ROLL CALL

APPROVAL OF MINUTES


PUBLIC HEARING

1. **Petition #19-06 (345 Sullivan Road)** The petitioner requests the following actions on the subject property:
   1) Map amendment to rezone the subject property from the O-R Office Research District to the B-2 General Business District
   2) Special use to allow an Animal Hospital and Veterinary Clinic

NEW BUSINESS

1. **Petition #19-06 (345 Sullivan Road)** The petitioner requests the following actions on the subject property:
   1) Map amendment to rezone the subject property from the O-R Office Research District to the B-2 General Business District
   2) Special use to allow an Animal Hospital and Veterinary Clinic

   2. Staff would like to solicit feedback from the Plan Commission and general public on recreational cannabis businesses.

OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

Initials  

[Signature]
CALL TO ORDER
Chairman Brackett called the meeting to order.

ROLL CALL
In attendance: Chairman Mike Brackett, Commissioners Mark Rivecco, Anna Tuohy, Tom Lenkart, Connie Holbrook, Mark Bozik and Doug Botkin. Not in attendance: Commissioners Aaron Anderson and Jennifer Duncan.

Staff in attendance: Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth, Village Clerk Lori Murray.

APPROVAL OF MINUTES
1. Approval of Plan Commission Minutes dated May 7, 2019
Motion for approval made by Commissioner Tuohy and seconded by Commissioner Bozik. All in favor. Motion approved.

PUBLIC HEARING
1. Petition #19-04 (Lot 2 Randall Road Commercial Center) The petitioner requests a Special Use to amend Ordinance No. 01-04-09-05, being an Ordinance Granting a Special Use as B-2 General Commercial Planned Unit Development for the Randall Road Commercial Center (“PUD Ordinance”) to allow multi-family residential dwellings as a permitted use on Lot 2 only

2. Petition #19-05 The Village requests amending Title 17 of the North Aurora Municipal Code (Zoning Ordinance) to allow Dwelling, Townhouse in the R-3 General Residence District as a permitted use

Chairman Brackett opened the public hearing. Those who planned to speak were sworn in at this time. Chairman Brackett then closed the public hearing.

NEW BUSINESS
1. Petition #19-04 (Lot 2 Randall Road Commercial Center) The petitioner requests a Special Use to amend Ordinance No. 01-04-09-05, being an Ordinance Granting a Special Use as B-2 General Commercial Planned Unit Development for the Randall Road Commercial Center (“PUD Ordinance”) to allow multi-family residential dwellings as a permitted use on Lot 2 only

Community and Economic Development Director Mike Toth stated that the request is to allow multi-family residential on Lot 2 of the Randall Road Commercial Center.

Mark Sorrentino, representing Randall Terrace Apartments, addressed the Commission. The proposal is for 66 units with 4 three-story buildings. Units will include a 1, 2 and 3 bedroom mix ranging in size from 830 square feet to 1400 square feet. All of the balconies will face inward with a focus on the courtyard. The goal is to create a center courtyard area for a high level of
socialization for children and adults. There are 30 onsite garage areas, a clubhouse, fitness center, pool, small business center, barbecue stations, auto wash area and a small dog park area.

Commissioner Holbrook liked the plan and asked if a study had been done regarding school-age children and how this will impact the schools. Sorrentino said that there are only nine three-bedroom units and most are one and two-bedroom units, which would not lead to families impacting the schools. Toth said, according the Village Code pertaining to school land cash equivalents, that one bedroom apartments would not generate any children to the school district. Further, two-bedroom units would have a total of 1.752 occupants and a three-bedroom unit would have 2.786 occupants. Sorrentino said that 14% (nine units) of the units are three-bedroom units and 45% are one-bedroom units.

Commissioner Holbrook asked if the site would be gated. Sorrentino answered, yes.

Commissioner Botkin asked about the location of garbage dumpsters. Sorrentino said they would be located at the corners of the property. Toth noted that the garbage areas are required to be enclosed per code.

Commissioner Tuohy asked the petitioner for the timeline on the project. Sorrentino said that once this is approved it will go out for financing. The original goal was to start in 2019. Tuohy asked about the size of the conference room for meetings. Tuohy said it appears to accommodate 10. Sorrentino said there will be two offices. One will be the leasing office and the back room would be the conference room.

Commissioner Lenkart said that he does not want to see any more apartment complexes built in North Aurora. Sorrentino said that young families and elderly people who are not wanting to worry about the responsibilities of a home are moving toward the route of apartments.

