



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

April 7, 2022

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on April 7, 2022.

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for April 7, 2022 at 7:06 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Gray
James Gaskill
Angela Gatto
Frank Loscuito
Eduardo Mani
Andrae Marak
Kurt Truxal

Absent Plan Commissioners:

Ken Shaw

Village Officials and Staff:

Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

Rick Sinnott, Erickson Engineering (Loyola)
Kent Davidson, HOIK (Architect, Loyola)
Lucas Hoefflicker, AW Holdings (Ascend)
Taofik Lasisi, Interform Design (Architect, Ascend)
Josh Evans, Ascend, Area Sales Manager
James Andrus, Ascend
Wai Leo, Ascend

Members of the Public:

None

COMMUNICATIONS – Daniel Ritter, Planning Manager, introduced Jarell Blakey, the new Management Analyst present at the meeting. You can introduce each other after the meeting but you'll probably be getting some communications from him going forward. So, we're glad to have him, he'll help with some of the administrative side of things. With packets, postings, minutes, so he will have some involvement in this Commission. He'll also hopefully be helping us do policy and analysis and text amendments and all the good stuff that helps us move forward into a better direction so glad to have Jarell here, welcome. He Interned for DeKalb, IL prior to this and he is getting his MPA at NIU. So, glad to have him. Second, it was noted that CHAIRMAN GRAY will recuse himself from the first item as his company has done work for Loyola on the site. We just don't want any perception of anything so he'll be recusing himself and COMMISSIONER GATTO has volunteered to be Acting Chair for that item.

APPROVAL OF MINUTES - Minutes of the March 3, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL. The motion was seconded by COMMISSIONER GATTO to approve the March 3, 2022 minutes. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

CHAIRMAN GRAY: At this time, I will request that COMMISSIONER GATTO come up and act as chair for this first item as I recuse myself and remove.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 7, 2022 REGULAR MEETING
ITEM #1 PUBLIC MEETING – LOYOLA MEDICINE AMBULATORY CARE CENTER, 17901 LAGRANGE ROAD – FINAL PLAT OF SUBDIVISION APPROVAL

Consider recommending that the Village Board grant Shawn Vincent on behalf of Loyola Medicine (Property Owner), a Final Plat of Subdivision at 17901 LaGrange Road in the ORI (Office and Restricted Industrial) zoning district. The Final Plat approval includes final lot division, right-of-way dedications, and easements related to the previously approved Loyola Medicine project.

Present Plan Commissioners: Acting Chairperson Angela Gatto
James Gaskill
Frank Loscuito
Eduardo Mani
Andrae Marak
Kurt Truxal

Absent Plan Commissioners: Garrett Gray (recused)
Ken Shaw

Village Officials and Staff: Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Rick Sinnott, Erickson Engineering (Loyola)
Kent Davidson, HOK (Architect, Loyola)

Members of the Public: None

ACTING CHAIRPERSON GATTO introduced Item #1.

Daniel Ritter, Planning Manager, gave an overview of the staff report This is the Loyola project that was before you guys in, I believe, October. OCTOBER 21, 2022 it came before plan commission and went to Village Board on NOVEMBER 16, 2021. We won't re-hash the entire project, but here is just the overview of the building they are going to be putting up on that site. It is an ambulatory care facility that will help replace some of Loyola's staffing needs in the area. We are excited to have them in Tinley Park. As part of that approval we hoped; at the time we were trying to have this move forward as quick as we can since they had some timing issues. So, the hope was to do a plat of dedication and then maybe come back with the plat of subdivision with easements for the utilities to really solidify what was going on. Once we looked at that, there was some issues with the plat of dedication just because it wasn't previously formally subdivided and we had some issues with the right of way dedication. So, this plat that is before you guys today is cleaning that up. This will be the plat of subdivision. It encompasses not only consolidating the lots formally but actually subdividing them; and subdividing a third triangle lot that was part of the overall lot on the west side of the 96th Ave right of way. Recording all the utility, drainage, detention, easements on the property and then dedicating some right of way on 179th Street that was not previously clear. A lot of clean up. The plat in your packet has been updated and we have updated the motion as well to have the new date of that plat. The only change of that was minor wording cleanup for 179th Street right of way. They put on the previous recording number and the correct width on there so its just a minor cleanup. Lastly, there are just a couple conditions on it that are typically on most plats and that is just because there can be some tweaks that are found after this approval and before Village Board adopts it. If Engineering or Legal have something that can be updated. Lastly, just to clarify that this plat of subdivision needs to be recorded with the county before we move forward with the development. This is a fairly simple plat of

subdivision request, there is no zoning so it is just recommending approval or denial of the plat to the Village Board. The Petitioner is here as well as their engineer and their architect if you have any questions.

Kent Davidson, HOK (Architect) introduced himself. I am the project manager for the design team for the project. The representative of the client was not able to be here today, so he asked me to come here today and make what we feel is a reasonable plea for a minor modification in the motion. We are concerned that requiring the final plat be signed and recorded with the county is unduly pessimistic about the relationship that we have created on the project. One thing that the pandemic has made clear to members of the design community is, we have very little control over the entities that we need to get signatures from. Now, we will, we fully intend to do all of that its just requiring that the permit be dependent upon that when frankly the time really matters; April 1 of next year there will be 150 people that will have nowhere to report to work. The village has been holding drawings since September. We have been working with staff diligently to try and work through all of the issues that have been there. We will continue to do so, our hope is that you can recommend to the Village Board that on their approval of the project, the permit be issued. Obviously contingent on all those other requirements coming forward. You are going to have plenty of opportunities for redress if for whatever reason things go south on the project. We still have to get additional permits on the project, this is just to start the foundation. Your holding a substantial bond on the project so that, again, if anything happens, you have the ability to come in and use that bond if something happens. Frankly, we are going to be out there 6 days per week for the next 52 weeks trying to get this project done. You can come lock the gate any day you want if there is a problem, but our concern is that causing this to wait is of limited value to the village, but it is of great value to Loyola to go forward. Our hope is that you perhaps modify the motion slightly to allow us to move forward. I will say that staff has been very diligent on this they have been open with us, working with us they don't have the ability to make that modification. I sat on the zoning board in my hometown too. I found out that the reasons for boards is that strict interpretation of the law is not always in the best interest of the village; that's the reason the boards really exist, is to bring some judgement to bear. Our hope is that you can see clear to support the project in a bit more tangible way to make this minor modification. Thank you.

Daniel Ritter, Planning Manager: To clarify, that condition is just a clarification of a code requirement; even if removed that need for recording is still requirement. So, you would have to request variations to build over a property lines and reduced setbacks if that is not recorded. So, we would have to go through a public hearing process and publish for that, it is not something that can be voted on today. That condition was just put on there to clarify so everyone is on the same page. It is not something this plan commission can grant today. What we do need is all the signatures on it and have it submitted to us. Let's say the county is just in a process of recording that, we can absolutely move that forward with the permit then at that point. We know that the county can move a bit slower with the recording process so if its submitted and everything is signed and we are just waiting on them to record it, that's not a problem we can issue the building permits at that time. If we are missing signatures we essentially don't have a recordable plat.

