end of the
27 development and immediately adjacent to the bank
28 property.

29 As a respected presidents of the EPA, the
30 president of the condo association is not here, but the
31 letter came out in both of our names. As representative
32 presidents of the EPA and the Villas we have informed
33 our residents of the proposal for a retail cannabis
34 store and submitted their reactions. We quickly learned
35 that there is wide-spread opposition to the proposal.
36 The opening of a retail cannabis store with the intended
37 traffic, security risks and adverse impacts of light,
38 odor and noise will adversely impact the use and
39 enjoyment of the Regent residents.

40 The Northfield Zone Ordinance obligates
41 the Commission to make specific affirmative findings
42 before recommending issuance of a Special Use. It
43 requires that the Special Use be compatible with the
44 uses of surrounding properties and the character of the
45 neighborhood in which the property is located.
46 Furthermore, the operation of a Special Use must not be
47 detrimental to public health or safety, or enjoyment of
48 the nearby property or diminished property value in the
49 immediate vicinity.

50 It is impossible to imagine how the
51 Village can determine the operation of a cannabis
52 dispensing facility immediately adjacent to a
53 residential development with residents of three multi-

1 story buildings, able to see ongoing day and night
2 activity and in a bright and lit parking area secured by
3 two armed guards; how that is compatible with the Regent
4 Wood planned development.

5 Nor is there any basis to find that a
6 retail cannabis store advances public safety, protects
7 the use and enjoyment of our Regent Wood homes and
8 preserves property values both in Regent Wood and nearby
9 properties. We are not aware of any retail cannabis
10 store that is located as part of a residential planned
11 development or located immediately adjacent to homes in
12 the manner proposed by the Applicant. If the Village's
13 search for revenue prompts it to seek a retail cannabis
14 store in this small community, it ought to be located
15 nowhere near a residential area. Respectfully, the
16 Environmental Preservation Association of the Courts of
17 Regent Wood.

18 And I'd just like to add we're not
19 against the cannabis dispensary. We're just against the
20 location.

21 CHAIRPERSON VASELOPULOS: Thank you.

22 MS. KELLEY: Good evening and thank you for
23 the opportunity to speak. First, I have a question for
24 Mr. Winner. It seems like the largest motivation for
25 the Village is about money. What is the average
26 purchase amount per customer?

27 MR. ZAVEDUK: So, the average purchase --

28 CHAIRPERSON VASELOPULOS: Hang on one second.
29 Ma'am, your name please?

30 MS. KELLEY: I'm sorry, I'm Alice Kelley from
31 Regent Wood, 333 Regent Wood.

32 CHAIRPERSON VASELOPULOS: Thanks.

33 MR. ZAVEDUK: So, the average purchase for one
34 customer going into the store is maybe around \$180 to
35 \$200. The annual gross income we're expecting at this
36 dispensary is probably around \$10 million. The tax
37 revenue for the State is probably going to be \$10
38 million at the low end and \$15 million at the high end
39 if we do things right. And the revenue for the Village
40 will be four percent of that gross revenue, five
41 percent, excuse me. Thank you, five percent of that
42 gross revenue.

43 Sorry, thank you, Steve.

44 MS. KELLEY: Okay, thank you.

45 So, in addition to being an owner, I
46 also serve on the board of the Regent Wood Villas. And
47 as mentioned, we conducted a survey among both
48 homeowners and condo owners and found that 91 percent
49 were opposed.

50 Regent Wood was surprised by the Village
51 Department of Community Development February 28th report
52 that states we do not anticipate negative impacts on
53 surrounding residential properties. The Village Staff

1 has never met with Regent Wood. Section 164.2 of the
2 Village Standards for Consideration of Special Use
3 states, Special Use will not be injurious to use and
4 enjoyment, enjoyment, of other property in the immediate
5 vicinity, not diminish or impair property values within
6 the neighborhood.

7 Regent Wood shares a common wall with the
8 site. We adjoin the site with little separation,
9 especially for owners on the second and third floors
10 with living rooms and bedrooms that overlook the site.
11 We have patios that are about 40 feet from the site. I
12 don't think you can get much more immediate than that.

13 The Village should pause its rush to
14 judgment and carefully determine the impact of the
15 facility on the adjacent residential uses and future
16 land use along Waukegan Road. As was stated by Sheila,
17 we're not opposed to the idea of a dispensary. We
18 understand the need for revenue, but we are opposed to
19 the location.

20 We had some major concerns about lighting
21 and you probably heard that through the letter and I
22 won't repeat that. I also heard what was said tonight.
23 I guess I would like, I guess, for purposes of Regent
24 Wood, we would like to get confirmation from the police
25 chief, not at this time, because he did raise the issue
26 about lighting in his report to you. So, further
27 information is needed there.

28 The traffic study submitted by the
29 Applicant and the preliminary review conducted by the
30 Village consulting engineer rely on national studies
31 conducted by ITE. If those studies are few, they have
32 high standard deviations and they still conclude that a
33 dispensary will produce twice the traffic volume of a
34 bank driveway and we saw that tonight.

35 Rather than rely on sparse national data,
36 the Village should obtain traffic counts from nearly
37 Northshore dispensaries and determine comparable traffic
38 volumes as well as demand regarding turning entrances
39 and exits into the facility, the adjacent office
40 building and Wildberry Lane.

41 Regent Wood request to review the Village
42 analysis that we assume you have conducted of all the
43 potential dispensary sites within Northfield, such as
44 along Frontage Road or perhaps the Central Business
45 District.

46 The bank parcel may be zoned B-1, but it
47 was developed as part of a residential planned
48 development designed to accommodate the principal
49 residential component of that project and operated not
50 to impact the residences. The building itself uses
51 identical brick and repeat design features of Regent
52 Wood. Any changes to the exterior or intensity of use
53 contradicts the original development approval that was

1 issued by the Village.
2 Placement of an intense retail activity
3 at this location changes the land use characteristics of
4 the east side of Waukegan Road as regulated by
5 Northfield over the past decades. While the Village may
6 be interested in enhanced sales tax revenues, is it
7 really maintaining that the Village should become a
8 strip mall on its west end?
9 The community has worked hard to preserve
10 its residential character while focusing commercial
11 development in limited areas. There is nothing about
12 the uses on the east side of Waukegan Road north of
13 Winnetka that suggests that it's a retail destination;
14 that is until now. Thank you.
15 CHAIRPERSON VASELOPULOS: Thank you.
16 DR. MESSER: Good evening. I am Dr. Joseph
17 Messer. I'm a Physician; I'm on the staff of Northshore
18 University Health System. I am not here representing
19 Northshore University Health System. I am a resident of
20 the Courts of Regent Wood. We're in suite 133 in the
21 100 building, about 100 feet, 150 feet from the property
22 that's under discussion.
23 Although I am not representing Northshore
24 University Health System, I would point out to you that
25 we have an urgent care center 528 feet from this
26 property. And if one includes the additional parking
27 which has been shown in the lot on the plots that is on
28 the adjacent lot north of the property; we may well be
29 within the 500 feet of the property. These figures were
30 drawn from a Google map that calculates distances from
31 one position to another.
32 I have several questions after looking
33 carefully at that 144 page application. I commend the
34 authors on the detail and care with which it was
35 prepared. My first question is, is there a need for
36 another cannabis dispensary? If one Googles cannabis
37 dispensaries within 10 miles of 161 Waukegan Road you
38 will find that there are 14 other dispensaries within
39 that distance.
40 One the other hand, the other side of the
41 coin, have the Applicants considered the increased
42 traffic to this site that may result from the fact that
43 our neighbor Glenview has voted against such a
44 dispensary and therefore, that traffic may well be seen
45 at this site. Have you calculated the impact of
46 Glenview's -- on our traffic at 161 Waukegan. No need
47 to answer it right now, but I'd like to have that
48 considered in the future.
49 My next concern is safety. The Justice
50 Cannabis Dispensary checklist on page 13 of the
51 application states "cannabis consumption can impair
52 cognitive condition and driving." A study published
53 last month in the Journal of the American Medical

1 Association Psychiatry states that as follows, smoking
2 cannabis ad lib by regular users resulted in simulated
3 driving tests of driving detriments. Worse driving
4 performance is evident for several hours post smoking in
5 many users that appears to resolve in four hours and 30
6 minutes, in most individuals.

7 My question, the possibility of
8 increasing impaired driving in our community is a
9 concern to me.

10 My next concern is the environmental
11 impact, and I realize that other committees of the
12 Village would be looking at issues such as lighting and
13 architecture and agriculture. But I would like to point
14 out to you that on page 15 of the Applicant's checklist
15 of things that must be fulfilled, according to their
16 criteria, "unobstructed video surveillance of outside
17 areas, the storefront and parking lot, cameras to be
18 angled as to allow for the capture of facial
19 recognition, clear and certain identification of any
20 person entering or exiting the dispensary and in the
21 immediate surrounding area the license plates of
22 vehicles in the parking lot."

23 Page 14 of the same document, the
24 guidelines of this organization ensure that trees,
25 shrubs and other foliage outside the dispensary permits
26 no one, will allow no person or person to conceal
27 themselves from sight.

28 Can these policies be implanted without
29 removing landscaping that could provide visual and
30 acoustic separation and privacy to the current residents
31 living within 50 feet of this organization?

32 My next concern deals with traffic, and
33 it is interesting that the table I was going to ask you
34 to project, you have projected. Were actual
35 measurements made of traffic or were they based upon, as
36 stated, on the slide number two, previous to this, that
37 the rates are from the ITE. Which you'll see ITE trip
38 generation manual, 11th edition.

39 When were those data in that 11th edition
40 collected?

41 Now, you have stated that there was some
42 upgrading of these number according to more recent 2018,
43 2019, but they're not in those numbers as far as I can
44 see. What I would point out is the legend at the bottom
45 of this states that the proposed dispensary during the
46 weekday mornings, weekday evenings, and Saturday mid-day
47 peak hours will be similar to the number of trips
48 generated by the former drive-in bank.

49 I have drove past that bank countless
50 times in the 20 years that I've lived in this area, and
51 I've never seen the kind of traffic that is posed for
52 this drive-through bank. This was a very quiet, well
53 contacted bank which is maybe one of the reasons that

1 they've decided to close it.
2 However, on a more serious note, the
3 marijuana data for a marijuana dispensary obtained from
4 a marijuana data bank. This is a projection and a guess
5 of what's going to be used in this dispensary, but table
6 three documents clearly there will be a doubling, a
7 doubling, from daily two-way traffic as a result of the
8 drive-through bank from 354 to 746 two-way traffics a
9 day.

10 And it was somewhat ingenuous it seemed
11 to me that it was said that your peak traffics are not
12 your busiest times, as though we don't need to worry
13 about peak traffic. Well, then we must have to worry a
14 lot about traffic the rest of the day, if it's not
15 happening during a peak time.

16 Traffic is a problem. I live on the
17 Winnetka speedway. That's the avenue that goes between
18 Winnetka and Waukegan Road. That is not properly
19 surveilled. Cars go through there at 45 and 50 miles an
20 hour. The right-hand turn on Winnetka Avenue to
21 Waukegan is a very dangerous one. There's no turn on
22 red sign there. People often take a chance and make
23 that turn so it's a concern, just for a traffic problem
24 there.

25 My fourth concern is the impact of this
26 development on the property values in the Courts of
27 Regent Wood. Pages 25 and 27 of the application provide
28 us sale prices and assessed valuations of the 33
29 condominium residences that are directly impacted by the
30 proposed cannabis. Many of these figures are very old,
31 some dating back to 1994.

32 I make this point because if one is going
33 to look at the assessed valuations, where we are now
34 today on these properties upon which taxes are
35 calculated, and where we're going to be with a 10
36 percent reduction in property values because of a
37 cannabis dispensary next door, well, 15 percent
38 reduction. These very significant potential decrease in
39 the Village's tax revenues may come to the very fact of
40 the devaluation of the properties that we live in made,
41 in part, from our safety and our enjoyment and our quiet
42 of our properties.

43 For every decrease of 10 percent or so,
44 even using the property values of that old, old
45 reference, it would be somewhere in the neighborhood of
46 between \$480,000 in decreased taxes, and isn't this
47 responsible tax revenue?

48 I urge you to survey this proposition
49 much more carefully. There are many problems for us.
50 And as the previous speaker said, one of the things
51 that's required for a special permit of this sort is the
52 satisfaction and comfort and the peace of those
53 surrounding. Thank you very much.