Lenkart said he would like to hear from the school district as to whether or not they can support more children in the schools before saying yes to more apartments. Tuohy was also interested in the answer to this question, stating that enrollment at Fearn Elementary is down and teachers have been losing their jobs because of it.

Chairman Brackett asked what, other than apartments, could be approved in the location. Toth said that the PUD allows for commercial uses allowed in the B1 and B2 Districts, which does not include residential.

Commissioner Holbrook asked if there is any plan to have Miller Drive go through. Sorrentino said that the plan is to have it connect to Oak Street.

Brackett asked how Mr. Sorrentino would rank this development compared to what is currently in the village. Sorrentino said he would rank it higher than the Springs because the Springs is such a large property. Sorrentino added that he wants to make this development as nice as a boutique type of property. The thought is to attract people who do not want to be in a large development such as The Springs or the Highlands.

A question was asked about the rental rates. Sorrentino said it will vary from smaller units at $1600/mo to larger units at $2400/mo.

Commissioner Bozik asked if the development would always be rentals or if there is an intent to convert these to condos at some point. Sorrentino said that would not be his intention to convert these to condos.
Toth noted that he omitted the site plan from the new business item so the commission would not be voting on the site plan. The Plan Commission would need to make a motion for the special use to allow multi-family on Lot 2. Toth added that they would need to bring the site plan back separately.

Commission concerns to be addressed: Internal sidewalk/network, connection to the sidewalk on the west side of Miller, sidewalk on Miller to be reflected on the plan, garbage dumpsters to be addressed.

Commissioner Bozik asked in terms of the Fire District impact fees as it is already annexed into the Village. He asked if the original contains Fire District impact fees and if those would be covered by the change of use. Toth said yes. Staff will amend portions of the annexation agreement and look at the fee schedule. As of right now, the annexation agreement does provide fire protection as a capital fee.

Motion made by Commissioner Bozik and seconded by Commissioner Holbrook for approval with the conditions placed by the Village. **Roll Call Vote:** Bozik – yes, Botkin – yes, Holbrook – yes, Lenkart – no, Tuohy – yes, Rivecco – yes. **Motion approved (5-1).**

2. **Petition #19-05 The Village requests amending Title 17 of the North Aurora Municipal Code (Zoning Ordinance) to allow Dwelling, Townhouse in the R-3 General Residence District as a permitted use.**

The vast majority of townhomes in the Village are currently located in the R3 General Residence District. The only district that currently allows townhomes is R4 General Residence District. Toth requested approval of a text amendment to allow townhomes as a permitted use in the R3 General Residence District.

Motion for approval made by Commissioner Lenkart and seconded by Commissioner Botkin. All in favor. **Motion approved.**

**ADJOURNMENT**
Motion to adjourn made by Commissioner Bozik and seconded by Commissioner Lenkart. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray
Village Clerk
GENERAL INFORMATION

Meeting Date: September 3, 2019

Petition Number: #19-06

Location: 345 Sullivan Road

Petitioner: Juriga, DVM and Alexandra Juriga

Requests: 1) Map Amendment to rezone the subject property from the O-R Office Research District to the B-2 General Business District 2) Special Use to allow an Animal Hospital and Veterinary Clinic

Parcel Number: 15-09-276-015

Size: 1.21 acres

Current Zoning: O-R Office Research District

Current Land Use: Vacant

Comprehensive Plan: ‘Local Commercial’

BACKGROUND
On April 2, 2019, a public hearing was held before the Plan Commission whereby the petitioner proposed an addition onto the vacant building located at 361 Sullivan Road to accommodate a veterinary dental clinic (Petition #19-01). The Plan Commission recommended approval of Petition #19-01. After the Plan Commission public hearing, the petitioner requested that the case not be forwarded to the Village Board. They later withdrew the petition. The same applicant is now proposing to use the property located at 345 Sullivan Road, located directly to the east of 361 Sullivan, for their veterinary dental clinic.

The subject property is currently occupied by a dental clinic, Aurora Dental Specialists. The petitioner intends to utilize the existing 3,600 square foot building and 29 existing off-street parking spaces. According to the petitioner, no additional site work is being proposed.

REQUESTED ACTIONS

Map Amendment to rezone the subject property from the O-R Office Research District to the B-2 General Business District
The subject property is currently located in the O-R Office Research District. The proposed use of the property has been classified as an Animal Hospital and Veterinary Clinic, which is prohibited in the O-R Office Research District. Animal Hospital and Veterinary Clinics are classified as a special use in the B-2 General Business District. The petitioner is requesting a map amendment to rezone the subject property from the O-R Office Research District to the B-2 General Business District to have the ability to apply for the special use.