Rick Sinnott, Erickson Engineering: Would indication of a willingness to sign the plat, but not actually having the signatures on the plat, would that be sufficient?

Daniel Ritter, Planning Manager: Why wouldn't they just sign the plat then?

Rick Sinnott, Erickson Engineering: It takes time to get an appointment to get the plat signed.

Daniel Ritter, Planning Manager suggested that if the petitioner got indication from the county that they are ready to sign the plat, reviews complete, and permits issued, then the village can assist petitioner in getting signatures needed at that time expedited.

Rick Sinnott, Erickson Engineering: I have been reaching out to Michael Stir. If the village can do the same, as he has been unresponsive for the last week or so. Our communication has been generally pretty good, but I reached out to get indication as to if the county will approve the plat. Petitioner claims that per the last review letter received implied that approval was imminent. No comments on the plat only comments on the hydrology.

Daniel Ritter, Planning Manager: Per the last letter staff has seen, Cook County DOT didn't have comments yet but waiting on traffic group to complete their review before issuing any approvals. At the end of the day we do need the signature of the county on the plat to move forward. The Village Board could waive it, but then you will have to go through the public hearing process to allow this to be built over the property line, which would not be something that

is recommended. Without the recorded plat, there could be numerous issues and never get recorded if construction starts.

ACTING CHAIRPERSON GATTO asked for if any commissioners had any questions, hearing none, ACTING CHAIRPERSON GATTO requested a motion be made to recommend approval to Village Board.

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant approval to the Petitioner, Shawn Vincent on behalf of Loyola Medicine, Approval of the Loyola Medicine Final Plat of Subdivision dated March 25, 2022, subject to the following conditions:

1. Final approval of plat is subject to final review of details by the Village Engineer, Village Attorney, and Cook County review prior to recording to ensure they are accurate and match with the proposed final plans.
2. The Final Plat shall be recorded with the county prior to issuance of any site or building permits.

Motion seconded by COMMISSIONER LOSCUITO. ACTING CHAIRPERSON GATTO requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

Daniel Ritter, Planning Manager noted this goes to the village board on April 19, 2022. It will just be that one meeting.

Rick Sinnott, Erickson Engineering asked if it would be on the consent agenda?

Daniel Ritter, Planning Manager stated that no, it has its own motion but only has to go to one meeting due to the unanimous recommendation of approval.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 7, 2022 REGULAR MEETING

ITEM #2: PUBLIC HEARING – ASCEND CANNBIS DISPENSERY, 16200 HARLEM AVENUE – SPECIAL USE FOR PUD DEVIATION, SPECIAL USE FOR AN ADULT-USE CANNABIS DISPENSARY, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Ascend Illinois, LLC (property owner) a Special Use Permit for an Adult-Use Cannabis Dispensing Organization and a Special Use for a Substantial Deviation of the Park Place Planned Unit Development with Exceptions to the Village Zoning Ordinance at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district. The granting of these requests will allow for a retail dispensary use for adult-use cannabis. Site Plan and Architectural Approval is also being requested.

Present Plan Commissioners:	Chairman Garrett Gray Angela Gatto James Gaskill Frank Loscuito Eduardo Mani Andrae Marak Kurt Truxal
Absent Plan Commissioners:	Ken Shaw
Village Officials and Staff:	Dan Ritter, Planning Manager Lori Kosmatka, Associate Planner Jarell Blakey, Management Analyst
Petitioners:	Lucas Hoefflicker, AW Holdings, Ascend Taofik Lasisi, Interform Design, Architect, Ascend Josh Evans, Ascend, Area Sales Manager James Andrus, Ascend Wai Leo, Ascend
Members of the Public:	None

CHAIRPERSON GRAY asked for a motion to open the public hearing. Motion made by COMMISSIONER LOSCUITO seconded by COMMISSIONER GASKILL. CHAIRPERSON GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRPERSON GRAY: I have received certification that the public hearing notice was published in a local newspaper. Anyone wishing to speak on this matter will be sworn in to speak but after staff's presentation. So, at this time staff proceed with your presentation.

Lori Kosmatka, Associate Planner: Gave an overview of the staff report which is in the meeting packet and will be made part of the minutes. Provided background on the existing property. It is a 1.1-acre outlot, a freestanding single tenant building, previously home to Bandana's BBQ and before that it was Applebee's. Ascend purchased the property last December.

Lori Kosmatka, Associate Planner gave background on the petitioners. The parent company is Ascend Wellness LLC which is a wholly owned subsidiary of Ascend Wellness Holdings, Inc. The company is well established with multiple locations in multiple states. Company's focus is emerging markets. She explained zoning for proposed project. Location is an outlot that is part of the park place PUD that was established in 1989 with underlying B-3. To the west, R-6 zoning is approximately 710 feet away. To the East, Tinley Park Plaza Retail Center with a medical office. To the South, is unincorporated land that Tinley Park, Park District uses for recreational purposes. Staff noted the requests that petitioner is asking for, which are site plan/architectural approval and two special use approvals. The first is a substantial deviation of the Park Place PUD. The site is currently limited to restaurant use only. Approval of the substantial deviation would remove the use restriction for the subject outlot property and allow for any use permitted through B-3 zoning. The second is a special use permit for an adult use cannabis dispensing organization in the B-3 zoning district. She explained the proposed use outlining that the business will be in operation 7 days per week M-Sat 9a-9p, Sun 12p-6p. The organization will employ 54 people and will be equipped with high level security as required by the state. Petitioner will provide an array of ventilation and odor mitigation measures due to the nature of the business. There will be no changes to the building footprint and minimal changes to the site, which include new landscaping to match existing. The site will continue to be an outlot with 2 vehicle access points & sidewalk. Noted changes are to the outer façade includes Nichiha fiber cement, staining existing brick, additional storefront glazing, and a wrapped canopy. She noted exceptions include the percentage of alternate building material. Only open item is that final color will be subject to staff approval as staff wants to be sure that the stained brick gives the effect that was explained by petitioner. She explained signage for the building. The organization will have 75 parking spaces with no proposed changes; complies with minimum parking requirements.

CHAIRPERSON GRAY proceeded to ask if any representative from the petitioner's team would like to approach the lectern to speak.

LUCAS HOEFFLICKER, PETITIONER: First of all, I would like to thank the board for taking the time to meet with us. I would like to answer any questions or concerns that the board may have for us. I also have with us our architectural design team as well as Josh who leads retail for us in the Chicagoland area to answer any additional questions that the board may have.

CHAIRPERSON GRAY: Okay, excellent. Lucas go ahead. Do you have anything else to add or were you just introducing the team?

LUCAS HOEFFLICKER, PETITIONER: Yes, I was just introducing.

CHAIRPERSON GRAY: With that, I won't swear you in for just introducing yourself, with that I will open it up for comments from the board.

COMMISSIONER GATTO: I just have a question. 600 people come through a facility like this in a day?