1 CHAIRPERSON VASELOPULOS: Thank you.
2 Before, ma'am, before you step forward,
3 does the Petitioner have any response to the traffic ITE
4 data?
5 MR. ZAVEDUK: No, specific to the traffic
6 data, I believe that, you know, we got that from the
7 same data that everybody uses. I'm not going to defend
8 the data source right here.
9 But what I do want to come up and answer
10 is your concern about the buffer between the neighbor
11 and the comment about the site lines for shrubberies.
12 And I want to explain what that means and I also want to
13 give a little bit, and I'm sure you all know this, you
14 guys all live there.
15 There's that big wall that is, prevents
16 sound and prevents anybody viewing from the other side
17 of the wall if you're on the first floor. If you're on
18 the second floor of the property, there's all those
19 trees right there that are full leaves. The only thing
20 that we would trim would be anything that would be down
21 at this level to prevent people from crouching down next
22 to the building and going into, which I don't even think
23 the building has.
24 Really, what we're reporting there in
25 those standards are the Illinois State Statutes of what
26 we are required to do. So, in other words, a tree is
27 something that doesn't hinder our security at all. You
28 can't hide behind a tree because the trunk is too, you
29 know, generally too skinny. You get seen behind a tree,
30 but what the tree does provide is all of the shelter
31 from visibility up above. So, I just wanted to make
32 that clear.
33 CHAIRPERSON VASELOPULOS: Let me point out one
34 thing about landscaping and stuff. We're not discussing
35 that here. It's going to be part of the
36 architectural --
37 MR. ZAVEDUK: I just wanted to answer that
38 question.
39 CHAIRPERSON VASELOPULOS: Okay, thank you.
40 AUDIENCE PARTICIPANT: There are no leaves
41 over there about six months of the year.
42 CHAIRPERSON VASELOPULOS: To the microphone.
43 Good point, but any landscaping issues will be addressed
44 by the Architectural Commission.
45 Yes, ma'am?
46 MS. WALTON: Hello, my name is Marie Walton.
47 I live at 1833 Wildberry Drive, Unit F in Glenview. So,
48 I live directly across the street from the dispensary
49 that is trying to get into Northfield.
50 I realize that this is really beneficial
51 financially to Northfield; however, it would be
52 tremendous inconvenience for the people that live in
53 Valley Lo in Glenview, across the street. So, I have

1 two questions, not to be answered now, but just to be
2 thought about. So, I spent 25 years in legal and one
3 thing that I did learn in all those 25 years is what's
4 on paper doesn't always pan out in reality. So, what
5 we're saying, oh, we did the study on crime, we did the
6 study on traffic, sure you did a study, but what is it
7 really going to be?

8 So, my first question is, so what is that
9 doesn't pan out and there is traffic and there is crime,
10 maybe two or three or four. That's all you need for
11 property values to go down because people will be afraid
12 to move in the neighborhood or you can't sell at the
13 appropriate amount that you were selling at. So, if
14 that does happen, what are you going to do about it?
15 What happens then?

16 My second question is, and this
17 frequently happens, what if people don't want to park in
18 that parking lot because it's congested, they want to
19 get out quickly, and they come across the street. All
20 they have to do is walk across the street and you park
21 in Valley Lo. Well, how are you going to police that?
22 We're not in Northfield, we are in Glenview, but we're
23 directly across the street so, you know, we'd be
24 involved in that.

25 And I just feel that when you invite
26 something like that into your neighborhood, yeah, some
27 of the clientele is going to be high-end, some's going
28 to be medium, and some is going to be shady characters,
29 and I personally don't want that in my neighborhood.

30 My son, who lives in Chicago, granted
31 it's not the suburbs, but they just opened one in his
32 neighborhood maybe about four or five blocks. He said
33 over the weekend the line was two blocks long, and I'm
34 sure he wasn't exaggerating.

35 So, I guess those are my questions and I
36 just would like to know what are you going to do about
37 it? What are you going to do for Glenview where we
38 live, across the street, directly across the street from
39 the bank? So, those are my questions and I thank you
40 very much.

41 CHAIRPERSON VASELOPULOS: Thank you.

42 MR. JAMES: My name is Paul James. I live at
43 213 Regent Wood. I'd like to expound a little bit on a
44 question raised by the previous speaker. Which is, no
45 offense to the State of Illinois, but they've been known
46 to change things after the fact. I remember when all
47 the lottery money was going to the schools.

48 So, my concern is what kind of, are we
49 setting a precedent here in case the State, in their
50 wisdom to generate more revenue, decides to allow use of
51 cannabis on property so it becomes more like a tavern
52 than it does as a strict dispensary? Are we then maybe
53 grandfathered in where they would be eligible to change

1 to whatever the State changes the rules for?
2 Just as it was previously raised, what
3 would happen if they're allowed to do a drive-through,
4 and the question was raised and they said they would
5 like to do whatever the State allows. If the States
6 changes the rule, which to me is a greater risk of the
7 use of this property than we've even discussed today,
8 are we finding ourselves bound to that precedent, that
9 we have to follow whatever the State rules are no matter
10 how we feel about it in Northfield?
11 MS. MILLUZZI: I can address that question,
12 sir. The Village has adopted its own rules and
13 regulation that include actual prohibition of a drive-
14 through and the prohibition of consumption of cannabis
15 anywhere on the dispensary premises. So, even if the
16 State laws were to change, the Village laws would be in
17 place and the dispensary would have to follow them. So,
18 they would have to get the Village to change its own
19 laws on top of the State.
20 So, we are, the Village has enacted a
21 series of --
22 MR. JAMES: Currently, the Village is
23 following, it's parallel to the State, but everybody has
24 a right to change in the future, is a potential concern.
25 MS. MILLUZZI: Right, but that would have to
26 go, it wouldn't just be an automatic --
27 MR. JAMES: The Village is aligned to the
28 State, I understand.
29 CHAIRPERSON VASELOPULOS: The Village can
30 control that. The concerns you're raising the Village
31 would have control over them and if the Village wanted
32 to change them that's where you'd address that.
33 COMMISSIONER deLOYS: It would go through
34 public forums to be able to change it also.
35 MR. JAMES: I understand, thank you.
36 CHAIRPERSON VASELOPULOS: Thank you.
37 COMMISSIONER HIRSCH: Steve, before we move
38 forward, I just wanted to kind of reiterate that we are
39 not sitting tonight to discuss landscaping, screening,
40 photometrics, lighting concerns and well as building
41 aesthetics, design and, in fact, signage or anything
42 like that. That is all part of the Architectural
43 Commission.
44 MR. GUTIERREZ: Correct, that is correct.
45 CHAIRPERSON VASELOPULOS: Go ahead, sir.
46 MR. COUGHLIN: My name is Joe Coughlin. I
47 live at 114 Regent Wood in Northfield. We've lived
48 there since September '19, and I am also on the board of
49 the homeowners' association which we call the EPA.
50 One of the reasons we bought, we were
51 downsizing and deciding what to do, was essentially the
52 peaceful nature and calm atmosphere at Regent Wood. It
53 was very central to our decision, and we're most

1 interested in retaining that.
2 Now, the one thing that struck me here is
3 the rush to judgment, the idea that you're going to
4 decide this, because a lot of the issues that you've
5 mentioned I think are before this Commission, and I'll
6 get to that.
7 What is, you know, what is a conditional
8 license that Renu has? I guess, for purposes of this I
9 could consider Renu and Justice Cannabis the same,
10 right? It's all one; is that correct?
11 MR. ZAVEDUK: Yes, correct.
12 MR. COUGHLIN: He says that's correct. A
13 conditional adult use dispensing organization license
14 means a contingent license, contingent, or for
15 applicants for an adult use dispensing organization
16 license to reserve the right to an adult use dispensing
17 organization license, but has to meet certain conditions
18 as described in this.
19 It does not entitled recipient to begin
20 purchasing or selling cannabis or cannabis infused
21 products. That the statute, Illinois statute. So,
22 right now they can't do anything. The idea that all of
23 a sudden it's all going to clear up real fast, I think
24 may be wishful thinking, it seems to be as likely.
25 What else do we have here? We have a
26 purchase contract, not a completed contract, and a lease
27 from the possible purchaser. So, all of that is
28 contingent. Everything here is contingent except
29 apparently the calendar that we're being given which is
30 cram it down the throats of the residents fast.
31 You know, he led off with we've got a few
32 weeks, we've had this, now we're being told that we want
33 it before the board, the Village Board on the 15th of
34 March. That doesn't allow residents to consider it and
35 I don't think it allows the proper procedure for the
36 Village in terms of its governance.
37 Now, the report, Mr. Gutierrez says that
38 it meets, that this meets all the code requirements. I
39 haven't seen facts that would show that from what's been
40 discussed that the Special Use conforms with the general
41 planning policies, goals and objects of the Village's
42 comprehensive plan. I'll get to that, but the
43 comprehensive plan says you don't allow new commercial
44 projects to interfere with the residents.
45 First and foremost, Northbrook is a
46 community of residents. And I think we need to keep
47 that in mind and understand that in order to keep it a
48 good community you need to maintain unity that gives
49 respect to residents from different parts and with
50 different thoughts.
51 The Special Use shall be compatible with
52 the uses of the surrounding properties. We've heard
53 from 91 percent of the people in Regent Wood who are the

1 surrounding property, that they do not find it to be
2 such. Don't ignore their opinion which is based upon
3 what they've seen in life, what they know about the
4 values and what can affect the values of their property.
5 There is, if you go to 16(3)(4)(b), you
6 must ensure that levels of noise, odor, vibration and
7 light pollution are the minimum, that technologically
8 and commercially are feasible and must meet the
9 performance standards of this code. There's been no
10 showing of that, no facts. For lighting we've been told
11 that Justice Cannabis likes the lighting. The police
12 chief's report says he thinks that it may have to be
13 increased.

14 If we look at the other dispense
15 organizations around, like Northbrook, bright as can be,
16 bright as can be. In order to have good ability to
17 photographically pick up the faces of people you need
18 good lighting. Right now, there isn't good lighting.

19 I think we all probably have seen these
20 video things, you know, things gathered in video
21 cameras. You say, how can they tell who that person is.
22 For almost always the answer is they can't, you know,
23 they got, they have a dark hoodie on sometimes. And
24 it's just, until we decide those, having a basis for
25 deciding those issues, I'll get into this, this
26 Commission is not supposed to make a decision.

27 Let me get to that too, as to why you're
28 not supposed to.

29 CHAIRPERSON VASELOPULOS: Keep in mind that
30 lighting issues are not before us; that they will be
31 before the Architectural Commission.

32 MR. COUGHLIN: You might send them to the
33 Architectural Department.

34 CHAIRPERSON VASELOPULOS: No, no, one second.
35 Let me just clear one thing up and then. It doesn't
36 come to us and then go to Architectural. It goes
37 independently to Architectural if it has to and then to
38 us if it has to.

39 And, Steve, when is it going before
40 Architectural?

41 MR. GUTIERREZ: It hasn't been scheduled. I
42 haven't received all the plans needed to schedule that
43 meeting. So, it has not been scheduled.

44 CHAIRPERSON VASELOPULOS: Okay, so those
45 issues, so we're two independent commissions, and our
46 determination is based on what's presented to us and
47 that's forwarded to the Village Board. When
48 Architectural hears the lighting issues they will make
49 their determination and then that's forwarded to the
50 Village Board. And then the Village Board will act
51 accordingly based on our independent reviews of what is
52 before us.

53 So, go ahead.

1 MR. COUGHLIN: Okay, I've never been involved
2 in --
3 CHAIRPERSON VASELOPULOS: That's why I wanted
4 to explain it just in case there's any misunderstanding.
5 MR. COUGHLIN: What I'm going to tell you, the
6 plain language of the ordinance suggests otherwise.
7 CHAIRPERSON VASELOPULOS: Okay.
8 MR. COUGHLIN: It says no Special Use shall be
9 recommended by the Plan and Zoning Commission, you all,
10 unless the Commission shall find in the affirmative as
11 to each of the following.
12 Subparagraph two is that the Special Use
13 will not be injurious to the use and enjoyment of other
14 property in the immediate vicinity nor diminish or
15 impair property values within the neighborhood.
16 Lighting, noise, pollution, all of those fit have to be
17 resolved. Nobody's giving you any facts upon which upon
18 which you can make that affirmative finding. I mean,
19 those affirmative findings need facts to support them.
20 And so far, they're not there.
21 We don't know what the required lighting
22 is going to be. And, you know, have the police chief
23 see what competitors have done was they increased the
24 lighting tremendously. And that is going to impair the
25 enjoyment of the residents in Regent Wood with its
26 increase and will impair property values.
27 And why does it impair property values?
28 The best cross section, the best sample for the property
29 values in Regent Wood are the people who decided to buy
30 there; their tastes, their desires. And if they think
31 this decreases their property values, that's what people
32 who are likely from them are going to think. Appraisals
33 can't, an appraiser can't tell you this. All appraisers
34 do is they look for similar properties and what has
35 happened in the similar site. This is something that
36 real evidence for this Commission is that the people of
37 Regent Wood think it will impair their property values.
38 So, you got to be stopped, that stopped.
39 Some of the other problems that are
40 present here just relate to --
41 CHAIRPERSON VASELOPULOS: I want to respect
42 everyone else's time, so if you can get through it as
43 quickly as you can.
44 MR. COUGHLIN: I think slow and I talk slow.
45 I apologize. The facts set forth in this petition
46 create problems. First of all, we've heard a little bit
47 today about who the Petitioner is. The Petitioner is
48 Renu, but it is going to be operated by Justice
49 Cannabis. On your form you asked the Petitioner to name
50 all officers and directors. It did not, did not tell
51 you. That ought to be a stopper.
52 You're asked for the identity of all
53 shareholders of 25 percent or more of the stock. The

1 Petitioner answered and is sworn to affidavit on July 22
2 that John Martin owns 49 percent. Now, the problem with
3 that, I don't know what the real facts is, but that
4 statement is invalid. Chicago Tribune on August 10th,
5 2021 wrote about the lawsuit involving all of this. In
6 which the Illinois Attorney General took the position
7 that Renu changed its ownership after the death of its
8 principal owner, John Martin. So, it's obvious, it
9 seems to me that Mr. Martin is not the owner of 49
10 percent of the stock. Somebody else is. Yet, they
11 don't tell you that.