The Comprehensive Plan recommends a ‘Local Commercial’ land use designation for the subject property and much of the surrounding area. Staff notes that the property was also included as part of a ‘Commercial Character Area’ in the Comprehensive Plan, which states: *This area includes a series of residential structures, some of which have been converted to office or service uses. The Village should support the conversion of residences to commercial uses that would support Provena Mercy Medical Center or secondary commercial uses.* The subject property is currently being used as a dental clinic, which is already commercial in nature.

**Special Use to allow an Animal Hospital and Veterinary Clinic**

According to the petitioner, the Veterinary Dental Center offers advanced veterinary dental services on an outpatient basis for 10-15 patients on a daily basis. As previously mentioned, the proposed use of the property has been classified as an Animal Hospital and Veterinary Clinic.

The proposed use is consistent with surrounding land uses. The properties located north of Sullivan Road in the general vicinity consist of medical/dental offices and single-family residences. The Mercy Hospital campus comprises the area south of Sullivan Road. A commercial Self-Service Storage Facility (Extra Space Storage) consumes the 5+ acres directly north of the subject property.

The Animal Hospital and Veterinary Clinic use requires three (3) off-street parking spaces per 1,000 square foot gross floor area. With 3,600 total square feet of building area, the use would require 11 parking spaces. There are 29 existing off-street parking spaces on the subject property.

**FINDINGS**

The Community Development Department finds that the information presented meets the Standards for Map Amendments and Specials Uses, as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending approval of Petition #19-06, subject to the following conditions:

1. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.

2. Overnight boarding of patients shall be prohibited.
July 26, 2019

Village of North Aurora
Board of Trustees
25 E. State Street
North Aurora, IL 60542

RE: 345 Sullivan Road – Veterinary Dental Center

To Whom It May Concern:

Please find the enclosed Applications for Special Use and Map Amendment and the Escrow Application for the property located at 345 Sullivan Road. We look forward to bringing the Veterinary Dental Center to the Village of North Aurora. Please find the below introduction of applicant, Stephen Juriga, DVM.

Dr. Stephen Juriga is one of 150 a Board-Certified Veterinary Dentists in the United States. He provides referral veterinary dental services for 400 animal hospitals in the region, as well as Brookfield zoo and Shedd aquarium.

Dr. Juriga has offered these referral dental services in the Veterinary Dental Center (VDC) located within River Heights Veterinary Hospital (Oswego) for the past 15 years. In 2017 he added an associate (second veterinary dentist) and now has a staff of ten. River Heights Veterinary Hospital is a busy, 4-doctor general veterinary hospital, and even at 8,000 square feet, can no longer accommodate both practices.

The North Aurora, I-88 corridor, location was selected with referral clients in mind. Clients travel from the City of Chicago, Chicago suburbs, Rockford, and Northern Indiana. Moreover, the business immediately to the east of the property is Aurora Dental Specialists and a few properties to the east is a busy dental practice: Fairview Dental.

VDC offers advanced veterinary dental services on an outpatient basis. Dr. Juriga and Dr. Sasser treat approximately 10-15 patients per day. Clients travel to the facility, pets are admitted for the day, and 50% stay in the area shopping while their pets receive treatment. Pets are discharged throughout the day.

It should be noted that no additional site work is being proposed at this time at 345 Sullivan Road.

If you have any questions or comments, please feel free to contact me at 708-799-4400.

Sincerely,

Michael Matthys
LINDENGROUP Inc.
Vice President
July 26, 2019

Village of North Aurora
Board of Trustees
25 E. State Street
North Aurora, IL 60542

RE: 361 Sullivan Road – Veterinary Dental Center

To Whom It May Concern:

Please accept this letter as a confirmation that we are withdrawing our previous zoning request for the property at 361 Sullivan Road.

If you have any questions or comments, please feel free to contact me at 708-799-4400.

Sincerely,

Michael Matthys
LINDENGROUP Inc.
Vice President
APPLICATION FOR MAP AMENDMENT

VILLAGE OF NORTH AURORA
25 East State Street
North Aurora, IL 60542

PETITION NO. 19-06

FILE NAME 345 SULLIVAN ROAD VET CLINIC

DATE STAMP JUL 16 2019

I. APPLICANT AND OWNER DATA

Name of Applicant* Stephen Juriga, DVM & Alexandra Juriga

Address of Applicant 106 Le Grande Boulevard, Aurora, IL 60506

Telephone Numbers 630-289-7555

Name of Owner(s)* MCGBAR LLC, Ellen M. Barnes & James W. McGough, 1980 Kensington, Aurora, IL 60506

Telephone Number 630-892-1515

Email Address stephenjuriga@yahoo.com alexandrariejuriga@gmail.com

If Applicant is other than owner, attach letter of authorization from Owner.