Daniel Ritter, Planning Manager: That is more of a question they can answer.

CHAIRPERSON GRAY swears in petitioner.

COMMISSIONER GATTO: Ok, do approximately 600 people come to a facility like this on a daily basis?

LUCAS HOEFFLICKER, PETITIONER: Yes.

COMMISSIONER GATTO: So, I have been to other dispensaries and they have security manning everyone that comes in. Do you guys have something set up for that also? Is there queuing lines on the inside? Do people line up on the outside of the building? How do you guys navigate all of that?

LUCAS HOEFFLICKER, PETITIONER: So, we try to avoid outside lines. They do tend to happen sometimes just when you open a store but we try to get everyone inside, queue inside. That is the point of the vestibule. The point of our layout of the dispensary was so that we could have everyone queue inside. The other thing we pushed for is encouraging customers and educating customers about the ability to pre-order. That's a way that we can cut down on time. If you can pre-order you can usually get in and out, and Josh can probably quote it better than I can, but I think

in under 5 or 10 minutes you can get customers in and out when they pre-order. In other instances, as well, other townships have required parking attendants or outside security. In those instances, they help shuttle traffic and make sure that everybody does queue on the side of the building; if a line does tend to form you try to shuttle everyone into the building as quickly as possible.

COMMISSIONER GATTO: Okay.

CHAIRPERSON GRAY: Lucas, can I just ask a follow-up question to that? If you pre-order and that's 5 to 10 minutes what happens when somebody doesn't pre-order? What's the time from someone walking in to walking out, approximately, average?

LUCAS HOFFFLICKER, PETITIONER: I would say it depends on how busy the dispensary is at that moment, typically I would say no more than ten minutes.

CHAIRPERSON GRAY: Ok, I was just trying to figure out the turnover time cause as COMMISSIONER GATTO said, if you're getting 600 customers per day you're open 12hrs, that's about 50 customers every hour so you have to get them in and out.

LUCAS HOFFFLICKER, PETITIONER: Yeah and a lot of our stores; I know our stores in southern Illinois and a lot of our Chicagoland stores do upwards of 1000 to 1500 transactions per day. So, we are very well versed and used to it. 600 customers per day should not be a problem at all for us to handle as well as the parking lot. A part of our strategy in picking out specific properties is parking. Parking is one of our biggest issues. So, anything over 50 parking stalls can satisfy our needs is what we've realized. We also look for areas where if there ends up being a down the road issue where can go to existing tenants in the neighboring spots and lease 15-20 stalls on a need be basis. That's a last case scenario, but we do always do look into those situations.

Daniel Ritter, Planning Manager: There is cross parking here but let's say they were permanently using them, they could always request to lease them.

CHAIRPERSON GRAY: So over 50 is sufficient even when they are seeing over 1000 customers per day?

LUCAS HOFFFLICKER, PETITIONER: About 75 if you're going over 1000.

CHAIRPERSON GRAY: Any more questions COMMISSIONER GATTO?

COMMISSIONER GATTO: No, the building looks great. I think it's great that it is a free-standing building that is not connected to anything. I think it's a perfect location for it and that area really needs to be revamped right now. I think the plan looks great.

CHAIRPERSON GRAY: COMMISSIONER MANI?

COMMISSIONER MANI: I concur with COMMISSIONER GATTO. I like the building, and thanks for choosing Tinley Park.

LUCAS HOFFFLICKER, PETITIONER: Thanks for having us.

CHAIRPERSON GRAY: COMMISSIONER GASKILL?

COMMISSIONER GASKILL: I have nothing to say.

CHAIRPERSON GRAY: COMMISSIONER LOSCUITO?

COMMISSIONER LOSCUITO: I agree with my other commissioners. Turning this over from a restaurant only use since all these restaurants were failing anyway. It will be nice to have a permanent tenant occupying the space. So you don't have this vacant building just sitting there very visible on Harlem Ave. I think the building looks great and welcome to Tinley Park.

Daniel Ritter, Planning Manager: I think they would have done better driving traffic to the location if Pete's Fresh Market was open. However, this is a really good complementary use and Pete's is aware of it and had no comments. Also, from a design perspective Pete's building is going to be modern and this use will be complementary to that.

CHAIRPERSON GRAY: COMMISSIONER TRUXAL?

COMMISSIONER TRUXAL: Yes, I have a couple of questions. The loading area, its currently a trash enclosure so I am assuming it is just a chain link fence with privacy panels on it? Is that going to be changed? What's the materials on that? It should be a secure area.

Daniel Ritter, Planning Manager: It actually works well as is now. It is actually a brick enclosure that matches the brick around it.

COMMISSIONER TRUXAL: So, its not open for dump trucks or garbage trucks to get in there?

Daniel Ritter, Planning Manager: No, it's just a large trash enclosure. There are gates attached that can be moved back for deliveries. It's a pretty big enclosure.

COMMISSIONER TRUXAL: So, your delivery trucks can back in completely and you can close the gates while you all are unloading and loading?

LUCAS HOFFFLICKER, PETITIONER: Yes. Also, all licensed operators in the state use dodge sprinter vans. There is nothing over the size of a sprinter van that any of the deliveries occur in. There will be plenty of room in that location.

COMMISSIONER TRUXAL: I am just thinking about security because you have some pretty valuable product there. I'm concerned that once people know what's going on you guys are prepared.

LUCAS HOFFFLICKER, PETITIONER: Yes, there are security measures and Josh can speak to that more. A lot of times the trucks tend to back straight in and open the doors leaving only one way to get product in and out of the dispensary. There is also a cage in the front of the van.

COMMISSIONER TRUXAL: I am just curious if there is something in place where you notify village police of when deliveries are coming?

COMMISSIONER GRAY: Josh approach the lectern and sign the book and I will swear you in.

COMMISSIONER TRUXAL: I am just curious about the process. I know this is a public meeting, I don't want to give everything away, but I do want to ensure everything is in order.

Daniel Ritter, Planning Manager: Our police department did review this. The location makes it a preferred location because it is easily accessible for the police to react to anything that may happen.

CHAIRPERSON GRAY swears in Josh Evans, Ascend, Area Retail Manager.

JOSH EVANS, ASCEND, AREA SALES MANAGER: One of the IDFP regulations for every dispensary is that you have to have armed guards. As a part of the process of receiving product, there is an armed guard stationed at the door with the team as they are receiving the product. If there were someone attempting to infiltrate, we would have direct security there to deter that from happening. Additionally, the State Police do regular inspections of our space to ensure that safety is a top priority. State police also have 24hr access to our security cameras as well.

COMMISSIONER TRUXAL: The floorplan shows the employee locker room, but there is no entry door on it. I am just curious how that works.

Daniel Ritter, Planning Manager: These are not construction plans. Our building official will ensure this is addressed.

COMMISSIONER TRUXAL: Alright last question. The windows on the existing building, are those being covered with panels? Are you tearing the brick out? I assume you aren't going to reconstruct the entire building for that.