12 It seems to me that Northfield and its
13 citizens need to know the nature of this enterprise that
14 they're being asked to provide a Special Use and the
15 things you need. You need the contract to purchase 161
16 by Northfield Waukegan, the lease between Renu and
17 Northfield and any contract between Renu or its
18 shareholders and Justice Cannabis or its shareholders to
19 figure out what this affiliation is, because the license
20 is going to Renu, not Justice.

21 One of the things we're told is that Renu
22 is not a party to this litigation. It is important to
23 know that Renu, IL, LLC is not a party to this
24 litigation. Now, that's supported by memo from the
25 Village's lawyers, but the Trib in an article on October
26 20th, 2021 said that Renu had joined the lawsuit. A
27 docket search, which we did last night, showed that Renu
28 intervened in the case and that Loevy and Loevy have
29 appeared presumably for Renu, it wasn't clear. So, what
30 the importance of that is, I'm not sure why it was
31 written that way, but that factual disagreement ought to
32 be resolved.

33 Parking, you heard about 12 employees.
34 When will there be 12 employees, when there is the most
35 business expected. So, that means possibly 24 customers
36 and 36 parking places needed. You're under, this isn't
37 big enough for what they're talking about.

38 Traffic, let me just make a point that
39 I'm not sure I understand the traffic reports, but I did
40 hear that for the base of what the traffic might be.
41 Statistics from 2018 and 2019 were used. 2019, March,
42 do you remember what happened? The country was closed
43 down. So, you're not going to get an adequate view of
44 what the traffic volume will be if we ever get back to
45 normality, I'd say that's right, using 2019's
46 statistics.

47 CHAIRPERSON VASELOPULOS: Let me just jump in.
48 I think the pandemic started in March of 2020, right?
49 Okay, so let's just, March of 2020 is when the State
50 shut down.

51 MR. COUGHLIN: Okay.

52 CHAIRPERSON VASELOPULOS: So '18 and '19 are
53 more favorable to more congestion than using '20 or '21.

1 MR. COUGHLIN: Yeah, just getting to your
2 comprehensive plan --

3 CHAIRPERSON VASELOPULOS: Yes, I just want to
4 move it along please because we have people behind you
5 and they're waiting patiently and it's getting late.
6 So, please continue, but quickly, please.

7 MR. COUGHLIN: Okay, well, let me just wrap up
8 quickly.

9 CHAIRPERSON VASELOPULOS: Thank you.

10 MR. COUGHLIN: We understand that the Special
11 Use request presents a tempting dollar reason for the,
12 to ignore the concerns of the people of Regent Wood.
13 Please remember that we pay lot of taxes. We pay lots
14 of taxes especially for the schools, and we should and
15 we do, not a problem, but we don't use those schools.
16 We ask the Commission, I mean, we do that out of our
17 belief that that's the best way to develop a good
18 community, keeping your children educated.

19 I don't think anyone here would want to
20 have their house, their homes subjected to bright lights
21 at night or have 300 cars pass by their home, most of
22 it, most of them in the evening with their noise and
23 fumes. We ask that our desire to maintain our peaceful
24 community in Regent Wood be respected and maintained.
25 Thank you.

26 CHAIRPERSON VASELOPULOS: Thank you very much.

27 Renu, I have a question. Is John Martin
28 still alive? Does he own 49 percent of the company?

29 MR. ZAVEDUK: No, John Martin is deceased. He
30 died of COVID at the end of last year, most
31 unfortunately.

32 So, when the application was done for the
33 State John Martin was our social equity applicant. He
34 is both a veteran and African-American which qualifies
35 him under the social equity applicant requirement for
36 this lottery.

37 We have since the heir of John Martin is
38 his son, Jason, who obviously also meets the same
39 requirements. And we also have another, also to answer
40 the question on Renu, the reason why Renu was added to
41 the hearing is we are not a party to the lawsuit. We
42 are asking, we have asked the State for an
43 administrative review to correct this very issue.

44 CHAIRPERSON VASELOPULOS: Does Jason Martin
45 have 49 percent of the company?

46 MR. ZAVEDUK: I believe so at this point, yes.
47 I would need to verify it with the heirs of John Martin
48 to make sure that, how that went but, I mean, this is a
49 fairly recent event with him dying of COVID. The
50 license isn't in any jeopardy. We've reached out to the
51 State and that's why we have an administrative review to
52 replace him with an equally acceptable social equity
53 applicant.

1 CHAIRPERSON VASELOPULOS: Okay, thank you.
2 Please step forward and state your name.
3 MR. MANDELLOS: Yes, sir. My name is Peter
4 Mandellos and I'm the owner of the building next door to
5 the proposed dispensary.
6 Basically, wanting to want -- none of my
7 clients in the building agrees with this, although I
8 don't really have a lot of problem with it myself. That
9 means I might lose revenue in the future.
10 What concerns me most is that parking is
11 an issue and traffic is an issue. My office is right on
12 the corner there, and about two years ago every couple
13 of months I would hear a big bang, car accident. In the
14 last year there aren't any, COVID, now they're going to
15 come back. So, whatever they paid to the traffic
16 engineers I don't think they got their money's worth.
17 I hear it.
18 As far as parking I drove it five minutes
19 before 7:00 o'clock by the dispensary in Northbrook. I
20 live right there. I counted 23 cars. That's at 6:50.
21 A lot for the employees and customers. So, there might
22 be an issue on parking. What are they going to do when
23 the parking lot is full, they're going to park in my
24 parking lot.
25 Am I allowed to give them a \$100 ticket
26 and present it to Justice to pay me for every time that
27 they park in my parking lot? I mean, there should be
28 some kind of, I mean, they just talk, and I didn't mean
29 to talk like this. I came into just kind of go through
30 with this.
31 CHAIRPERSON VASELOPULOS: I appreciate it;
32 you're raising issues. Go ahead.
33 MR. MANDELLOS: But that's quoting everything,
34 I mean, they want employees, there was going to be a
35 presence of Northfield. They should put a quota that at
36 least three of the employees are residents of Northfield
37 out of the 22. I mean, not just put the sign there
38 saying wanted \$14 an hour. So, they're not delivering
39 what they're promising.
40 But my biggest concern is, are cars, five
41 minutes before 7:00 there were 23 cars. Anybody can
42 drive there and it's Monday. What's going to happen
43 some other time on a Friday night? Are their security
44 guards going to make sure that none of the cars are
45 parked on my property?
46 If the bushes are important for their
47 security how about the parking lot and my property? I
48 mean, it's an open space, anybody can park back there.
49 We never had an issue. So, if they can come up with a
50 plan to address this, I don't have a problem at all.
51 Are they willing to come up with a plan?
52 CHAIRPERSON VASELOPULOS: Okay, does Renu, do
53 the Petitioners want to address overflow parking issues?

1 MR. MANDELLOS: Again, even their parking quota
2 is not written properly on the plans. They say that
3 they get 27 parking spots. They don't have that, they
4 have 24. The national standard, from what I hear, is
5 25. Twenty-four plus two double spots for handicapped.
6 That makes 27. They don't tell you the whole truth.
7 MR. ZAVEDUK: I do feel that we have 27 spots
8 as we have counted and indicated, and in that example
9 that would not be any overflow parking. Again, I don't
10 feel that we're going to have a mad rush of people at
11 any one given time in this dispensary. And our
12 experience has shown and traffic studies have all shown
13 that that is not going to be the case. So, I am not
14 anticipating overflow parking to be an issue in this
15 dispensary. Most people are going to be coming in
16 quickly and leaving quickly.
17 Also, another thing that I'd like to
18 address in terms of parking and in terms of the demand
19 for cannabis amongst the existing retailers. As soon as
20 the condition of licenses are released, that will be 185
21 new cannabis dispensaries in the State of Illinois, 100
22 of which are coming into Region 5, which is the
23 Chicagoland region.
24 So, if there is lines right now for
25 cannabis, it's probably because there's not enough
26 dispensaries to serve the demand that is in the State of
27 Illinois. Once the additional dispensaries come online
28 we anticipate that there will be less traffic per
29 dispensary and that will solve some of the concerns of
30 congestion and traffic parking.
31 MR. MANDELLOS: Yeah, but you're not addressing
32 my concern. What happens when your client parks in my
33 parking spot? Whom do I call? Do I call the police?
34 Do I tell the security guard? Are you paying me? I
35 mean, what's your answer?
36 MR. ZAVEDUK: So, that would be private
37 property to private property. You can certainly ticket
38 them. You can certainly call the police.
39 MR. MANDELLOS: Okay, let's make an agreement
40 so that I --
41 MR. ZAVEDUK: I cannot make an agreement with
42 you.
43 CHAIRPERSON VASELOPULOS: We're not here to
44 negotiate right now. We're here to raise the issues and
45 then we're going to move on.
46 COMMISSIONER HIRSCH: Sir, that would be an
47 issue between you and the driver parked on the property.
48 If a person parked on their property, that would be an
49 issue between you and them.
50 MR. MANDELLOS: So, do I call the police?
51 COMMISSIONER HIRSCH: Sure --
52 MR. MANDELLOS: And the police would be happy
53 to help me on that?

1 COMMISSIONER HIRSCH: -- to watch if you're
2 that concern.
3 CHAIRPERSON VASELOPULOS: Go ahead.
4 MR. MAY: I would like to point out that we
5 are parked over code. We have more parking spaces than
6 are required by code.
7 MR. MANDELOS: The code is 16 parking spots.
8 MR. MAY: Right, and we have 27.
9 CHAIRPERSON VASELOPULOS: Okay, thank you very
10 much.
11 MR. LEDDY: Hello, my name is Paul Leddy. I
12 live at 1716 Wildberry Drive, Glenview.
13 I think the issue that we're all missing
14 here is safety. I don't care about the cannabis
15 industry. Everybody is allowed what they want, but the
16 left turn coming out of Wildberry Drive, which is very
17 dangerous, and have left turns going into the bank
18 currently, which are minimal, because no one goes to the
19 bank anymore. Pretty much everybody is online. And
20 then, so you hear these left turns, right? So, there's
21 inherent danger. I know this, I'm in traffic. I deal
22 with Gewalt Hamilton. I deal with all these guys, and I
23 deal with IDOT, Glenview, everyone. It is inherently a
24 very dangerous thing.
25 The only way to fix that is to put a
26 traffic signal intersection there. That won't happen
27 because it is under 500 feet from Winnetka Road. That's
28 it. So, I've dealt with IDOT up in my work area. There
29 have been three fatalities with something very similar.
30 They're finally acting on it. I don't think anybody
31 here wants that on their plate. One fatality is too
32 many.
33 Unless, I think the question we need to
34 ask, how did they do the traffic study? What technology
35 did they use? There's plenty of technology to get
36 correct counts on left turns, everything else, accurate.
37 They got guys who go out there and do this. Summer
38 help. What did they use? Did they just use the ITE,
39 the generation manual? There's plenty of technology to
40 give you accurate counts.
41 And I don't think they want to spend
42 \$300,000 to put a traffic signal intersection in and
43 move the right-of-way back on Wildberry Drive 50 feet to
44 make it happen, because that's what we're off by. So,
45 it's a lot of money to do that, but I don't want to see
46 one life. That's what I do for a living, right, safety.
47 I don't care about that. I don't care, everybody is
48 allowed to make their money. If one person dies that's
49 a problem and you guys have to all think about that.
50 That's all I have to say.
51 CHAIRPERSON VASELOPULOS: Thank you.
52 MS. SANTILLAN: Hi, my name is Kristina
53 Santillan; I live at 1833 Wildberry. I didn't really

1 come here to speak tonight, but I'm here so I'll speak.
2 I didn't really prepare anything, but as I was listening
3 I made some notes.

4 I went over the documents that were
5 posted online before coming here and obviously listened
6 to the presentation. I understand that these are
7 businesspeople interested in conducting and expanding
8 their business. And they're viewing 161 Waukegan as a
9 building, ideal real estate, in terms of square footage,
10 how many parking spaces, it's got a vault, it's great,
11 they won't have to put one in. To the Village it might
12 be extra revenue.

13 To me it's right next to home. I live
14 right across the street, which happens to be Glenview,
15 but I live down the street on Wildberry with my husband.
16 We've got three kids. They're 10, they're eight and
17 six. We're one of many families in the neighborhood
18 with young kids. And we live where we do because it's
19 been a nice and quiet and safe place for us. And we do
20 enjoy where we live and this is just not the business
21 that we want right at the end of our street, the first
22 thing on our way out to school every morning.

23 As stated by other people, I don't oppose
24 the dispensary, I just oppose this location for it. I
25 think there are other locations that could be
26 considered. But one, considering it's cash only, two
27 armed guards at all times, I know it looks pretty and
28 has high-end cabinets and all of that. But it's not one
29 that, a business that makes an effort to be discrete and
30 recognizes the need to conceal its image, as stated by
31 the business owners themselves, presents security issues
32 that we are concerned about.

33 I know it was stated that no consumption
34 is allowed on the premises or in the car and given that
35 the clientele knows that, we're concerned what if they
36 come across the street, let's go down this quiet
37 residential street and do it down there.