Title of Record to the real estate was acquired by Owner on

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 345 Sullivan Road, Aurora, IL 60506

(Indicate location if no common address)

Legal Description: WOOLFS SUBDN: W 1/3 LOT 18 & ALL LOT 19 LOT DIMENSIONS: 147 X 382 - APPROX LOT SQ FT 56154 SUBDIVISION: WOOLFS SUBDN RANGE CODE: 001

Parcel Size 56.154 square feet

Present Use Dental Office

(Business, manufacturing, residential, etc.)

Present Zoning District Office Research District (B-2 District Being Proposed)

(Zoning Ordinance Classification)

*In the event that the applicant or owner is a trustee of a land trust or a beneficiary or beneficiaries of a land trust, a statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be attached hereto. Such statement shall be verified by the trustee or by a beneficiary.
III  PROPOSED MAP AMENDMENT

Proposed Zoning District  _B-2 General Business District_ (Zoning Ordinance Classification)

Has the present applicant previously sought to rezone the property or any part thereof?  NO
If so, when?  NA

To what zoning district classification?  NA

What type of improvement to the Property is planned? This is an Animal Care Dental Specialty Center.
Project will include entrance lobby, waiting area, 3 exam rooms, open dental procedure area with 4 tables,
special procedure room, animal containment area, and staff support area.

What will be the actual use of such improvement(s)? Animal Care Dental Specialty Center

What are the existing uses of the property within the general area of the Property in question?

The property is currently used as dental office. The property to the West is professional services. The property to the East is a residential.

IV  CHECKLIST FOR ATTACHMENTS

The following items are attached hereto and made a part hereof:

1. Legal Description (may be included in items 2 or 5 below)
2. Two (2) copies of an Illinois Land Surveyor’s plat of survey showing the nearest
dedicated east-west and north-south streets, the right-of-way width and the distance of
each street form the property in question.
3. Five (5) copies of a plot plan, 8 ½” x 11” or 8 ½ x 14” showing proposed construction if
any.
4. A written certified list containing the names of registered owners, their mailing addresses
and tax parcel numbers, of all properties within 250 feet of the property for which the
amendment is requested.
5. A copy of owner’s title insurance policy commitment or deed for the subject property.
6. Filing fee in the amount of $300.00; if paid by check make payable to the ‘Village of
North Aurora’. Please note, an escrow deposit will also be required per Village Code.
7. Letter of authorization letter from owner, if applicable.
8. Disclosure of beneficiaries of land trust, if applicable.

Completed forms for the following must accompany application, if applicable:

9. Visit the Illinois Department of Natural Resources’ website [www.dnr.state.il.us](http://www.dnr.state.il.us) and
initiate a consultation using DNR’s EcoCat online application
10. Visit the Kane DuPage Soil and Water Conservation District’s website
Following are the names and addresses of all properties within 250 feet of the property in question for which the special use being is being requested.

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<thead>
<tr>
<th>TAX PARCEL NO.</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
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<tbody>
<tr>
<td>15-09-276-016</td>
<td>Robert Boer</td>
<td>23 N Lincolnway</td>
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<td></td>
<td></td>
<td>North Aurora, IL 60542</td>
</tr>
<tr>
<td>15-09-276-014</td>
<td>Baber, Freeda R Trust, Trustee</td>
<td>415 E North Water St #2605</td>
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<td>Chicago, IL 60611-5827</td>
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<td>Mark &amp; Vickie Ruprecht</td>
<td>08124 Surrey Dr</td>
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<td>Elburn, IL 60119</td>
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<td>PO Box 800729</td>
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<td>Dallas, TX 75360-0729</td>
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<tr>
<td>15-09-276-023</td>
<td>Thornton Oil Corp-Joy Griss</td>
<td>4415 Highway 6</td>
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<tr>
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<td>Sugar Land, TX 75380-4476</td>
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I, Stephen Jones, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

 Applicant Signature

[Signature]

Date

7-9-19

SUBSCRIBED AND SWORN TO
Before me this 9th day of July, 2019.