COMMISSIONER GRAY swears in Taofik Lasisi, Interform, Architect for the petitioner.

TAOFIK LASISI, INTERFORM, ARCHITECT: As far as the exterior construction is concerned, the North and East façade, we are going to remove 10ftx40ft length of the existing structure of pocket windows, doors, etc., and put in the storefront system shown in the picture. The other two sides we are just going to put in a privacy film that is required by the state with limited visibility inside.

COMMISSIONER TRUXAL: Ok. The replacement on the North and East side. You are removing sections of the wall and replacing it with what?

TAOFIK LASISI, INTERFORM, ARCHITECT: It will be storefront system with film glass and aluminum.

COMMISSIONER TRUXAL: Ok, those are my only questions. It looks great, glad to see you all coming in, and best of luck to you guys.

CHAIRPERSON GRAY: COMMISSIONER MARAK, any comments?

COMMISSIONER MARAK: No.

CHAIRPERSON GRAY: I do have a few things. I agree with the statement that it is good that the location is freestanding. I think it's a good location just in terms of any issues with odors. I agree that the building design looks very clean, professional, and overall well done. The open item in question on the Permatint. I think to Staff's point, if you could provide a sample that would be great. How do you ensure that you get the desired color?

TAOFIK LASISI, INTERFORM, ARCHITECT: We are working with Permatint, who is the stain manufacturer. We went for a clearcoat stain that won't cover the natural effect of the brick. We did have the manufacturer send us a sample of red brick stained with the color we specified, it is an earth tone gray. It is more modern, takes away from the reddish color, and compliments design elements.

CHAIRPERSON GRAY: Has staff seen the samples?

Lori Kosmatka, Associate Planner: No.

CHAIRPERSON GRAY: If you guys could provide staff with examples that would be great. It doesn't sound like that will be an issue since you have previously received an example.

Daniel Ritter, Planning Manager: We can work with the petitioner. Sometimes it is hard to get something if it is being done custom. If we can see it being done beforehand we can work with them.

TAOFIK LASISI, INTERFORM, ARCHITECT: Part of the design process is making sure that when we do get a sample, we get a mockup to ensure the color is accurate.

CHAIRPERSON GRAY: Perfect. So, they make any changes to get the desired color. Again, I do like the colors, it looks modern and I think the commission has mentioned their approval of that as well. I do have one more question. In your business proposal there is a section where your security is instructed to ask loiterers to leave the premises. However, effectively where does the property line begin and end since it is in a shared lot?

LUCAS HOEFFLICHE, PETITIONER: Our property ends at our property line. However, if someone decided to loiter in Pete's Fresh Market parking lot, we would notify the Village police department of an issue, but our authority does end at the property line.

CHAIRPERSON GRAY: I like the fact that you all have stated that you will call the police if the situation escalated and that you would also provide video footage.

Daniel Ritter, Planning Manager: I believe that our police department will have some initial contact with them to give them resources in the event of a recurring issue. Our police department is aware and has also done research with other communities.

CHAIRPERSON GRAY: I think the very detailed business plan works. From the security to the detailing and whatnot. I think it looks great and I have no further comments.

CHAIRPERSON GRAY asked if members of the public wanted to speak, seeing none, he proceeded to request a motion to close the public hearing. Motion made by COMMISSIONER GATTO. Seconded by COMMISSIONER GASKILL. The chair asked for a voice vote, hearing no opposition, the motion was declared as carried.

Lori Kosmatka Associate Planner, proceeded to present the standards for special use, adult use cannabis, site plan, and site design.

Motion 1 - Special Use Permit for substantial Deviation

CHAIRPERSON GRAY asked for a motion to grant the special use.

COMMISSIONER GATTO made the a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Park Place Planned Unit Development with Exceptions to the Village Zoning Ordinance to the Petitioner Ascend Illinois, LLC, to permit an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, where the requirement for a restaurant use will be removed, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 7, 2022 Staff Report.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion as carried.

Motion 2 - Special Use Permit for Cannabis Dispensary

CHAIRPERSON GRAY asked for a motion granting the special use for the adult cannabis dispensary. COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner Ascend Illinois, LLC to permit an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 7, 2022 Staff Report, subject to the following condition:

1. The Petitioner must obtain a state license within one year of approval and stay within good standing with the State of Illinois' cannabis licensing and taxing regulations. The Special Use shall be automatically repealed if the Petitioner ever loses state licensing approvals.

Motion seconded by COMMISSIONER LOSCUITO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion as carried.

Motion 3 - Site Plan/Architecture Approval

CHAIRPERSON GRAY asked for the final motion to grant site and architectural approval. COMMISSIONER LOSCUITO made a motion to grant the Petitioner Ascend Illinois, LLC, Site Plan and Architectural Approval for redevelopment of an outlot to have an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 7, 2022 Staff Report, subject to the following conditions:

1. Site Plan Approval is subject to approval of the requested PUD by the Village Board.
2. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion as carried.

Daniel Ritter, Planning Manager, noted this item is anticipated to go to Village Board on April 19, 2022.

COMMENTS FROM THE PUBLIC – CHAIRPERSON GRAY asked if there were comments from the public. Hearing none, he asked to for the Good of the Order.

GOOD OF THE ORDER - Daniel Ritter, Planning Manager, informed the commission that COMMISSIONER LOSCUITO will be resigning from his place on the board. Staff also prefaced the board with the knowledge that the next commission meeting will be April 21, 2022. Also, that all meetings for the foreseeable future will be full schedules. Staff continued updates on active projects: Floor & Décor, Starbucks on LaGrange Rd, Starbucks on Harlem, Holiday Inn, Durbin's Express, Popus Gourmet Popcorn, We're Nuts About Mutts.

COMMISSIONER LOSCUITO inquired about the potential restaurant space in The Boulevard. Staff advised that they are working with the owner and potential tenants and have a few interested.

CLOSE MEETING - CHAIRPERSON GRAY asked for a motion to adjourn. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO. The chair asked for a voice vote, hearing no opposition, he declared the motion carried. Meeting adjourned at 8:19 P.M.

PLANNING & ZONING COMMISSION STAFF REPORT

April 7, 2022

Petitioner

Shawn Vincent, on behalf
of Loyola Medicine

Property Location

17901 LaGrange Road

PIN

27-34-300-005-0000;

27-34-300-011-0000;

27-34-300-012-0000

Zoning

ORI (Office and
Restricted Industrial)

Approvals Sought

Final Plat Approval

Project Planner

Daniel Ritter, AICP
Planning Manager

Loyola Southwest Ambulatory Care Center – Final Plat Approval

17901 LaGrange Road



EXECUTIVE SUMMARY AND OVERVIEW

The Petitioner, Shawn Vincent on behalf of Loyola Medicine (property owner), is requesting Final Plat approval for a Plat of Subdivision related to the Loyola Medicine Ambulatory care facility.