38 So, I have many of the same concerns that
39 were already expressed. Increase in traffic, decreased
40 property values, safety concerns for sure, the left-hand
41 turn is a nightmare already, and I just came here to go
42 on record as being opposed. Thank you for listening.

43 CHAIRPERSON VASELOPULOS: Thank you.

44 MR. APPEL: Good evening, my name is Brendan
45 Appel. You might remember me. I ran for State Senate
46 including Northfield. It's my best town, so thank you
47 for supporting me back then in 2008.

48 I am an attorney. My office is two doors
49 north of this location at 191 Waukegan Road. It's
50 called Northshore Property Law, you might recognize that
51 name as the firm that sued and stopped the development
52 at the corner of Kingston and Willow.

53 We warned the Village before we filed

1 that suit. They didn't listen. They relied on faulty
2 traffic studies and they did a whole bunch of other
3 stuff they shouldn't have done. I'm hoping that
4 Northfield is a little smarter than Glenview was.

5 I'm here obviously to speak in opposition
6 to this Special Use permit. As I mentioned, there's,
7 we're two blocks, I'm sorry, two doors north of this
8 building and right next to the gentleman who has a very
9 real concern about people using his parking lot as
10 overflow.

11 In fact, I thought I heard, I'm sorry,
12 it's Mr. Gutierrez. I thought I heard you say something
13 about overflow in your presentation of the parking.
14 Could you elaborate on what that, what you're referring
15 to? The term overflow parking, I think, I recall you
16 speaking that.

17 MR. GUTIERREZ: I don't recall.

18 MR. APPEL: Okay, because if it was overflow
19 parking into private property that would be a huge
20 problem. Consumption off the premises as well is a huge
21 concern for us. Our parking lot has a huge back area
22 that backs up to Doreen Court and then also the, many of
23 the residents you've already heard from.

24 It's a very private area. The guy from
25 FedEx goes and parks his truck there every afternoon to
26 eat his lunch. It would be a perfect spot for somebody
27 who just picked up their drugs. And that's what they
28 are, they're drugs, you're drug dealers, and to bring
29 them back there and smoke them.

30 So, I also use Busey Bank and I go in and
31 out. In fact, if I could find that site plan, is the
32 site plan forward from here? Here it is, no, that's the
33 interior. Let me explain to you why no business that
34 produces more traffic than the current bank traffic
35 that's there right now, which is far reduced. That
36 branch, if you don't know already, isn't open. It's
37 only open for tele-banking and for ATM.

38 This location, so this is where, this is
39 the 181 building. The 191 will be over here and 211
40 over here. This is where I come in and out every single
41 day at least twice in, at least twice out, every single
42 day. This is the bank that I use when I need to go in
43 here because I'm a current customer, but won't be for
44 long for what they've done to us here.

45 But this right here is a, I don't know if
46 there's a measurement there, but it's maybe 20 feet from
47 here to here. That's the length of the queue that
48 builds up to where people, even if you put a stop sign
49 right here, which I think that the plan calls for, once
50 people stop at that stop sign they're going to go there.
51 And if they want to turn left they're going to go here.
52 And if they want to turn right they're going to go here.
53 And then this is going to start to back up.

1 Right now, nobody goes to this bank. I
2 mean, if you looked at our, they didn't do a plan that
3 actually showed how many people go to this bank, but as
4 I say, I go in and out all day long. There might be
5 five people an hour max who go to that bank right now.
6 If you increase it to the numbers that
7 they're talking about, we're going to have people coming
8 in, stopping here, driving up here, stopping here, and
9 then the next person is going to stop there and the next
10 person is going to stop there and the next person is
11 going to stop there. And then this traffic here that's
12 trying to get to these buildings is going to come here
13 and then they're going to be stopped. And then it's
14 going to build up here, build up here, you're going to
15 have traffic right here trying to get in. And that's
16 going to cause a lot of accidents.
17 This, coming out here and turning left,
18 just the same as Wildberry from the west turning left,
19 this is a terrible turn. You're going to have a lot
20 more accidents than you already do coming this way, and
21 has already been pointed out, you can't put a light in
22 there.
23 Honestly, you cannot approve any
24 business, it doesn't matter what it is, that created
25 more traffic than exists today or when that bank
26 operated. And it was never a very strong bank branch,
27 that's why it's closing. It may have had maybe at peak
28 10 cars in an hour. It never had that lot full.
29 As has already been pointed out as well,
30 there are not enough parking spaces there. When you
31 have peak time you're going to have 12 employees, 12
32 spots taken up. You have two accessible spots, that
33 leaves 13, according to my math, for customers. That's
34 not going to be enough so they're going to park in other
35 locations where they're not allowed to park. It's going
36 to happen. You can spin it any way you want.
37 And I've never trusted a traffic study
38 because I've never seen one that says, nope, this is a
39 terrible idea. It's amazing how when you pay a traffic
40 consultant they'll say whatever you want.
41 Now, I know we're not here to debate the
42 merits of a marijuana dispensary and, you know, many
43 people have opinions on that. I will point out though
44 that it does, one of the side effects it exacerbates
45 psychosis and schizophrenia, which may have occurred or
46 may have led to a situation that just occurred on
47 Valentine's Day. I don't know if you guys heard about
48 this.
49 A man raises machete at driver after
50 cutting them off. A Glenview resident was charged with
51 assault. This was at basically Skokie Boulevard and
52 Dundee. Apparently, there was a road rage incident. He
53 stuck a giant machete out the window and waved it at the

1 person. They he called the police and the police came
2 out. I don't believe it was your jurisdiction, if you
3 heard about this.

4 But Northbrook found the offender in a
5 Lexus, want to guess where? Curaleaf, in the Curaleaf
6 lot. That's where the offender was located.
7 Apparently, he was there to do his business.

8 Finally, I will point out that the
9 Americans for Safe Access, are you guys familiar with
10 Americans for Safe Access? Applicant? Have you even
11 heard of Americans for Safe Access?

12 MR. ZAVEDUK: No, sir.

13 MR. APPEL: No? Well, it's a group that's
14 formed, it's Americansforsafeaccess.org. It's the
15 largest national organization of patients, medical
16 cannabis providers, medical professionals, scientists
17 and concerned citizens promoting safe and legal access
18 to cannabis for therapeutic and for research with over
19 150,000 supporters in all 50 states. That's what they
20 claim to be.

21 They put out a robbery preparedness guide
22 because robberies and burglaries at these facilities are
23 so prevalent that they have to put a guide out about it.
24 So, what I don't want to have happen is to see two armed
25 guards, maybe two cash guards from the Brinks truck, and
26 then we have a problem at our corner and, you know,
27 bullets are flying around with residences. You've got
28 offices. You've got kids across the street.

29 It's, this is not the location for this
30 business, and you should really pay attention to how
31 that, how short that driveway is. That should tell you
32 everything you need to know about how much traffic that
33 site can handle. Thank you.

34 CHAIRPERSON VASELOPULOS: Thank you.

35 MR. HYDE: Good evening. My name is Joseph
36 Hyde; I live on Dorina Drive which is the street just
37 north of Regent Wood. I live just behind the FedEx
38 truck that parks by that Piggly Wiggly that is there. I
39 live there with my wife and my five young children.
40 This is William, he's my oldest, he's 13.

41 I urge the Northfield Zoning Commission
42 to deny this request for a Special Use permit for the
43 cannabis dispensary on Waukegan Road.

44 I don't think it's been brought up
45 tonight, but cannabis sales, although they are legal
46 under Illinois law, they are illegal under Federal law
47 and that's why they can't accept credit cards, because
48 Federal banks are heavily regulated by the U.S. Federal
49 Government.

50 Northfield should not approve a business
51 which is illegal under U.S. Federal law. Personally, I
52 believe marijuana is an unhealthy and unsafe drug, and I
53 teach my children never to use it. Northfield's Zoning

1 ordinances prohibit dispensaries within 500 feet of a
2 school. My backyard is about 400 feet of this proposed
3 location. It's got five kids in it, nearly a school. I
4 certainly don't want my children to live near or behind
5 a marijuana dispensary, and just encounter the drug
6 users and kind of have that in their images. I'm the
7 kid who lives by the marijuana shop.

8 If there had been a dispensary at this
9 location my wife and I would certainly not have
10 purchased our home six years ago. And I believe that
11 businesses that violate Federal law and service drug
12 users will devalue my property and Northfield at large.
13 Dispensaries along with strip clubs -- houses are a
14 clear sign of a place where I and other reasonable
15 people would not like to live.

16 Thank you for your attention and please
17 deny this request.

18 CHAIRPERSON VASELOPULOS: Thank you.

19 MR. BAUMANN: I hope I'm not the last, but
20 good evening everyone. My name is Matt Baumann and I am
21 one of the owners at 191 Waukegan who happens to have
22 Brendan Appel as one of my tenants, and has the FedEx
23 truck apparently in my parking lot.

24 This is probably going to come as a
25 little bit of a shock to you, but I'm here actually to
26 support this use, which I think is actually a tremendous
27 use, not only for the Village but for the area, and
28 there's a couple of things I want you guys to consider.

29 It's easy to come up here and anecdotally
30 talk about how this might hurt or harm your community,
31 but it's quite another when you look at actual data.
32 And the data, as we've studied year in and year out,
33 doesn't support that argument from a safety standpoint.

34 I'm not going to sit here and talk about
35 the traffic plan which Brendan brought up significantly.
36 That to me is foreign, and that could actually be a
37 serious issue that I think the Village probably needs to
38 look really hard at. Just form the function of like
39 just from street traffic and everything else. That's
40 the only argument that I've heard this evening that has
41 any validity. Everything else is feelings.

42 And, again, I understand how this is a
43 very, very hot topic and how it's, you feel like it's a
44 drug. If you don't believe alcohol is a drug, you're
45 out of your mind. Alcohol is 10 times worse on every
46 level. And I'm going to tell you right now, this is
47 not, if this was a liquor store, I would hope that you
48 all would have the same passion and conviction because
49 that would be 10 times worse that what you're getting
50 right now. Which I have in my community, which I have
51 fought for in other communities and I'm not an advocate.

52 I have no idea who these guys are. Just
53 to let you know, I have no connection with these guys

1 whatsoever. I just happen to have a building that's
2 next to it. I have 60,000 square feet, so I'm probably
3 the largest property owner that's affected by this. But
4 I'm telling you unequivocally, I have seen it before in
5 other communities, I have dealt with it in other
6 communities, it has no impact on safety of surrounding
7 property and there's no impact on value.

8 Does it have an image problem? Of course
9 it does. Do I want my kids hanging around there? Of
10 course not. And I don't blame you one bit if -- hold
11 on, hold on.

12 There are plenty of other good reasons to
13 have this and believe me, somebody else will be in your
14 place, because it's a great community and it's a great
15 community to raise children. And I'm telling you, I'm
16 telling you as a neighbor. All I'm telling you is from
17 a neighboring property perspective, it not only has my
18 support, but it has my backing. In a large part because
19 it doesn't have, it has no impact on the value. If it
20 had a negative impact on my value, I would be here to of
21 course --

22 CHAIRPERSON VASELOPULOS: Folks, folks.

23 MR. BAUMANN: Thank you.

24 CHAIRPERSON VASELOPULOS: Thank you.

25 AUDIENCE PARTICIPANT: I just want to add
26 something.

27 CHAIRPERSON VASELOPULOS: Very quickly, okay.

28 AUDIENCE PARTICIPANT: He doesn't have an
29 office in the building, so he's not there as often as
30 the people who are there --

31 MR. BROWN: At the risk of alienating my
32 neighbors, I'm one of the nine percent that actually
33 thought this was a good idea and approve of the idea.

34 CHAIRPERSON VASELOPULOS: Please state your
35 name please.

36 MR. BROWN: I'm sorry, Kirk or Kingsley Brown.
37 I'm at 2 Regent Wood. I've been there for 10 months now
38 and I really enjoy the community, enjoy the place. I
39 came from Wilmette and I'm really pleased to see that
40 you, Bill, dressed more suitably without a beer in your
41 hand and a paddle tennis racket, which is how I know
42 you.