Notary Public

[Signature]

OFFICIAL SEAL
TERRI L. MEDENDORP
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug 1, 2020

Page 6 of 6
The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending mail notices to properties within 250 feet and posting a sign(s) on the property advertising the public hearing. These shall be in accordance with Village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

[Signatures]

Applicant or Authorized Agent

Owner

Date

07.09.19
MAP AMENDMENT STANDARDS
APPLICATION FOR MAP AMENDMENT

Name of Applicant: Stephen Juriga, DVM & Alexandra Juriga
Address of Applicant: 106 Le Grande Boulevard, Aurora, IL 60506
Telephone Numbers: 630-269-7555
Email Address: stephenjuriga@yahoo.com alexandraejuriga@gmail.com
Address of Property: 345 Sullivan Road, Aurora, IL 60506

1. Is the proposed amendment consistent with the existing use and zoning of nearby property?

The proposed amendment is consistent with the zoning of nearby property. The comprehensive plan targets the subject site to be changed to B-2 zoning based on the surrounding zoning. The proposed B-2 zoning change is being requested, because it permits the proposed Animal Hospital and Veterinary Clinic as a Special Use.

2. Does the proposed amendment diminish the existing zoning of the subject property?

The proposed amendment does not diminish the existing zoning of the subject property because the surrounding area includes adjacent B-2 zoning. This map amendment would be consistent with other close by properties and would be consistent with the intent of the comprehensive plan to rezone to B-2.

3. Does the proposed amendment promote the public health, safety, comfort, convenience, and general welfare?

The B-2 zoning is located in proximity to the subject property along Sullivan road and is located immediately to the north. The map amendment of the subject property to B-2 would not negatively impact public health, safety, comfort, convenience, or general welfare.

4. Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant?

The B-2 zoning at the subject property is a target of the comprehensive plan which targets change for the relative gain to the public.

The map amendment will provide the opportunity to the applicant to request a Special Use for Animal Hospital and Veterinary Clinic. This would allow them to develop the existing structure and additionally provide the Dental Specialty Center, which will serve the health of the surrounding community's pets.

5. Is the proposed amendment not feasible for development as it is presently zoned?

Under the current O-R zoning district Animal Hospital and Veterinary Clinic are not a permitted use or a permitted Special Use. Map amendment would be required to permit project to be developed.
6. Has the property in question been vacant, as presently zoned, for a significant length of time considered in the context of development in the area where the property is located?

No, the property has not been vacant.

7. Is there evidence of community need for the use proposed by the applicant?

The Veterinary Dental Center is one of 3 facilities in the Chicago Metro Area that specialize in Dental procedures for Cats and Dogs. They receive referrals from veterinarians throughout the area. The practice has outgrown its existing facility due to the increased demand for specialty pet clinics within the animal care veterinarian profession. The proposed project will serve the community with this dental care for their pets close to home.

8. Is the proposed amendment consistent with the comprehensive plan?

The Comprehensive plan targets the subject site to be rezoned B-2.

9. Does the proposed amendment benefit the residents of the Village as a whole and not just the applicant, property owners, neighbors of any property under consideration, or other special interest groups?

The proposed project will serve the community with specialty dental care services and advanced dental procedures for their pets close to home.

10. Does the amendment avoid creating nonconformities?

The proposed use does not create non conformities. No variances are being sought for the proposed project.

11. Does the proposed amendment remain consistent with the trend of development, if any, in the general area of the property in question?

The trend for development of property on Sullivan road in proximity to the subject property seems to be services based business with Dental practice and photo studio which is consistent with our serviced based proposed use of animal care.

12. Are adequate public facilities available including but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are public facilities reasonably capable of being provided prior to the development of the use which would be permitted on the subject property in the Amendment were adopted.

Existing public facilities and services are adequate to service the proposed use.
APPLICATION FOR SPECIAL USE

VILLAGE OF NORTH AURORA
Board of Trustees
25 East State Street
North Aurora, IL 60542

PETITION NO. __________
FILE NAME 345 Sullivan Road Vst. line
DATE STAMP

I. APPLICANT AND OWNER DATA

Name of Applicant* Stephen Juriga, DVM & Alexandra Juriga
Address of Applicant 106 Le Grande Boulevard, Aurora, IL 60506
Telephone Numbers 630-269-7555
Email Address stephenjuriga@yahoo.com alexandraeljuriga@gmail.com
Name of Owner(s)* MCGBAR LLC, Ellen M. Barnes & James W. McGough, 1980 Kensington, Aurora, IL 60506
Telephone Numbers 630-892-1515
If Applicant is other than owner, attach letter of authorization from Owner.
Title of Record to the real estate was acquired by Owner on