The proposed Plat of Subdivision will approve the final lot division and easements related to the previously approved Loyola development. The public hearing for the zoning approvals was held on October 21, 2021, and the Village Board approved the ordinances on November 16, 2021. The previous development's staff report is attached for background information on the development. The proposed Loyola Medicine Final Plat of Subdivision has been reviewed and approved by Planning, Legal, and Engineering staff.

During the initial review and approval of the project, the overall zoning and development entitlements were approved. It was initially preferred to complete a Plat of Consolidation followed by A Plat of Subdivision for all easements for timing purposes. However, upon review of the property and Preliminary Plat, it was determined there were a few issues that would prevent that including that the land had not previously been subdivided per the Illinois Plat Act and Village Subdivision requirements and previous right-of-way dedications with Cook County were unclear. The Plat has since been reviewed and revised based on comments by the Village of Tinley Park, IDOT, and Cook County DOT.

The proposed plat is attached to this report and will generally consolidate the two parcels that the Loyola development will encompass. It will also:

- Subdivide a third "triangle lot" that is separated from the Loyola development by IDOT right-of-way.
- Record all utility, drainage, detention, and access easements.
- Allow for IDOT and Cook County review and signatures.
- Dedicate the public right-of-way on 179th Street to the county (that is unclear if it was previously dedicated).

PLAT OF SUBDIVISION

Attached as a separate Plat document (3 pages) dated 3-25-2022 by JLH Land Surveying Inc.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions.

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Shawn Vincent on behalf of Loyola Medicine, Approval of the Loyola Medicine Final Plat of Subdivision dated March 25, 2022, subject to the following conditions:

- 1. Final approval of plat is subject to final review of details by the Village Engineer, Village Attorney, and Cook County review prior to recording to ensure they are accurate and match with the proposed final plans.**
- 2. The Final Plat shall be recorded with the county prior to issuance of any site or building permits.**

Petitioner

Ascend Illinois, LLC

Property Location

16200 Harlem Avenue

PIN

27-24-202-022-0000

Zoning

B-3 PD (General Business
and Commercial, Park
Place PUD)

Approvals Sought

Special Use Permits
Site Plan Approval

Project Planner

Lori Kosmatka,
Associate Planner

PLAN COMMISSION STAFF REPORT

April 7, 2022 – Workshop & Public Hearing

Ascend Cannabis Dispensary

16200 Harlem Avenue



EXECUTIVE SUMMARY

The Petitioner, Ascend Illinois, LLC (property owner), is requesting Site Plan/Architectural Approval, a Substantial Deviation of the Park Place Planned Unit Development (PUD) with Exceptions to the Village Zoning Ordinance, and a Special Use Permit for an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue (former Bandana's BBQ/Applebee's restaurant). The granting of these requests will allow for a retail dispensary use of adult-use cannabis, and will permit façade and site plan changes.

The design proposal includes façade adjustments to the building. The majority of the north and east facades will be replaced with a curtain wall and wrapping canopy, and the walls will include new Nichiha fiber cement and staining of existing brick. The goal is to give it a modern design typical of other Ascend retail locations as opposed to the existing design which is more typical of a casual dining restaurant.

Ascend currently operates 20 locations in five states (Illinois, Michigan, Ohio, New Jersey, Massachusetts) with experience owning, opening, and operating cannabis dispensaries. The nearest location to Tinley Park is in Chicago Ridge. The Petitioner has provided a detailed business plan outlining their standard operating procedures for the proposed use. Security operations are important to the business, state, and municipalities that they operate in and have very strict requirements that they maintain at all their locations.

EXISTING SITE & HISTORY

The subject property is a 1.11-acre outlot located on the west side of Harlem Avenue between 161st Street and 163rd Street. The single-tenant freestanding 4,300 sq. ft. single-story building was most recently a Bandana's BBQ restaurant and a sports bar and Applebee's before that. Ascend purchased the property in December 2021.

The proposed development will require an amendment to the existing Park Place Planned Unit Development (PUD) as a Substantial Deviation. Park Place was adopted November 7, 1989 (89-O-048) and included Single Family (R-1) and General Business and Commercial uses (B-3) with the hope of attracting a hotel, restaurant, office and retail uses. Additionally, there were plans to build a 9-hole golf course as part of the mixed-use PUD. The residential uses were constructed on the west side of the property and in 1993 the Village amended the PUD (93-O-36) to allow for the construction of the Aldi store. A PACE Warehouse Store (a membership buyer's club) was already constructed north of Aldi and is now occupied by Sam's Club. Two years later in 1995, the Village amended the PUD again to provide for the K-Mart store (95-O-001) and outlot; the required stormwater management essentially eliminated any future plans for a golf course. The PUD regulated specific uses to properties to maximize sales tax producing uses in the heavily traveled commercial corridor with multiple big box retail and commercial tenants existing.

Pete's Fresh Market recently received approval to convert the Super K-Mart into a warehouse, and to construct a new supermarket (with additional retail space) to be located at the west edge of the existing parking lot. The warehouse work has begun and the super market building is expected to begin construction this spring.

Ascend Illinois, LLC, is a wholly owned subsidiary of Ascend Wellness Holdings, Inc. ("AWH"). AWH has illustrated their experience as a vertically integrated cannabis partner currently in five states, with 20 dispensaries. Their business plan states they focus on emerging markets east of the Rockies, with flagship locations in desirable retail corridors servicing key medical and adult-use markets.



Location Map

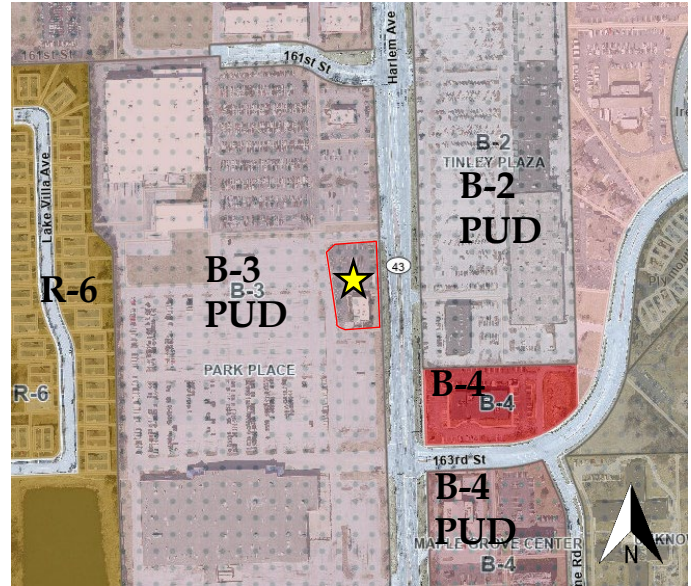


Existing Building

ZONING & NEARBY LAND USES

The subject parcel is located in the Park Place PUD with the underlying zoning of B-3. It is located along Harlem Avenue, one of the Village's major commercial corridors.