43 CHAIRPERSON VASELOPULOS: Yes, we've played
44 paddle tennis together before.

45 Go ahead.

46 MR. BROWN: So, my point is, my gut reaction
47 and I think he spoke it very plainly, I do not believe
48 the hype that's being spread right now about what's
49 going to happen to property values and all the
50 negativity about a dispensary. I believe that within
51 two or three years this will be a non-issue most
52 everywhere. Things will be normalized. We won't have
53 40 people showing up at night because there's going to

1 be a dispensary in every town, as there should be.
2 Right now we're offloading the people
3 that would like to partake, they have to drive someplace
4 else. The people in Glenview, that want it in Glenview,
5 they have to go to Northbrook. That shouldn't happen.
6 So, I, for those reasons, not so much
7 because it's in my backyard, I am concerned for the
8 people that have to look at this property. And I would
9 like, although it's not the privy of this group, I think
10 there are some things that can be done to mitigate the
11 effect for the direct neighbors that do have to look
12 into this property. And I would have thought that this
13 would be the time to ask the proposal to modify itself
14 and that they would provide a larger buffer for trees
15 and for some vegetation that would improve the situation
16 and not make it worse. Thank you.
17 CHAIRPERSON VASELOPULOS: Thank you.
18 Would anyone else like to step forward?
19 Yes, sir?
20 MR. BULLOCK: Hi, my name is Andy Bullock and
21 I am here tonight as the Chairman of the Board of
22 Directors of Christian Heritage Academy which is at 315
23 Waukegan Road. I feel like I live at 315 Waukegan Road.
24 Imagine my surprise when I found out that not only am I
25 Chairman of the Board, but in the absence of a hired
26 head of school I'm also Acting Head of School. So, I
27 would urge everyone who's considering serving on a board
28 of directors somewhere to very carefully read the bylaws
29 before they agree to do something like that.
30 But all kidding aside, I would like to
31 thank each and every one of you Commissioners for your
32 service to the community. This is not easy. This is
33 tough. You guys put in a lot of hours, a lot of hard
34 work on this. You here from all sides of the aisle on
35 issues like this tonight, on many issues, and I know how
36 difficult that is. So, we all thank you for your hard
37 work. We also thank Staff for all the hard work and
38 digesting all of the numerous technical issues, all the
39 numerous viewpoint issues and things like that.
40 But I'll be brief tonight. I do want to
41 say that given the nature of our organization you can
42 imagine we're not in support of marijuana in the
43 community, but we understand that that's not what we're
44 here for tonight to talk about. That decision was made.
45 But we are in opposition to the 161
46 Waukegan Road location for several reasons. The
47 gentleman who spoke a few minutes ago about how he
48 wouldn't want his children near such a thing and I would
49 agree with him about that. I happen to have 427
50 children near there.
51 So, one of the issues that our social
52 workers on Staff brought up to us when we on the board
53 were discussing this is the questions of normalization

1 of behavior. And I do want to stress that if this were,
2 and gentlemen, I appreciate the strong presentation
3 you've made tonight and I would agree, civil engineers
4 as well. So, I've been in your seat before as well.
5 So, I appreciate the professionalism that
6 all of this was done. And even though we may not see
7 eye-to-eye on the use of the property here I do
8 appreciate your presentation and your professionalism in
9 this. So, thank you, guys, for that as well.
10 But what I would say is in addressing the
11 Commission tonight, we would ask that the Special Use
12 permit not be granted for this for this location for
13 several reasons. One, as I was mentioning, the
14 possibility of normalization of behavior or
15 normalization of exposure to marijuana or whatnot.
16 And I do want to say, that's not singling
17 you guys out. If this were an alcohol establishment or
18 something like that we would be in opposition as well.
19 So, I don't want you guys to feel personally attacked or
20 anything like that.
21 So, we have an issue with normalization.
22 We also have an issue with, by the nature of handling
23 large amounts of cash and the materials and things like
24 that, the gentleman rightly pointed out that they have
25 to provide a high degree of security. That's normal and
26 we understand that and it's good that they would be
27 doing that.
28 But we feel that for the issues or
29 normalization and also the issues of potential security,
30 because remember, they wouldn't be providing it if it
31 weren't necessary, right. So, even though the security
32 mitigates that, we feel there's an underlying reason why
33 the security is necessary.
34 There are issues of traffic and things
35 like that. I've heard my professional friends speak to
36 that in a matter that I'm comfortable with and whatnot.
37 But our community members have some real issues about
38 that as well.
39 All of these and probably a dozen other
40 issues that haven't sprung to mind yet raise questions
41 to us about the fit, if you will, of the business at
42 that location. We're not saying not in Glencoe, excuse
43 me, that's where I live. We're not saying not in
44 Northfield. We're not saying that. We understand that
45 issue has already --
46 CHAIRPERSON VASELOPULOS: Keep going folks,
47 keep going.
48 MR. BULLOCK: That was already decided a year-
49 and-a-half ago so you are correct; it would be allowed
50 in Glencoe.
51 But nonetheless, what we would say is
52 please don't grant the request for a Special Variance at
53 161 Waukegan. We feel that there are probably other

1 areas in town where it would be a better fit, which we
2 think and may be wrong in our interpretation of what
3 Special Variance is or about, or Special Use variances
4 are about and everything. But our interpretation is
5 that that is to ensure the best possible fit for that
6 particular location. And we know that fit in a general
7 term is governed by what our local zoning ordinances are
8 and zoning designations and things like that. So, we
9 understand all that.

10 We would just say that given the fact
11 that we are within just over 1000 of there, we're
12 definitely within sight-line to there, I walked this
13 myself this morning. It's a little bit over three
14 minutes between there. Please do consider not approving
15 the Special Use variance. Help our friends find a
16 location elsewhere in town that might be more conducive
17 to them being able to run their businesses and less
18 impactful to the community.

19 Again, we thank everyone for your time
20 tonight, for your service to the community and please do
21 consider our thoughts on this. Thank you.

22 CHAIRPERSON VASELOPULOS: Thank you.

23 MR. RAYMER: Hi, Joel Raymer, 112 Regent Wood.
24 I'll just do it quick. One, I guess it's been obvious,
25 but we've been hearing repeatedly for the last hour or
26 so that their business is, apparently the revenues are
27 going to be decreased significantly over the next few
28 years. I guess you'll take that into consideration
29 considering what kind of tax revenue will be flowing
30 from this. It's interesting that they would be going
31 into a business that's going to be destroyed apparently
32 over the next couple years by all the competition.

33 And two, I just have to say even though
34 this is my first time at a meeting like this, I'm very
35 impressed by the way it's been run. But I do want to
36 say I think it's inappropriate for you to pressure the
37 residents to keep it short when the other side was given
38 about an hour and 45 minutes. That's all.

39 CHAIRPERSON VASELOPULOS: Thank you.

40 MR. GORDON: Hi, my name is Brad Gordon and I
41 live at 5 Regent Wood, and I've been involved in
42 commercial real estate my entire career in banking. I
43 was a CEO of a community bank for over 10 years prior to
44 retiring at the point in time our bank was sold a couple
45 years ago.

46 And over my career I've read countless
47 appraisals, feasibility studies, traffic studies, you
48 name it. And this looks very typical of what I've seen
49 over the course of my career, and I have to tell you the
50 success of many of those was nil. I also think it's
51 incumbent on the Commission to require more due
52 diligence.

53 There was a statement in here somewhere

1 that the Commission felt that there wouldn't be any
2 adverse effect on property, residential property values.
3 I'd like to ask the question, how do you know? You
4 don't know. You don't know if it's going to be good.
5 You don't know if it's going to be bad, but to say that
6 it's not going to have an effect is really coming up
7 short on your responsibilities and your duties.

8 Lastly, I'll leave you with this. Many
9 times in my career, especially the last number of years,
10 we got opportunities to finance businesses and retail
11 properties that had cannabis dispensaries in them. We
12 had to pass on every single one of them. The reason
13 being, Federal FDIC insured institution. It's a
14 violation of Federal law. Cannabis is a violation of
15 Federal law.

16 I don't care what the State of Illinois
17 does. I don't care what the community, the local
18 municipality does. At the end of the day, it's a
19 violation of Federal law and that's why they have to use
20 all cash because banks will not, I shouldn't say all
21 banks, most banks if they're intelligent won't bank them
22 because of that. Not that it's not a good business,
23 it's probably a very good business but it's a violation
24 of Federal law.

25 And I have to tell you I don't think a
26 business that is a violation of Federal law has a place
27 in our community. Thank you.

28 MS. WALTON: I'm sorry, it's Marie Walton
29 again, 1833 Wildberry Drive, Unit F, Glenview.

30 Just one comment that I forgot to make.
31 The dispensary in Skokie, which I pass every single day,
32 doesn't really have a tremendous impact on residential
33 area because there's the dispensary. Across the street
34 is Old Orchard Shopping Center. If you're going west,
35 after that is a gas station. After that is the high
36 school way on the end, but then if you come back Skokie
37 Boulevard, there's a furniture store, I think it's
38 Plunkett's. And then there's a whole bunch of
39 restaurants and some other commercial businesses. And
40 if you're going on the side the dispensary is on, I
41 believe there's a golf course or something there. And
42 then if you go further down there might be three, two-
43 story buildings, and then somewhere way around there
44 might be some residential.

45 But that Skokie facility is not like this
46 facility you're putting in Northfield surrounded by
47 residential areas, and that's all I wanted to say.
48 Thank you.

49 CHAIRPERSON VASELOPULOS: Thank you.

50 MS. SAUSER: Okay, I'm probably the last, but
51 not least, but I'm going to make this really fast. I
52 live across the street. My name is Jean Sauser. I live
53 at 1736 Wildberry Drive, right across the street from

1 the current bank.
2 There's 800 of us living back there.
3 There's 244 units, families with three, four and five.
4 Lots of families with kids. We can't get out onto
5 Waukegan Road now with our situation. And that bank is
6 practically closed. So, any successful business owner
7 there is going to goof us up anyway, but this would be
8 particularly, I think, very difficult. I can't make a
9 left turn anymore onto Waukegan Road. I go right down
10 the street, turn around and come back.
11 So, someone needs to think about what's
12 going on with your friendly neighbors of Glenview over
13 on Wildberry Drive. Thank you.
14 CHAIRPERSON VASELOPULOS: Thank you. Sorry to
15 do this to everyone, but I have a few more questions on
16 the traffic study, if they can step to the microphone.
17 MS. GOODMAN: Last one.
18 AUDIENCE PARTICIPANT: One more public
19 comment.
20 CHAIRPERSON VASELOPULOS: Go ahead, ma'am. Go
21 ahead.
22 MS. GOODMAN: My name is Carol Goodman. I'll
23 be very short. It's hell getting out of Valley Lo.
24 CHAIRPERSON VASELOPULOS: It what?
25 MS. GOODMAN: It's difficult getting out
26 Valley Lo.
27 CHAIRPERSON VASELOPULOS: Okay, thank you.
28 MS. GOODMAN: You've heard it, but I had to
29 say it again.
30 CHAIRPERSON VASELOPULOS: Valley Lo?
31 MS. GOODMAN: Yeah, you just can't, it takes
32 you forever to go anywhere.
33 CHAIRPERSON VASELOPULOS: Oh the, okay, never
34 mind, okay. I'm thinking the residential community --
35 MS. GOODMAN: No, it's right here. Come on,
36 come see it for yourselves how difficult it is. Thank
37 you very much. Thanks.
38 CHAIRPERSON VASELOPULOS: Thank you.
39 MS. CALLAHAN: And I just have one really
40 quick thing to say.
41 CHAIRPERSON VASELOPULOS: Your name?
42 MS. CALLAHAN: Lucy Callahan. I have a
43 business right across the street in the Village for 37
44 years. I live at One Regent Wood Road.
45 And I just want to say I'm more concerned
46 about the image of our Village. Several years ago when
47 we were considering a new tagline for the Village I
48 think one of the taglines considered was the comfortable
49 corner of the Northshore, or the sleepy corner of the
50 Northshore.
51 When I go out and take a right down
52 Winnetka Road and I dead end into Waukegan, right in
53 front of me in that little strip shopping center, and I

1 know it's not Northfield, but there is a massive sign in
2 all caps saying massage. It doesn't say spa, it says
3 massage. There's a smoke hub there and now we're got a
4 recreational drug facility going in, and I just think
5 that side of town is going, we should make consider
6 calling it the sleezy corner of the Northshore. That's
7 just my opinion. Thank you.
8 CHAIRPERSON VASELOPULOS: Thank you.
9 The studies you showed comparing the
10 projected traffic to the current traffic were based on
11 bank usage, right?
12 MR. MAY: Yes, IT trip generation rates for a
13 drive-in bank use.
14 CHAIRPERSON VASELOPULOS: Of that size?
15 MR. MAY: Correct.
16 CHAIRPERSON VASELOPULOS: Have any studies
17 been done in the last, about the current situation of
18 that traffic?
19 MR. MAY: Not on the specific site as it was
20 closed, but we used the industry data which was a
21 compilation of many of last years, and I will reset, I
22 can pull that information I provided to the Village.
23 CHAIRPERSON VASELOPULOS: Yes, it's hard to
24 do. I frankly wasn't expecting you. Thank you.
25 Okay, Commissioners, any other thoughts
26 or questions? Anybody want to share any thoughts or
27 give any input?
28 COMMISSIONER deLOYS: If the traffic flow out
29 of the property, and that's not just this facility, but
30 also of that next door. If it's an issue with left
31 turns, you're able to make it a right-turn only onto
32 Waukegan? I'm just asking out of the facility. We're
33 not talking about the road, we're talking out of the
34 facility.
35 MR. GUTIERREZ: I don't think, I mean, we have
36 limited ability to do that retroactively.
37 COMMISSIONER deLOYS: Okay, I'm just asking.
38 COMMISSIONER ESTABROOKE: That's cleared for
39 Special Use.
40 COMMISSIONER deLOYS: Potentially.
41 COMMISSIONER ESTABROOKE: The Northview bank
42 is like that, isn't it?
43 COMMISSIONER deLOYS: To the one --
44 COMMISSIONER ESTABROOKE: The Northview Bank
45 is like that.
46 COMMISSIONER deLOYS: To the north, the exist
47 to the north is. Right.
48 COMMISSIONER ESTABROOKE: You can only go --
49 COMMISSIONER deLOYS: Correct.
50 CHAIRPERSON VASELOPULOS: Dan, one second
51 please? You're saying exiting this property?
52 COMMISSIONER deLOYS: Yes.
53 CHAIRPERSON VASELOPULOS: That making it