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 345 Sullivan Road, Aurora, IL 60506
(indicate location if no common address)
Legal Description: WOOLFS SUBDN: W 1/3 LOT 18 & ALLLOT 19 LOT DIMENSIONS: 147 X 382 -
APPROX LOT SQ FT 56154 SUBDIVISION: WOODS SUBDN RANGE CODE: 001

Parcel Size 56,154 square feet

Present Use Dental Office
(business, manufacturing, residential, etc.)
Present Zoning District Office Research District (B-2 District Being Proposed)
(Zoning Ordinance Classification)

*In the event that the applicant or owner is a trustee of a land trust or a beneficiary or beneficiaries of a land trust, a statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be attached hereto. Such statement shall be verified by the trustee or by a beneficiary.

Application for Special Use 1/19/2018
Page 1 of 6
III. PROPOSED SPECIAL USE

Proposed Special Use  Animal Hospital and Veterinary Clinic

(Zoning Ordinance Classification)

Code Section that authorizes Special Use  Chapter 8.2A

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof?  NO

If so, when?  NA  to what district?  NA

Describe briefly the type of use and improvement proposed  This is an Animal Care Dental Specialty Center. Project will include entrance lobby, waiting area, 3 exam rooms, open dental procedure area with 4 tables, special procedure room, animal containment area, and staff support area.

What are the existing uses of property within the general area of the Property in question? The existing use is dental office. The property to the West is professional services. The property to the East is a residential.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain)  The Dental Specialty Center is currently located in the vicinity and is a successful practice. The practice is regional referral center for the Western Suburbs, as it is the only one of its kind. There is a need for growth and expansion due to the success of the practice.

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards:

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

2. The proposed special use is deemed necessary for the public convenience at that location.

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

7. The proposed special use is compatible with development on adjacent or neighboring property.

8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.

10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

1. Legal Description (may be included in items 2 or 6 below)
2. Two (2) copies of an Illinois Land Surveyor’s plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street form the property in question.
3. Twenty five (25) copies of a plot plan, 8 ½” x 11 or 8 ½” x 14” showing existing and proposed structures and parking areas.
4. A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the special use is requested.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. A copy of owner’s title insurance policy or the deed for the subject property.
7. Filing fee in the amount of $4,300.00, if paid by check make payable to the Village of North Aurora.
8. Letter of authorization letter form owner, if applicable.
9. Disclosure of beneficiaries of land trust, if applicable.

Completed forms for the following must accompany application

10. Visit the Illinois Department of Natural Resources’ website www.dnr.state.il.us and initiate a consultation using DNR’s EcoCat online application
11. Visit the Kane DuPage Soil and Water Conservation District’s website www.kanedupageswcd.org for a Land Use Opinion Application
The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending United States mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

Applicant or Authorized Agent

[Signature]

Date: 7-9-19

Owner

[Signature]

Date: 07.09.19
Following are the names and addresses of all properties within 250 feet of the property in question for which the special use being is being requested.

<table>
<thead>
<tr>
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<th>NAME</th>
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<td>North Aurora, IL 60542</td>
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<td>2600 James Thornton Way</td>
</tr>
<tr>
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<td>Louisville, KY 40245-5329</td>
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</table>

I, Stephen Jurgen, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

Applicant Signature

Date 7-9-19

SUBSCRIBED AND SWORN TO

Before me this 9th day of July 2019.

Notary Public

OFFICIAL SEAL

TERRI L. MEDENDORP
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug 1, 2020
SUPPORTING DATA THAT THE PROPOSED SPECIAL USE WILL CONFORM TO THE FOLLOWING STANDARDS:

Name of Applicant: Stephen Juriga, DVM & Alexandra Juriga
Address of Applicant: 106 Le Grande Boulevard, Aurora, IL 60506
Telephone Numbers: 630-269-7555
Email Address: stephenjuriga@yahoo.com alexandraeluriga@gmail.com
Address of Property: 345 Sullivan Road, Aurora, IL 60506

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

Animal Hospital and Veterinary Clinic are in fact a special use authorized under the B-2 district.

2. The proposed special use is deemed necessary for the public convenience at that location.

The Veterinary Dental Center is one of 3 facilities in the Chicago Metro Area that specialize in Dental procedures for Cats and Dogs. They receive referrals from veterinarians throughout the area. The practice has out grown its existing facility due to the increased demand for specialty pet clinics within the animal care veterinarian profession. The proposed project will serve the public with this specialized dental care for their pets close to home.