The property to the north is also zoned B-3 PUD (Park Center Plaza PUD) and is developed with commercial uses. The property to the west is developed with residential duplexes, zoned R-6. To the east, across Harlem Avenue, the property is zoned B-4 (Office and Service Business District) and is occupied by a medical office building. Just north of the medical office building is the Tinley Park Plaza retail center and is zoned B-2 PUD. South of the subject property is an unincorporated and undeveloped parcel that has been used for various recreational uses (frisbee golf and dog park) that is operated by the Tinley Park-Park District.



Zoning Map

The outlot building is relatively remote to other uses and facilities and does not appear to have a significant impact on other uses. The property has landscaped islands surrounding its parking lot. It is at least 710 feet away from existing residential, and separated by additional parking and the Pete's Fresh Market supermarket and warehouse buildings.

SPECIAL USE APPROVAL NEEDED

Two Special Use approvals are required for the proposal, along with Site Plan and Architectural Review:

1. A Special Use is required for a Substantial Deviation of the Park Place Planned Unit Development (PUD) with Exceptions to the Village Zoning Ordinance. The PUD currently limits this outlot subject property's use to restaurant only. The Substantial Deviation would remove that restriction and allow for any use permitted for in the Zoning Ordinance for B-3 zoning.
2. Special Use Permit is required for the nature of the *Adult-Use Cannabis Dispensing Organization* use in the B-3 Zoning District. The use is regulated by Section V.C.13. "Adult-Use Cannabis Business Establishments" in the Village Zoning Ordinance. This code states that the use shall be processed in accordance with the Zoning Ordinance's Section X.J. "Special Uses". There are some additional requirements and Special Use considerations that are to analyzed as part of the Special Use request.

PROPOSED USE

The Petitioner proposes an adult-use cannabis dispensing organization, and has provided a detailed business plan outlining their standard operating procedures for the use. Ascend Illinois, LLC, is a wholly owned subsidiary of Ascend Wellness Holdings, Inc. ("AWH"). AWH (<https://letsascend.com/>) has illustrated their experience as a vertically integrated cannabis partner currently in five states, with 20 dispensaries. Their business plan states they focus on emerging markets east of the Rockies, with flagship locations in desirable retail corridors servicing key medical and adult-use markets.

Hours of Operation

The facility will meet code requirements, operating Monday-Saturday from 9:00am to 9:00pm, and Sundays 12:00pm to 6:00pm. The AWH business plan identifies 54 employee positions.

Security & Product Handling

The AWH business plan details a detailed security plan outlining components and protocols for operations, including the recall, quarantine, and destruction of cannabis product. The security operations are important to the success of the business and safety of the employees and community. The security requirements are also heavily regulated by the State of Illinois as part of their licensing requirements for all cannabis-related businesses.

The delivery of cannabis product will be in the designated secured loading area, which also currently serves as the trash enclosure area. The Petitioner has confirmed that there will be sufficient area to allow for both the dumpster and the delivery truck or van to pull-in. Both of the enclosure's double and single gates will have locks installed. Security cameras will be installed in the enclosure as well as throughout the facility.

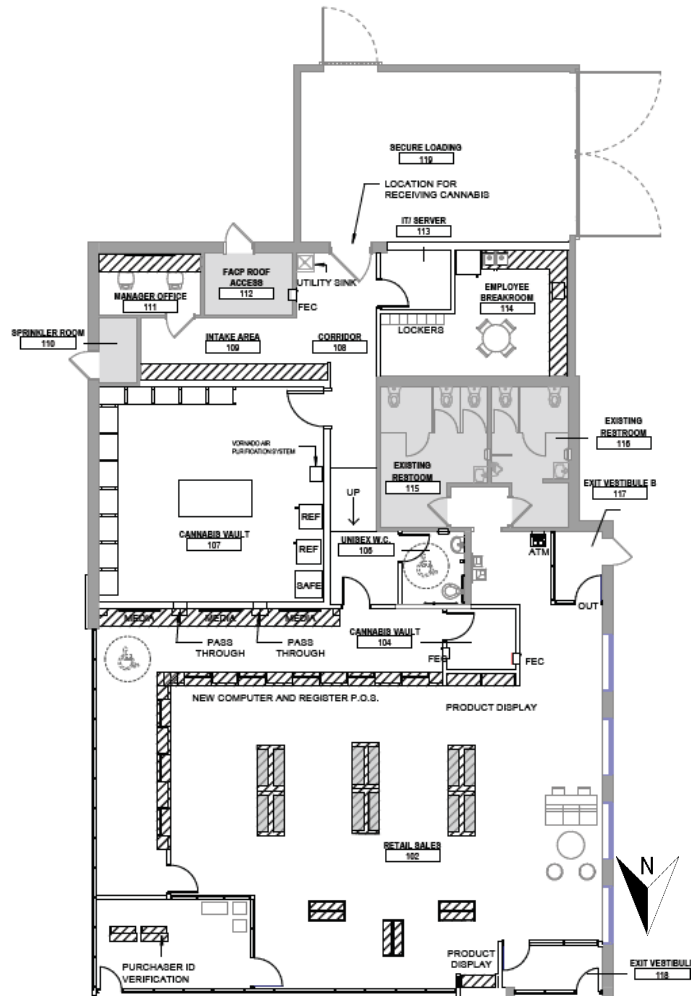
AWH's business plan contains a comprehensive explanation of staffing structure, training procedures, and employee roles to ensure consistency and adherence to all operations and security protocols.

Customer Circulation

The flow of customers to the building will be controlled. Customers may only enter through the single ingress point on the eastern corner of the north façade, which is a vestibule designated to check the customer's identification. The customer can access the mercantile spaces at the point of sales counters and product displays, and restrooms. Upon leaving the site, customers can choose to exit from two egress points. These two egress points will be locked from the outside. The petitioner estimates approximately 600 customers per day.

Ventilation

AWH has also provided information on ventilation and odor mitigation measures. In addition to design measures to seal the building (weather stripping, caulking, etc.) and HVAC system for air circulation, standard carbon filter(s) will also be used throughout the facility. Proposed plans show a Vornado air purification system to be located in the main cannabis vault. Staff will also be trained in odor mitigation practices. Employees will alert management of any odors that are detectable from the parking lot as they enter work each day. Doors and windows will remain closed at all times to prevent escaping odors. Furthermore, AWH will perform an odor analysis weekly to determine the effectiveness of their odor control measures. An employee who has just reported for work will be assigned to walk the outer perimeter of the property and the immediate exterior to assign a grade of air quality using a designated scale. Any score above a "3" will trigger an immediate response. AWH will maintain records of these records and be able to provide them to the Village upon request.