1 right-hand turn only? Is that what you're asking?
2 COMMISSIONER deLOYS: That would be my
3 suggestion. Yes, if we're trying to eliminate left
4 turns that would mitigate the people across the street
5 who have problems from the impact. We can't do anything
6 about Glenview and their turning in and out of Valley
7 Lo. That's not our, but we can help, and it's necessary
8 to make right turns only maybe.
9 COMMISSIONER HIRSCH: Two things I might
10 suggest. I say get rid of it completely and relocate it
11 to the south end of the lot as an entrance --
12 CHAIRPERSON VASELOPULOS: Get rid of what?
13 COMMISSIONER HIRSCH: The ability to enter or
14 leave this particular property from that point.
15 CHAIRPERSON VASELOPULOS: That's closer to the
16 light.
17 COMMISSIONER HIRSCH: That's closer to the
18 light, but it's not at the light. It's certainly far
19 enough away --
20 CHAIRPERSON VASELOPULOS: The left, but going
21 southbound on Waukegan, left-hand turn into it, close to
22 the light.
23 COMMISSIONER HIRSCH: But it alleviates the
24 problem that Wildberry is directly across from the two-
25 way turns.
26 CHAIRPERSON VASELOPULOS: Yes, it does.
27 COMMISSIONER HIRSCH: So, as a consideration.
28 CHAIRPERSON VASELOPULOS: I mean, personally,
29 I'm going to share my view just a little bit here.
30 Personally, the traffic issue at the corner and the
31 exit --
32 COMMISSIONER BRANNIGAN: Sorry to interrupt,
33 but thank you, I'm going to be timing out on our
34 connection based on the connection you put up for me. I
35 have about three minutes and 26 seconds.
36 CHAIRPERSON VASELOPULOS: Can you log back in?
37 MR. GUTIERREZ: No, go ahead.
38 COMMISSIONER ESTABROOKE: It's saying that he
39 only has that much time, but they don't disconnect.
40 COMMISSIONER BRANNIGAN: Well, it's based on
41 the Northfield connection. It's based on our whatever
42 connection.
43 MR. GUTIERREZ: Hey, Jack, can you just call
44 back in?
45 JACK BRANNIGAN: Yes, I'll call back in.
46 MR. GUTIERREZ: He's on a conference service
47 that use that gives a three-hour limit --
48 CHAIRPERSON VASELOPULOS: All right, I was
49 going to say the traffic in and out is of a concern,
50 because once you go in and you're not going to the
51 bank/dispensary and you want to go to the other property
52 to the north, that's gets backed up. You can't make
53 that left-hand turn. And then people heading northbound

1 off of Waukegan are going to back-up into Waukegan.
2 So, Dan's suggestion of shutting that
3 access, you know, alleviates that. No, it doesn't. No,
4 it doesn't.
5 COMMISSIONER HIRSCH: No, it's going to send
6 them through the parking lot.
7 CHAIRPERSON VASELOPULOS: Hang on one second.
8 No, it doesn't. You can still come in but, yeah, no it
9 doesn't.
10 COMMISSIONER HIRSCH: So, if the two
11 properties were separated. If there was literally no
12 more entry for that particular property and only an
13 entry for 161. And the entry for this property located
14 further south, I don't know where, the middle of it or
15 at the bottom of it. That's a small consideration, but
16 it's a better traffic --
17 CHAIRPERSON VASELOPULOS: Or blocking off the
18 access to the, is that what's you're saying? Blocking
19 off the access to the other parking lot to the north?
20 COMMISSIONER HIRSCH: Blocking off the access
21 to the other parking lot and alleviate 161's problem of
22 parking there at all. You would no longer have one
23 continuous asphalt for --
24 COMMISSIONER ESTABROOKE: But what does that
25 do to fire, and --
26 COMMISSIONER HIRSCH: I'd be fine with
27 professional, but I would say if you took out the entry
28 and potential exit across from Wildberry at least for
29 that property.
30 CHAIRPERSON VASELOPULOS: Is the owner of that
31 property here?
32 COMMISSIONER HIRSCH: 181, I'm sorry.
33 CHAIRPERSON VASELOPULOS: 181?
34 MR. MANDELOS: I always make a right turn
35 there. I can never turn left.
36 CHAIRPERSON VASELOPULOS: Now, what about
37 sealing off that access?
38 MR. MANDELOS: That doesn't work.
39 CHAIRPERSON VASELOPULOS: That doesn't work
40 for you?
41 MR. MANDELOS: You see, the three buildings
42 have two entrances; 181, 191 and 211. They have two
43 entrances and exits and they share it. Probably it was
44 a single entity at one point in time and then they
45 divided it and they kept the entrances in two places.
46 COMMISSIONER ESTABROOKE: I don't think he's
47 understanding based on what --
48 CHAIRPERSON VASELOPULOS: I think he is.
49 COMMISSIONER deLOYS: The two entrances for
50 the three buildings.
51 COMMISSIONER ESTABROOKE: Right, but where you
52 would want to cut it off is at 161, right?
53 COMMISSIONER deLOYS: So, the bank's an

1 independent?
2 COMMISSIONER ESTABROOKE: So, they still have
3 their two entrances and exits, they just --
4 MR. MANDELLOS: The one entrance and exit is on
5 the line of this building, on the lot of this building,
6 really. So, basically --
7 CHAIRPERSON VASELOPULOS: What if a separate
8 curb-cut was created onto Waukegan and not using this?
9 I mean, I'm not asking for answers right now, I know,
10 but these are ideas that we're discussing which could
11 lead to a continuance. So, I'm not expecting to decide
12 anything right now. We need studies.
13 MR. MANDELLOS: Going right and then making a
14 u-turn works. That's what I do. It's almost impossible
15 in traffic to turn left there, and there are many
16 accidents there.
17 CHAIRPERSON VASELOPULOS: Yes, sir?
18 DR. MESSER: I drive this frequently. To make
19 only a right turn coming out of this property, people
20 who want to go left or south will go up to the first
21 cut, make a u-turn and come back down Waukegan. U-turns
22 are disastrous on Waukegan.
23 COMMISSIONER BERMAN: I have two questions.
24 Well, the first thing, I would really like to, the first
25 thing I want to say is that one comment that make the
26 most sense to me was from the school. And it just hit
27 me the surrounding homes behind and the people that are
28 presenting to us, they didn't mention any kind of
29 bushes, and I know we're not here to discuss it.
30 But we come to these meetings where they
31 have the plans set, we want to take care of our
32 neighbors, we'll do what we can to make sure that our
33 neighbors are really comfortable. And I haven't heard
34 anybody from, I haven't heard you say anything about
35 your neighbors. About making sure that your neighbors
36 are comfortable like making, putting some more shrubbery
37 or whatever it is. I haven't heard you say that.
38 MR. ZAVEDUK: We'd be happy to do that.
39 COMMISSIONER BERMAN: But I mean, you did, it
40 wasn't part of your presentation.
41 CHAIRPERSON VASELOPULOS: But it's not,
42 Connie, in all fairness, it's not before us either.
43 COMMISSIONER BERMAN: The ones that I have
44 been part of --
45 CHAIRPERSON VASELOPULOS: You're right, they
46 have. You're right.
47 COMMISSIONER BERMAN: And I'd like to hear
48 from the Chief on what his feeling is on the security
49 side of it.
50 CHIEF LUSTIG: Commissioner, do you want me
51 to --
52 CHAIRPERSON VASELOPULOS: Please do, Chief.
53 CHIEF LUSTIG: Do you want to swear me in?

1 MR. GUTIERREZ: Yes, actually.
2 CHAIRPERSON VASELOPULOS: Yes, actually we
3 should if you weren't before.
4 (Witness sworn.)
5 CHAIRPERSON VASELOPULOS: And, Chief, your
6 name for the record.
7 CHIEF LUSTIG: Chief Bill Lustig. I've been
8 here in Northfield for 41 years. I've lived here in
9 Northfield raising four children for 20 years. I'm a
10 mile from this, where this is supposed to take place,
11 and that was my bank. And maybe the doctor was right
12 that it wasn't getting enough business because they're
13 closing it down, because it was convenient for me.
14 It also should be noted the police
15 department looks at two issues, and that's the security
16 and safety aspects of a plan and not whether the use is
17 appropriate for the location.
18 So, Commissioner, what can I answer for
19 you?
20 COMMISSIONER BERMAN: Well, I just, I guess I
21 just want to know from your expertise, they've given us
22 all the safety issues that they are proposing, but how
23 do you feel about it as the Chief of our town?
24 CHIEF LUSTIG: Okay, and let me talk about it.
25 Twice I've heard the Chief thinks it needs to be well
26 lit. Well, those of you that live on Regent Wood,
27 you'll be passing my house tonight on the way home. You
28 will think that it's O'Hare Airport because Northfield
29 and the Northshore is pretty dark here at night
30 especially when we're patrolling, and it's great to have
31 a lit area.
32 However, in saying that, they got a
33 pretty sophisticated camera system that they're putting
34 in with infrared and the ability to capture these
35 security issues. So, I can go either way on that
36 because they have that type of system but, yes, I
37 believe in a well-lit area, and I have lights that shine
38 from my neighbors in my yard. I pull the shade because
39 Northfield by night is a Northfield by day.
40 We have an expressway that's never been a
41 friend to Northfield. Starting about 11:00 o'clock to
42 4:30 in the morning we're kept pretty busy running
43 around town. Last week we had eight cars broken into
44 all unlocked. One of our residents had a great idea of
45 leaving his gun in his car and that was taken.
46 So, when you talk about lighting, yes,
47 I'm a strong believer in lighting, but if that lot of
48 bright enough, and I'd have to take another look there
49 down that corridor, then with the camera on I'm
50 comfortable with that.
51 Does that answer your question? Anything
52 else I can answer for you?
53 CHAIRPERSON VASELOPULOS: Thank you very much.

1 So, the question I have, Commission, is
2 the entrance and exit. Is there something else that can
3 be done to mitigate potential problems that we should
4 ask that it be looked into?
5 COMMISSIONER HIRSCH: Can we hear from Gewalt
6 Hamilton?
7 CHAIRPERSON VASELOPULOS: I don't know if
8 they're here. Is Gewalt Hamilton here?
9 MR. GUTIERREZ: Yes, they are.
10 CHAIRPERSON VASELOPULOS: Okay.
11 MR. GUTIERREZ: Peter Lind is here to
12 represent Gewalt Hamilton. He's the Civil Engineer.
13 CHAIRPERSON VASELOPULOS: And have you been
14 sworn in, Peter?
15 MR. LIND: No.
16 (Witness sworn.)
17 MR. LIND: So, in terms of access this is
18 going to have to go through IDOT, Illinois Department of
19 Transportation. So, any kind of usage changes, access.
20 I think also in our letter we talked about having the
21 Petitioner submit the traffic impact study to the
22 Illinois Department of Transportation due to the change
23 of use. So, I don't know the status of that.
24 If you guys could enlighten them on if
25 that's been submitted or not, but I'd be happy to answer
26 any other questions that you have.
27 COMMISSIONER deLOYS: So, asking for a right
28 in, right out, has to go through IDOT no matter what we
29 do?
30 MR. LIND: Correct.
31 COMMISSIONER deLOYS: Okay, thank you.
32 COMMISSIONER SUCHER: And so, does this need
33 to be approved, it sounds like what you're saying is no
34 matter what we do tonight it still has to be approved by
35 IDOT for the change of use from a bank to a cannabis
36 dispensary?
37 MR. LIND: That's our recommendation.
38 COMMISSIONER SUCHER: Okay, and do you have
39 any, I know you reviewed their plans. I don't know if
40 you independently tried to figure out if there was any
41 better way to do this than what they've proposed? That
42 wasn't, we didn't ask you to do that. We just asked you
43 to review their plans.
44 But I'm just, I think we are all
45 struggling with the traffic situation. And I'll just
46 say this, it's going to be the same traffic situation
47 whatever use is at that property. So, let's be clear on
48 that. I mean, right now you have a bank that's pretty
49 much shut down and it's a mess. So, obviously, adding
50 traffic to it is going to be a mess, but whether it's a
51 Starbucks, a cannabis dispensary, a fully functioning
52 bank, a daycare center, it's going to be a mess.
53 So, we're trying to figure out the best

1 solution to that, and I'm not sure we're the experts
2 here. So anyway, I'm not sure what the answer is, but
3 that's my question.

4 Can we make this better in any way?
5 COMMISSIONER ESTABROOKE: I kind of want to
6 make a comment and this has nothing to do with traffic,
7 but they're not changing the look of the building. So,
8 it's not, you know, there's not going to be, you know,
9 this big marijuana, I don't know what they even call
10 them anymore, doobie, hanging off the light fixtures or
11 anything. It's not going to look any different than
12 what it looks like today except for the sign that says
13 BLOC. So, I have a hard time saying that that is an
14 issue.

15 I really came here with an open mind
16 because I, I'm married to a retired Evanston cop who
17 started the narcotic/marijuana dog program for customs.
18 So, I am hearing all sorts of things from him chirping
19 in my ear. So, I came here trying to be as objective as
20 I could.