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

The Veterinary Dental Center offers advanced veterinary dental services on an outpatient basis. Dr. Juriga and Dr. Sasser treat approximately 10-15 patients per day. Clients travel to the facility, pets are admitted for the day, and 50% of the owners stay in the area shopping. Pets are discharged throughout the day. The use will not create additional impacts at public expense for public facilities and services.

4. The proposed special use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

The Veterinary Dental Center will conform to all codes and will not be requesting any variances. Locating service based businesses such as the proposed animal clinic along Sullivan road is consistent with the comprehensive plan.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

The proposed use will not impact the appearance of the existing dental practice.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

The existing use will not diminish safety, use, enjoyment, and value of other property in the neighborhood. No animals will be kept in the facility overnight. All procedures are outpatient. Animals will be kept during recovery within the building. The site improvements will include a fenced-in patient relief area that will be used on occasion with recovering dogs as they wait to be picked up. Use of this relief area will be limited to one dog at a time and dogs will be leashed and supervised until they return to holding area within the clinic. The fenced in area is provided for the safety of the animal to prevent dogs running lose if they escape their leash. Solid PVC fence is used keep dogs calm and isolated during relief before return indoors to holding area.

7. The proposed special use is compatible with development on adjacent or neighboring property.

The proposed use is compatible with adjacent development with other nearby services based businesses including dental clinic and photo studio.

8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

Access to Sullivan Road will remain similar to the prior use. Traffic should be similar with Dr. Juriga and Sasser treating approximately 10-15 patients per day. Clients travel to the facility, pets are admitted for the day, and 50% of the owners stay in the area shopping. Pets are discharged throughout the day.

9. The proposed special use provides required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.

Animal Hospital requires 3 parking spaces per 1,000 s.f. of gross area. The proposed site plan includes parking to satisfy zoning requirement with 29 spaces provided. Proposed Building area is 3,600 s.f./1000 x 3 = 10.8 = 11 spaces.

10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

The proposed special use is served by adequate utilities, drainage, road access, public safety and other necessary facilities.

11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

Yes, the proposed special use conforms with the requirements of this Ordinance and other applicable regulations.
STATE OF ILLINOIS  
COUNTY OF DUPage  
CITY OF BLOOMINGDALE  

NOTICE OF PUBLIC HEARING  

Pursuant to Sections 10-203 and 10-204 of the Illinois Environmental Protection Act, notice is hereby given that a public hearing will be held at 1:00 p.m., on the 22nd day of September, 2019, at the Village Hall of the Village of Bloomingdale, 201 South Bloomingdale Road, Bloomingdale, Illinois, for the purpose of hearing the comments of any person upon an application for a permit submitted by North Properties, LLC, to the Illinois Environmental Protection Agency, which application is described herein, for the purpose of establishing a Planned Development Project, consisting of a seven-story residence hall, with three (3) buildings consisting of 24 units and one (1) building consisting of 28 units, each building containing one or more stories, all to be used as a surface parking lot for (8) vehicles, on the subject property.

In accordance with the requirements of Section 10-203(b)(1) of the Illinois Environmental Protection Act, this notice is provided for the initial public hearing. A continuation of the public hearing will be necessary if the hearing is continued beyond 1:00 p.m., on the 22nd day of September, 2019. The continuation of the public hearing may be held at the Village Hall of the Village of Bloomingdale, 201 South Bloomingdale Road, Bloomingdale, Illinois, at 1:00 p.m., on the 29th day of September, 2019. The continuation of the public hearing is not necessary if the hearing is concluded on the 22nd day of September, 2019.

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ATTENTION:  
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Memorandum

To: Plan Commission Members
cc: Steve Bosco, Village Administrator

Prepared By: Mike Toth, Community and Economic Development Director

Date: September 3, 2019

Re: Recreational Cannabis

BACKGROUND

On June 25th, 2019, Governor J.B. Pritzker signed the Cannabis Regulation and Tax Act, Illinois House Bill 1438, into law. This law makes cannabis (marijuana) legal to sell throughout the State of Illinois. Adults 21 and over will be allowed to purchase, possess, and consume cannabis. The bill will go into effect on January 1st, 2020 and addresses many different aspects of cannabis.

The Village will have the choice to prohibit or significantly limit the location of a cannabis business within its jurisdiction by ordinance. Zoning will be needed for cultivation centers, craft growers, infusers, processors, transportation organizations and dispensaries. The Village also has authority to determine if consumption of cannabis can be allowed on premise at dispensaries.