Proposed Floor Plan

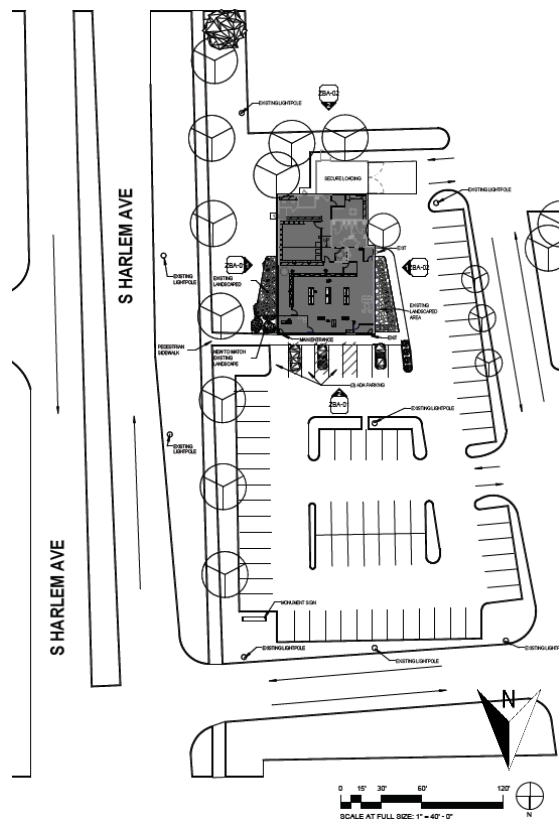
SITE PLAN & LANDSCAPING

The Petitioner has provided a site plan. The proposal will not change the building footprint and will have minimal changes to the site layout.

The property is an outlot, with two existing vehicle access points to the west, and a sidewalk from Harlem Avenue to the east. The property contains 75 parking stalls to the north and west of the building. Customers will enter from a single, controlled entry access point at the northeast corner of the north façade. A sidewalk connects to the entry from Harlem Avenue. There are two separate egress points that customers will leave the building. The building contains three other access points, not used by customers, to the trash enclosure/secure loading area, the sprinkler room, and the FACP roof access.

The trash enclosure area to the south of the building is proposed to additionally serve as a secure loading area, but will not physically be modified.

Minimal changes to landscaping are currently proposed. The Petitioner has noted that on the east side of the building, alongside where the curtainwall will be located that new landscaping will be proposed to match existing landscaping. The property will be required to meet or exceed the existing landscaping or previous approval.



Site Plan

ARCHITECTURE

The design proposal mainly includes façade adjustments to the 4,300 sq. ft. building, while keeping the footprint the same. The majority of the north and east façades will be replaced with a curtain wall and wrapping canopy, and the walls will include new Nichiha panelized fiber cement cladding and staining existing brick. The change from standard window openings to a curtain wall system change approximately 800 sq. ft. of the façade to storefront system glazing. The Nichiha portions of the facade will be raised approximately four feet over the existing height of the sides of the building.



North (Main Entry) Proposed Rendering

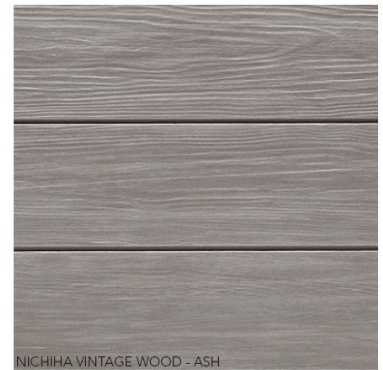
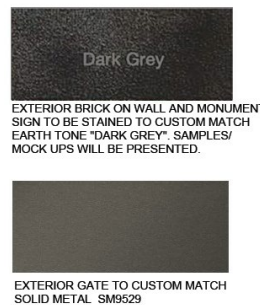


Northeast Proposed Rendering

The Nichiha VintageWood product is an architectural wall panel which is installed on a hidden track system with a built-in rainscreen. The Nichiha product will be a medium gray "Ash" color. The existing brick is primarily reddish-brown with a band of beige soldier coursing below the roofline. The brick will be stained with a Permatint product (#1020 SiLazur) in a dark gray color to match the color provided in the architectural design drawings. Permatint states this is a highly durable product with a life

expectancy of at least 20 years. It is a semi-transparent mineral stain which bonds by soaking into the surface, displaying all the properties of the natural brick. It is water vapour permeable, mildew resistant, non-combustible, and does not blister or peel.

Other work includes removing an existing freezer, and replacing it with a new brick wall and roof over the proposed employee breakroom area, adjacent to the trash enclosure/loading area. Currently, this area contains freezer that is exposed to the outdoor elements, and obscured from public view by the trash enclosure's walls. The existing metal doors and gates will also be painted in a medium gray color complementary to the color palette.



Color Palette: Brick Stain (top L), Gate Paint (bottom L), Nichiha (R)

An Exception to the Zoning Ordinance will be required for masonry requirements and alternate building materials. Section V.C.7.2 requires that 75% of the façade be face brick, and the remainder be an approved masonry material. The code also states that alternate building materials including fiber cement siding not constitute more than 15% of any façade. The petitioner states the façade will be approximately 70% brick, 15% Nichiha fiber cement panels, and 15% storefront glazing.

Open Item #1: Final color and materials shall be subject to review and approved by Village staff.

SIGNAGE

The proposed signage is required to conform to the Zoning Ordinance Section IX Sign Code, which is the standard sign code for signage in the Village.

The proposed signage includes three Wall Signs ("A", "B", and "C") and one Freestanding sign ("D").

For Wall Signs, Section IX requires that for tenant gross floor area up to 10,000 square feet have a maximum of one (1) per tenant frontage, and a maximum allowable sign face area of one (1) square foot per one (1) linear foot of building/tenant frontage not to exceed 120 square feet per sign. The proposed Wall Signs "A", "B", and "C" are each 57 sq. ft., and all comply with these code requirements. The building's north frontage is 58'-0 ¼", and the east and west frontages are 82'-11".

The proposed Wall Sign "A" on the north façade will require an Exception to the Zoning Ordinance Section IX.D.1.c.iv "Wall Sign Location for a Single Tenant Building". This code states that the location of the sign should be as close to the entrance of the business as possible. The proposed building entry is at the northeast corner on the north façade, and the sign is proposed in an approximate centralized location of the Nichiha wall material. Wall Signs "B" and "C" do not have building entries.

For Freestanding Signs, Section IX requires that for lots with less than 500 feet frontage in the B-3 Zoning Districts to have a maximum allowable sign face area of one (1) sq. ft. per two and a half (2 ½) linear feet of lot frontage, not to exceed 120 square feet per sign, and a maximum sign height of 120" (10 feet). The proposed freestanding sign, located at the north east corner of the property, excluding the base, conforms to Section IX as it is 69.375 square feet and 60" high. The brick base of the sign will be stained with the Permatint product in a color that is complementary to the building's façade.

PARKING

The proposed use will comply with the Village Ordinance's minimum parking requirements. No changes are being made to the parking lot design nor parking space count. There are 75 total parking spaces, three of which are handicap accessible. The use is classified as "Retail Store" which requires one (1) space for each 150 sq. ft. of gross leasable floor area. The building is 4,300 sq. ft., which only requires 29 parking spaces.

LIGHTING

The applicant proposes to remove the exterior lights (currently goosenecks and wall sconces) and provide new exterior wall sconce lights, eight of which will be on the west façade. The applicant has acknowledged that proposed lighting will meet the Village's Zoning Ordinance Section V.C9.E "Glare" requirements, and can remove the uplighting.