21 What I'm hearing from them is that they
22 are policing themselves better than most of the people
23 who would go to that property would police themselves.
24 They're taking care of their money in a very contained
25 way. They're taking care of the product that they're
26 selling in a very contained way. And even the stuff
27 that they're going to have to lose because it's
28 outdated, they're taking care of that in a good way.

29 So, to me, I think they're being good
30 citizens in that respect. Nothing is going to change on
31 the building, so to me that was a big thing, that it
32 would have a big leaf like in Skokie and I thought that
33 would be awful. So, if we can fix this traffic issue I
34 think this is a good thing. I really do and I did not
35 come here thinking that. So, you did a good job.

36 MR. ZAVEDUK: Thank you.

37 CHAIRPERSON VASELOPULOS: Question for you and
38 Steve. The Gewalt Hamilton report that's dated February
39 25th, 2022. In that report you're recommending that this
40 go before IDOT.

41 MR. LIND: Recommending that the traffic
42 impact study go before IDOT.

43 CHAIRPERSON VASELOPULOS: Yes, sorry, thank
44 you.

45 And Steve, reading item seven in the
46 proposed motion, prior submittal of construction plans
47 and building permits Petitioner shall provide other
48 requested information and adhere to the recommendations
49 contained in the Gewalt Hamilton report dated February
50 25th, 2022.

51 Are we saying now that as part of this
52 they have to go before IDOT, because that's what's
53 recommended in IDOT.

1 MR. GUTIEERREZ: It was a general blanket
2 statement, so --
3 CHAIRPERSON VASELOPULOS: What kind of teeth
4 does it have?
5 MR. GUTIERREZ: They'll have to submit their
6 traffic impact study to IDOT. I don't know if they
7 object to that.
8 CHAIRPERSON VASELOPULOS: Well, I want to ask
9 them that. I want it to be clear about what we think
10 that says, because you wrote it.
11 Would Petitioners step to the microphone
12 or discuss amongst yourselves, because I think you know
13 what the question is. And then step to the microphone
14 and answer that please?
15 Okay, continue. You understand the
16 question that --
17 MR. ZAVEDUK: Yeah, I'm not necessarily
18 opposed to going through any study that the Village
19 requires that we do. Although I would implore that we
20 not add extra steps that are going to unduly delay the
21 process beyond a point where, once the licenses are
22 issued we have a limited amount of time that we are
23 required by the State in order to fill that facility.
24 So, we wouldn't want to impede our ability --
25 CHAIRPERSON VASELOPULOS: Okay, the language
26 references that you would do this not upon approval,
27 before approval by the Board, but before permits are
28 issued.
29 MR. GUTIERREZ: Yes, and that's always the
30 context of the suggestion. The context of the
31 suggestion that they submit the traffic impact study to
32 IDOT was not in the context of prior to this approval or
33 to the Zoning approval, but prior to building permits --
34 MR. ZAVEDUK: Correct.
35 CHAIRPERSON VASELOPULOS: Yes, that's what it
36 says here, yes. So, as we do sometimes with
37 Petitioners, we've got, you know, items one through 13
38 on this motion. We sometimes specifically ask you, are
39 you understanding these items and you're in agreement
40 with these items.
41 So, I'm asking you specifically on item
42 seven, prior to submittal of construction plans for the
43 building permit, Petitioner shall provide all the
44 requested information and adhere to a recommended, to
45 the recommendation that's contained in the Gewalt
46 Hamilton report dated February 25th, 2022, and one of
47 those things is to go before IDOT.
48 MR. ZAVEDUK: To be honest with you, I'm not
49 really familiar with how long that process would take.
50 So, I'm a little bit caught flat-footed with
51 understanding what benefit or what we would be asking of
52 IDOT. We're not changing the use. As my traffic
53 consultant will tell you in a minute, all of the

1 proposed, are proposed use conforms with IDOT standards.
2 We're not changing any of the traffic flow. So, I'm not
3 really certain what an IDOT, what input IDOT would have
4 on this, but if it's necessary we would do it.
5 MR. GUTIERREZ: Maybe Peter can help us
6 understand the recommendation on this.
7 MR. LIND: So, Waukegan Road, Illinois Route
8 43, is jurisdictioned by Illinois Department of
9 Transportation. So, our comments all under the traffic
10 impact study, those all come as recommendations because
11 it is an IDOT jurisdictional road. It's just from past
12 experience these have been the comments that we've
13 typically have requested be provided and that IDOT
14 should, I guess, have the final say that being it's
15 their road.
16 MR. ZAVEDUK: So, are you saying that IDOT has
17 the say on the use within this municipality, or IDOT has
18 a say on traffic patterns. I'm not, IDOT usually
19 doesn't comment on use.
20 CHAIRPERSON VASELOPULOS: It's not about use.
21 It's not about use.
22 MR. GUTIERREZ: It's based on the fact that
23 there's a proposed improvement with the road curb would
24 be the only change it looks like they're suggesting in
25 the right-of-way.
26 MR. LIND: Yes. The site plan does not
27 clearly show, at least I could not clearly show where
28 the IDOT right-of-way was, and with the proposed
29 improvements for the, it looks like the newly proposed
30 road curb, that might be an IDOT right-of-way. In which
31 case that becomes under IDOT jurisdiction.
32 MR. GUTIERREZ: So, it may, again, is that,
33 was that the genesis of that recommendation, that you
34 just want to make sure IDOT is okay with the road curb?
35 MR. RANDOLPH: If I may, we purposely stayed
36 out of the IDOT right-of-way so that we wouldn't have to
37 do the IDOT review. We're not impacting IDOT right-of-
38 way whatsoever.
39 CHAIRPERSON VASELOPULOS: Okay, so --
40 MR. GUTIERREZ: So, can you speak to the
41 genesis of the road curb?
42 MR. RANDOLPH: The road curb is for emergency
43 access. The fire truck cannot get in there without
44 driving over the curb. So, that's a mountable curb that
45 they can drive on.
46 MR. GUTIERREZ: That was requested by Staff
47 according to their initial review of the site plans.
48 CHAIRPERSON VASELOPULOS: So, the original
49 question wasn't so much for me, it wasn't so much for
50 road curb and right. Why is Gewalt Hamilton suggesting
51 IDOT? Is it just for the road curb or is it for the
52 change in use that's going to change the traffic pattern
53 onto an IDOT jurisdiction road?

1 MR. LIND: So, if the road curb is out of IDOT
2 right-of-way then there's no need for the plans to be
3 submitted to IDOT.
4 CHAIRPERSON VASELOPULOS: Okay.
5 COMMISSIONER SUCHER: Can we kind of go back
6 to the fact that no matter what goes there, there's
7 going to be traffic? And so, I don't think that
8 anything that we do for this specific site is going to
9 help. I think --
10 CHAIRPERSON VASELOPULOS: We will have this
11 issue with whatever goes in there.
12 COMMISSIONER BERMAN: Exactly, right.
13 COMMISSIONER HIRSCH: Plus we don't have any
14 jurisdiction of the road, so no matter what we do we
15 have no impact.
16 COMMISSIONER BERMAN: That's exactly right.
17 So, it's almost like --
18 MR. GUTIERREZ: So, I could, again, both of
19 you guys can correct me if you want; it seems to me
20 first of all that it's not viable to move the driveway,
21 because I think we came to that conclusion perhaps. So,
22 you're really talking about restricting left turns out
23 of the site. Does that, I mean, does that --
24 COMMISSIONER deLOYS: But we determined we
25 couldn't do that.
26 MR. GUTIERREZ: I'm not saying that --
27 COMMISSIONER deLOYS: We can't do that because
28 that's IDOT's peruse.
29 MR. GUTIERREZ: So, but isn't that the only
30 thing that might improve, I mean, that might impact the
31 ability for people to rely on their business to get out
32 onto Waukegan Road to prevent queueing that backs up
33 into that, into that next to that intersection, internal
34 intersection. I'm not suggesting it's a good idea.
35 COMMISSIONER SUCHER: And I'm not sure we're
36 suggesting that. I think we're asking the questions. I
37 don't think we have the ability to suggest that, but
38 there's some logistical pieces.
39 MR. BRANNIGAN: This is Jack; can I clarify
40 that is the attendee gone?
41 CHAIRPERSON VASELOPULOS: Everyone's here,
42 Jack.
43 MR. BRANNIGAN: Everyone's there?
44 MR. GUTIERREZ: I'm just trying to funnel our
45 thinking about what it is that we're talking about.
46 What to do with traffic. We're not going to eliminate
47 obviously what's going on there now. Anything that goes
48 in here will have more traffic than the bank which has
49 basically been closed. And I just want to solidify kind
50 of where we're going in the discussion and ask the
51 traffic engineers if there's something in that realm of
52 discussion that makes some sense to even contemplate?
53 COMMISSIONER ESTABROOKE: I think we were

1 trying to find a way, if we could, to do something that
2 might mitigate traffic. We, I think we've come to the
3 conclusion that we can't, and that no matter who goes
4 there, there's going to be traffic, more than the bank.
5 COMMISSIONER deLOYS: More than this current
6 bank.
7 COMMISSIONER ESTABROOKE: More than this
8 current bank, correct.
9 CHAIRPERSON VASELOPULOS: Well, let's be, wait
10 a minute. The current bank is selling to another
11 entity. So, we don't know what would be going in there.
12 COMMISSIONER deLOYS: Correct.
13 CHAIRPERSON VASELOPULOS: Well, I heard people
14 from the audience suggest well, except for a bank.
15 Well, there's a strong likelihood a bank will no longer
16 be utilizing this facility.
17 MR. MAY: If I may real quick, I heard the
18 word of just doing nothing. We are aware of the
19 proximity of that internal intersection to the roadway
20 and the potential of an inbound vehicle being blocked by
21 someone trying to exit, which is why we recommended the
22 use of stop signs. You know, typical that you would
23 find at a shopping center where all the other lines are
24 stopped, allowing everyone inbound to enter without
25 having to stop. If you find that this is --
26 CHAIRPERSON VASELOPULOS: Well, the issue is
27 someone that has turned in, heading northbound on
28 Waukegan turning in and wants to make an immediate left
29 turn to the north. Not to use your facility, an
30 immediate left turn to the north and they're going to be
31 blocked because there are three cars waiting to exit
32 onto Waukegan. Three, four or five cars at that stop
33 sign you're talking about. So, now they stop and they
34 you got a car behind them blocking because it's all
35 single lane coming in. Leaving it is double lane, but
36 coming in is a single lane.
37 MR. MAY: Yes, what I'm talking about is
38 currently as it exists this stop bar and a stop sign
39 here does not exist at this location. So, everyone
40 existing is not prompted to stop to view the situation.
41 They are all advancing as far as they can.
42 What we're proposing as part of these
43 modifications is that a stop bar be provided here as
44 well as here with stop signs so that all vehicles
45 entering the intersection will stop, assess that the car
46 in front of them, if they would advance would block the
47 intersection, and make that determination.
48 COMMISSIONER HIRSCH: You're asking a lot of
49 the drivers.
50 CHAIRPERSON VASELOPULOS: The only difference
51 there, I understand what you're saying, but the only
52 difference is you're still in a private parking lot.
53 And the rules of the road will be ignored a little bit

1 because you're not on the street. That's my personal
2 opinion about how some drivers will approach and treat
3 that.
4 They're going to ignore that, at least
5 some people. Others will adhere because they're smart,
6 but not everyone is smart. Especially because they're
7 not on the street and they still think they're in the
8 driveway, still think they're in the parking lot and
9 they don't pay attention to things like that.
10 MR. HALL: We could also add do not block
11 intersection signs.
12 CHAIRPERSON VASELOPULOS: So, does this
13 Commission, question to the Commission. Does this
14 warrant further analysis?
15 COMMISSIONER ESTABROOKE: Not in my opinion.
16 COMMISSIONER HIRSCH: Not in my opinion.
17 CHAIRPERSON VASELOPULOS: Steve, what do you
18 think?
19 MR. GUTIERREZ: Not in my opinion.
20 CHAIRPERSON VASELOPULOS: Connie? No?
21 COMMISSIONER BERMAN: Anything that goes there
22 is going to be a problem.
23 COMMISSIONER deLOYS: Anything that needs to
24 be worked on here on is the Commission, is the
25 Architectural Commission.
26 COMMISSIONER BRANNIGAN: It could be an
27 immediate care center. I mean, it would create traffic,
28 anything.
29 COMMISSIONER deLOYS: Right.
30 COMMISSIONER ESTABROOKE: I do think that
31 there needs to be an amendment to the motion though
32 because there's nothing about adding an ADA parking
33 spot.
34 CHAIRPERSON VASELOPULOS: Steve, is that
35 right?
36 MR. GUTIERREZ: So, let me clarify that. So,
37 there are two accessible parking spaces that are
38 required for the size of this parking and they're
39 providing that. It's on their plan.
40 COMMISSIONER ESTABROOKE: So, does that need
41 to be a motion?
42 MR. GUTIERREZ: No, because that's what they
43 presented to us. So, if you're going to approve the
44 proposed plan that is included in that --
45 CHAIRPERSON VASELOPULOS: Okay.
46 COMMISSIONER ESTABROOKE: We have to change
47 the time now.
48 CHAIRPERSON VASELOPULOS: There are a couple
49 of things I want to point out in the motion. Well, the
50 time in number two says 10:00 a.m. to 8:00 p.m. Monday
51 through Saturday. That is what we're --
52 COMMISSIONER ESTABROOKE: Oh, we are? All
53 right.

1 CHAIRPERSON VASELOPULOS: Yes, and then Sunday
2 it's 10:00 to 6:00. Elsewhere in here it's referenced,
3 but I don't think that was the motion. Hang on one
4 second.

5 MR. GUTIERREZ: Those were comments that, what
6 they had put in their application versus what the State
7 said.

8 CHAIRPERSON VASELOPULOS: Yes, earlier on
9 page, I think, three there's a reference to that, but
10 that's part of the description. That's not part of the
11 motion. So, I think we're okay with the times on the
12 motion.

13 The only thing that I'm aware of that
14 needs to be addressed is in number one, John Martin is
15 referenced in here owning 49 percent. The Petitioner
16 has said John Martin has deceased and Jason Martin is,
17 well, they don't know if it's 49 percent.

18 COMMISSIONER deLOYS: How about saying John
19 Martin's estate?

20 MR. ZAVEDUK: The percentage will stay the
21 same. I just don't know --

22 CHAIRPERSON VASELOPULOS: You don't know the
23 names then?

24 MR. ZAVEDUK: Jason is the son. To be honest,
25 I don't know if Jason has siblings.

26 CHAIRPERSON VASELOPULOS: Okay, so we're a
27 little unclear about the break-up of the 49 percent and
28 to whom it goes to, and our attorney has a suggestion on
29 how to handle it.

30 MS. MILLUZZI: Yes, I would say, I mean, if
31 it's more appropriate to say the estate of John Martin.
32 But as long as you guys clarify it before the Board
33 meeting so that Steve can clean up the ordinance
34 language that goes to the Board, we'll make sure those
35 numbers are correct to the Board, so for the actual
36 ordinance.

37 COMMISSIONER SUCHER: Can I just say if it
38 goes, if we say the estate, that may be accurate, but
39 then when the estate gets distributed you need another
40 Special Use because the owners will change. If it's
41 within the percentage. I don't know if it will or not.

42 MR. GUTIERREZ: Well, it was a 51 percent
43 change versus the 49 percent, or is that --

44 CHAIRPERSON VASELOPULOS: Well, unless, I
45 don't know any of these other people, but if any of
46 these other people absorb some of that maybe their two
47 percent plus a 50 and 49 percent becomes now they have a
48 51 percent.

49 Anyways, this needs to be cleared up
50 though before, how would you think we should --

51 MS. MILLUZZI: Christine would just explain
52 that to the Board that we got updated numbers from the
53 Petitioner since the conditions were made. So, he would

1 have, he would just note his staff that one of the
2 conditions was modified in light of updated percentages
3 based on the estate. So, I don't think, you guys, I
4 would say --

5 CHAIRPERSON VASELOPULOS: So, in the motion we
6 need to reference, allude to that.

7 MS. MILLUZZI: I'd reference whatever is the
8 most accurate, whether it's the estate or the heirs of
9 John Martin right now and the rest would be, remain the
10 same because that's --

11 MR. ZAVEDUK: Successor in interest.

12 MS. MILLUZZI: Successor in interest?

13 MR. ZAVEDUK: Successor in interest to John
14 Martin. That way we cover heirs or any of that.

15 MS. MILLUZZI: Okay, that's fine.

16 MR. ZAVEDUK: On the State application it's
17 John Martin.

18 CHAIRPERSON VASELOPULOS: And someone in the
19 audience said what about ineligibility that can be
20 vetted at the Board. If, in fact, that name is, for
21 whatever reason, ineligible the Board can vet that.

22 Okay, Commissioners, one last go around.
23 Any questions or comments?

24 Jack, do you have any questions or
25 comments?

26 COMMISSIONER BRANNIGAN: No, thank you.

27 CHAIRPERSON VASELOPULOS: I think we're
28 wrapping things up, Jack.

29 COMMISSIONER SUCHER: I just have one more
30 comment.

31 CHAIRPERSON VASELOPULOS: Yes, sure.

32 COMMISSIONER SUCHER: That no matter what we
33 do, if we decide to recommend this, approve the Special
34 Use, or recommend a Special Use to the Board, I would
35 just, want to say that I think everyone should continue
36 working on the traffic issue. Just because it's
37 approved doesn't mean the Board's going to approve it,
38 and the more you work with your neighbors the better.

39 CHAIRPERSON VASELOPULOS: Well, we can put
40 that in the motion if you want.

41 COMMISSIONER SUCHER: I'm just stating that.

42 CHAIRPERSON VASELOPULOS: Does someone want to
43 put another item on here about traffic, as Jennifer kind
44 of didn't say.

45 COMMISSIONER SUCHER: We could, but I'm not
46 sure what we would say other than we encourage the
47 parties to work on traffic issues, but I'm not sure what
48 that means.

49 CHAIRPERSON VASELOPULOS: It's not a
50 condition. It's not a condition.

51 MS. MILLUZZI: I think your statement is just
52 to kind of put them on notice that they Board may have
53 more questions and if there's anything they can look at.

1 COMMISSIONER deLOYS: And they're going to
2 read our comments and they're going to read that we've
3 questioned this.
4 CHAIRPERSON VASELOPULOS: Yes, okay.
5 COMMISSIONER deLOYS: But we can't put too
6 much in there because it goes to the IDOT issue.
7 CHAIRPERSON VASELOPULOS: Right, does anybody
8 want to make a motion?
9 COMMISSIONER ESTABROOKE: I can make a motion
10 if someone tells me what I'm supposed to say about John
11 Martin. I got to successor and then --
12 CHAIRPERSON VASELOPULOS: Successor of
13 interest.
14 MS. MILLUZZI: Successor of interest of John
15 Martin.
16 COMMISSIONER BRANNIGAN: That would be a
17 separate issue, wouldn't it?
18 COMMISSIONER ESTABROOKE: To the successors of
19 interest of John Martin?
20 MS. MILLUZZI: And.
21 COMMISSIONER ESTABROOKE: And, okay, great.
22 Let me see.
23 **As all of the Special Use standards of Section 16-4 of**
24 **the Village Code has been met, Motion to recommend to**
25 **the Village Board approval of a Special use for the**
26 **operation of an adult use cannabis dispensary at 161**
27 **Waukegan Road in accordance with the Petitioner's**
28 **Application and Supporting Materia, date stamped**
29 **February 18, 2022, subject to the following conditions:**
30
31 **1 through 13 with an amendment to the number one,**
32 **condition number one where it states John Martin has 49**
33 **percent. Changing that to the successors and interest**
34 **of John Martin.**
35
36 **1. The Special Use shall be personal and limited to the**
37 **Petitioner, RENU, IL, LLC, pursuant to Article XVI,**
38 **Section 4(9) of the Zoning Ordinance of the Village of**
39 **Northfield. RENU, IL, LLC is owned as follows:**
40 **Barbette Loevy 47 percent, successors in interest of**
41 **John Martin 49 percent, Harold Feldman 2 percent, and**
42 **Erica Farris 2percent. Upon change in or transfer or**
43 **ownership of RENU, IL, LLC, the Special Use shall lapse.**
44 **Change in ownership shall occur when any corporation,**
45 **partnership or other entity which currently owns 100**
46 **percent of the total stock and/or assets of RENU, IL,**
47 **LLC, shall I the aggregate own less than 51 percent of**
48 **RENU, IL, OOC. The 51 percent minimum ownership**
49 **requirements shall apply regardless of whether RENU, IL,**
50 **LLC is owned by a corporation, partnership or other**
51 **entity. Furthermore, the Special Use shall only be**
52 **applicable to the subject property.**
53 **2. The hours of operation shall be limited to 10:00**

- 1 a.m. to 8:00 p.m. Monday through Saturday and 10:00 a.m.
2 to 6:00 p.m. on Sunday.
- 3 3. Dispensary employees shall be required to use the
4 parking spaces along the south edge of the site.
5
- 6 4. The Petitioner shall obtain a valid adult use
7 cannabis dispensary license from the State of Illinois
8 prior to operating.
- 9 5. Final approval of elevations, building materials,
10 landscaping, lighting and signage shall be subject to
11 future Architectural Commission review and Village Board
12 approval.
- 13 6. The Petitioner shall conform to all applicable
14 State of Illinois and Village of Northfield adult use
15 cannabis regulations at all times.
- 16 7. Prior to submittal of construction plans for
17 building permits, the Petitioners shall provide all of
18 the requested information and adhere to the
19 recommendations contained in the Gewalt Hamilton Report
20 dated February 25th, 2022.
- 21 8. The representations made in the application and
22 supporting documents are binding upon the Petitioners.
23 There shall be no additional uses permitted beyond those
24 specifically enumerated herein or permitted by the
25 Village of Northfield's Zoning Ordinance.
- 26 9. The Village of Northfield Health, Fire, and
27 Building officials shall be granted access to the
28 subject property at any reasonable time for purposes of
29 conducting inspections for compliance with Village Codes
30 and Ordinances.
- 31 10. An approval pursuant to any requested review by a
32 Village consultant, Village Staff member, Village
33 Commission or Village Board Committee shall be an
34 approval of only those items specified in any motion,
35 resolution, ordinance or written report. Such approval
36 shall not be deemed to be an approval of any matter
37 which is within the jurisdiction of any other Village
38 consultant, Village Staff member, Village Board
39 Committee or Village Commission that has not issued a
40 report or given its approval. Neither shall such
41 approval be deemed the approval of any County, State or
42 Federal Agency. Under no circumstances shall the
43 approval be deemed to be an approval of any matter not
44 included in this ordinance by virtue of the fact that
45 such as matter appeared on a supporting document which
46 is not attached as an exhibit to this ordinance or
47 incorporated as an exhibit as part of this ordinance.
- 48 11. The petitioner shall comply in all other respects
49 with the ordinances of the Village of Northfield and
50 nothing in this Special Use shall be construed as a
51 waiver or any of those requirements.
- 52 12. Violation of any condition of this Special Use
53 Ordinance shall be cause to revoke said permit by the

1 Corporate Authorities upon ten (10) days proper notice
2 to the Petitioner. Alternatively, the Village Manager
3 shall have the right to assess fines, not to exceed
4 \$750.00 per violation, for violation of this Special Use
5 Ordinance. Such assessment of fines may be appealed to
6 the Corporate Authorities by filing written notice of
7 appeal within three (3) days of the assessment.

8 13. Changes in the project maybe only be made as
9 follows:

10 A. Minor Field Changes. Minor changes in
11 locations or sizes shows on exhibits may be approved,
12 inwriting, by the Director of Community Development.
13 Typically a minor field change will not involve a
14 percentage change greater than three percent. However,
15 not all changes of less than three percent shall
16 necessarily be deemed to be minor. The determination of
17 the Director of Community Development as to whether a
18 change is a minor field change shall be final.

19 B. Village Board Approval Changes. The Village
20 Board may approve, without referral to the Plan & Zoning
21 Commission, such other changes as it believes are in the
22 best interest of the Village and which do not involve
23 changes in numbers found in the text of the Ordinance
24 and which do not have a substantial, direct impact on
25 adjacent properties. The determination of the Village
26 Board as to whether a requested change should be
27 referred to the Plan & Zoning Commission shall be final.

28 C. Changes Requiring a Public Hearing. Any
29 change involving a size, quantity or other numerical
30 value found in the text of the Ordinance or any change
31 having substantial, direct impact on adjacent properties
32 shall not be made except after a public hearing before
33 the Plan & Zoning Commission. Additionally, the Village
34 Board or the Director of Community Development may refer
35 any requested change to the Plan & Zoning Commission for
36 public hearing when either believes it would be in the
37 best interest of the Village to do so.

38 CHAIRPERSON VASELOPULOS: Is there a second?

39 COMMISSIONER deLOYS: Second.

40 CHAIRPERSON VASELOPULOS: All those in favor?
41 (Chorus of ayes.)

42 CHAIRPERSON VASELOPULOS: All opposed.

43 Let the record be known Jack Brannigan
44 also voted aye. The motion passes unanimously.

45 Thank you all for coming. I know this is
46 very difficult. I appreciate the discourse and the
47 patient that everyone demonstrated. As we said before,
48 this is going before Architectural and then before the
49 Village Board.

50 MR. GUTIERREZ: Goes before the Board on the
51 15th.

52 CHAIRPERSON VASELOPULOS: Yes, I don't know if
53 it's going to be going before the Village Board on March

1 15th though because that's before Architectural, right?
2 MR. GUTIERREZ: Right now it's scheduled to go
3 before the Village Board on the 15th. We'll probably
4 recommend to the Board a secondary condition of their
5 ordinance that's required subsequent to the
6 Architectural Commission reviews, approvals and --
7 CHAIRPERSON VASELOPULOS: Okay. All right,
8 motion to adjourn?
9 COMMISSIONER SUCHER: Second.
10 CHAIRPERSON VASELOPULOS: Jennifer second,
11 Dan.
12 All those in favor?
13 (Chorus of ayes.)
14 CHAIRPERSON VASELOPULOS: Opposed?
15 (No response.)
16 CHAIRPERSON VASELOPULOS: Motion carries.
17 Thank you, good night everyone.
18 (Whereupon, at 10:55 p.m., the above
19 meeting was concluded.)
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22 APPROVED 4/6/22
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