EXTERIOR

SUMMARY OF OPEN ITEMS

Staff identified the following open item for discussion at the workshop:

1. ***Final color and materials shall be subject to review and approved by Village staff.***

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - ***The proposed use will not be detrimental or endanger the public health, safety, morals, comfort of general welfare. Operation of the proposed use will follow the guidelines required by the State for adult-use dispensaries, including cannabis regulations in accordance with the Illinois Department of Financial and Professional Operation. Access into the building will be controlled by a single point of entry requiring identification verification.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - ***The proposed use will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the neighborhood. The building's renovation will be a clean, contemporary design which will beautify and improve upon on its existing design. The design will be complementary to other recently approved retail and commercial redevelopment in the area.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The proposed use will not impede the normal and orderly development of surrounding property, which is already developed or in the process of redevelopment. It will be located in an existing freestanding outlot building with sufficient parking.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The proposed use is located in an existing outlot building which currently has adequate utilities, access roads, drainage, and facilities. There are no proposed changes to these elements.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - ***The proposed use will have adequate measures taken to provide ingress and egress to minimize traffic congestion in the public streets. There are no changes to the access points of the site.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - ***The proposed use will comply with all other Village, state, and PUD regulations.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - ***The proposed use creates approximately 50 new jobs and produces additional sales and property tax revenues for local governments to utilize.***

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply

to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

STANDARDS FOR ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS

Section V.C.13. of the Zoning Ordinance lists additional standards that need to be considered by the Plan Commission when analyzing the Adult-Use Cannabis Business Establishment request.

V.C.13 Standards: Adult-use Cannabis Business Establishment Components: In determining compliance with Section X.J. (Special Uses), the following components of the Adult-Use Cannabis Establishments shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:

- i. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - ***The proposed use is located in an existing outlot building that is relatively remote to other uses and facilities, and does not appear to have a significant or negative impact on the other nearby commercial uses. It is approximately 710 feet away from the nearest residential uses, and separated by additional parking and the future Pete's Fresh Market supermarket building.***
- ii. Proposed structure in which the facility will be located, total square footage, security installations/security plan and building code compliance.
 - ***The proposed use will be in a 4,300 square foot existing building, will include a comprehensive security installation/security plan to be approved by the State, and comply with building code. The location is preferred by the Village for safety and security reasons as it will have police and public visibility from Harlem Avenue.***
- iii. Hours of operation and anticipated number of customers/employees.
 - ***The proposed use will operate Monday - Saturday from 9:00am to 9:00pm, and Sundays 12:00pm to 6:00pm. The petitioner estimates 54 employee positions and 600 customers per day.***
- iv. Anticipated parking demand based on Section VIII.A.10 for retail uses and available private parking supply.
 - ***The site meets the required parking demand for the use on-site and has additional shared parking available to the west of the property.***
- v. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - ***The proposed use appears have anticipated traffic generation appropriate for its locational access and context to adjacent roadway capacity. The petitioner anticipates approximately 600 customers per day, with traffic generation anticipated to be from Harlem Avenue. Vehicular access to the facility is via two access points on the west side of the property which connect to a drive aisle parallel to Harlem Avenue and to be reconstructed with the Pete's Fresh Market redevelopment.***
- vi. Site design, including access points and internal site circulation.
 - ***The proposed use has satisfactory site design, access points, and internal site circulation. The two vehicle access points and one pedestrian sidewalk remain unchanged. The internal site circulation, including the parking lot layout, also remains unchanged.***
- vii. Proposed signage plan and conformance with Section IX (Sign Regulations) and regulations as outlined in Section V.C.13.
 - ***The proposed use will comply with Section IX (Sign Regulations) of the Zoning Ordinance with regards to business signage and the additional restrictions on cannabis regulatory signage in Section V.C.13. will also be met.***

- viii. Compliance with all requirements provided in Section V.C.13 (Adult-use Cannabis Business Establishments), as applicable.
 - ***The proposed use complies with all requirements provided in Section V.C.13 (Adult-use Cannabis Business Establishments), as applicable.***
- ix. Other criteria determined to be necessary to assess compliance with Section V.J. (Special Uses) of this Title.
 - ***No other criteria have been determined to be necessary to assess compliance.***
- x. In addition to the Special Use Standards outlined in this section no Special Use for an Adult Cannabis Business Establishment shall be recommended by the Plan Commission unless said Commission shall find:
 - 1. That there is sufficient distance (or setback) between the operations of the Special Use and the public right-of-way so that the operations of the SUP do not dominate nor alter the essential character of the street frontage or be detrimental to the overall character of the commercial corridor; and
 - 2. That opportunities exist for shared parking to accommodate unexpected parking needs associated with the Special Use.
 - ***The proposed use is located along the west side of the Harlem Avenue corridor. The existing building is aligned with the public right-of-way and does not dominate, alter, nor diminish the essential character of the commercial corridor. In addition to a surplus of parking provided on site, shared parking exists to the west of the property.***
- xi. HVAC and air treatment systems that will be installed to reduce odors to the exterior of the building and internal to the building if located in a multi-tenant building.
 - ***The proposed use is in a single-tenant building. Ventilations measures include HVAC, carbon filters, a Vornado air purification system. The facility will also train odor mitigation practices and perform a weekly analysis of odors to ensure they are not noticeable outside of the building or site.***

STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and

constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

Motion 1 (Special Use for a Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Park Place Planned Unit Development with Exceptions to the Village Zoning Ordinance to the Petitioner Ascend Illinois, LLC, to permit an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, where the requirement for a restaurant use will be removed, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 7, 2022 Staff Report.

Motion 2 (Special Use for Cannabis Dispensary):

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner Ascend Illinois, LLC to permit an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 7, 2022 Staff Report, subject to the following conditions:

- 1. The Petitioner must obtain a state license within one year of approval and stay within good standing with the State of Illinois' cannabis licensing and taxing regulations. The Special Use shall be automatically repealed if the Petitioner ever loses state licensing approvals.*

Motion 3 (Site Plan/Architectural Approval):

"...make a motion to grant the Petitioner Ascend Illinois, LLC, Site Plan and Architectural Approval for redevelopment of an outlot to have an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 7, 2022 Staff Report, subject to the following conditions:

- 1. Site Plan Approval is subject to approval of the requested PUD by the Village Board.*
- 2. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Application (Redacted)	Petitioner	Received 3/18/21
Response to Standards	Petitioner	Received 3/18/21
Business Plan (Project Narrative)	Petitioner	Received 4/1/21
ALTA Survey	Bock & Clark / NV5	Dated 12/28/21
IDFPR Drawings (Elevations, Plans)	Interform	Received 3/29/21
Queuing Plan	Interform	Received 3/18/21
Design Package (Renderings)	Interform	Received 4/1/21
Brick Stain Specification Sheet	Permatint	Received 3/29/21
Nichiha Fiber Cement Wood Panel Specification Sheet	Nichiha	Received 3/29/21
Signage Package	Ace Sign Co.	Received 4/1/21