From a zoning perspective, the Cannabis Regulation and Tax Act provides local authority the ability to:
- Opt out of allowing cannabis businesses
- Enact reasonable zoning regulations that are not in conflict with the Act
- Enact zoning ordinances and regulations designating the time, place and manner; examples include:
  - Limit the location of cannabis businesses
  - Limit the number of cannabis businesses
  - Require minimum distances between locations
  - Adopt setbacks from schools, parks, day cares, etc.

For reference purposes, the Village allows medical cannabis dispensaries in all business, office and industrial districts as a permitted use and cannabis cultivation centers as a special use in the I-2 General Industrial District.

The Village Board discussed this item at their August 5, 2019 Committee of the Whole meeting. While the Village Board indicated that they were not interested in allowing the miscellaneous cannabis businesses (craft growers, infusers, processors, transportation organizations) and on-site consumption of cannabis, they wanted to further explore the idea of allowing recreational cannabis dispensaries and directed staff to solicit input from the Plan Commission.

Staff has prepared a PowerPoint presentation outlining the Cannabis Regulation and Tax Act, state-mandated cannabis dispensary operational requirements, and certain zoning parameters for discussion. Staff is looking for direction from the Plan Commission regarding the aforementioned zoning topics items.
Recreational Cannabis

Cannabis Regulation and Tax Act

PLAN COMMISSION WORKSHOP
SEPTEMBER 3, 2019

Cannabis and Recreational Dispensary Definitions

➢ "Cannabis" – marijuana, hashish or other substances that include parts of the plant Cannabis Sativa
  o Cannabis can include concentrate and cannabis-infused products

➢ "Cannabis business establishment" - a cultivation center, craft grower, processing organization, dispensing organization, or transporting organization

➢ "Cannabis-infused product" - a beverage, food, oil, ointment, tincture, or another product containing cannabis that is not intended to be smoked

➢ "Dispensing organization" - facility that can acquire and sell cannabis and cannabis-infused products
  o "Dispensary" - a facility operated by a dispensing organization
Types of Recreational Cannabis Businesses

- "Craft grower" – a facility that cultivates, dries, cures, and packages cannabis and performs other necessary activities to make cannabis available for sale at a dispensary or use at a processing organization
  - May contain up to 5,000 square feet of canopy space on its premises for plants in the flowering state
  - Must be cultivated in all stages of growth in an enclosed and secure area
  - A craft grower may share premises with a processing organization or a dispensing organization or both

- "Cultivation center" – a facility that cultivates, processes, transports, and performs other necessary activities to provide cannabis and cannabis-infused products to cannabis business establishments

- "Infuser organization" or "infuser" – a facility that directly incorporates cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product

- "Processing organization" or "processor" – a facility that extracts constituent chemicals or compounds to produce cannabis concentrate or a cannabis product

- "Transporting organization" or "transporter" – an organization that transports cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program

Cannabis Regulation and Tax Act

- Possession and consumption of Recreational Cannabis will be legal in Illinois starting January 1st, 2020

- Before May 1st, 2020 - 75 conditional adult use recreational dispensary organization licenses granted
  - Anticipated 47 licenses for Chicago – Naperville - Elgin region

- After May 1st, 2020 – additional 40 licenses for infusers and 40 licenses for craft growers will be granted

- After July 1st, 2020 - additional 75 recreational dispensing organization licenses will be granted

- By January 1, 2021 - additional 110 recreational dispensing organization licenses, 60 licenses for infusers and 60 licenses for craft growers will be available

- After January 1st, 2022 - the State can modify or raise the number of recreational dispensing organization licenses assigned to each region
  - At no time shall the Department issue more than 500 recreational dispensary organization licenses
  - Cannot issue more than 150 recreational craft growers licenses (limit three (3) per organization)
Possession of Recreational Cannabis

➢ Illinois residents 21 and Over will be allowed to possess the amounts below:
  ○ 30 grams, or about an ounce, of cannabis flower
  ○ 5 grams for cannabis concentrate
  ○ 500 milligrams of THC (chemical that gets users high) for edibles and tinctures
    ▪ Non-Illinois residents will be allowed to possess half of these amounts
    ▪ Possession limits are cumulative

➢ Possession will be permissible in a motor vehicle
  ○ Cannabis must be placed in a secure, sealed, child-resistant, odor-proof container, and be reasonably inaccessible while the vehicle is moving

Consumption of Recreational Cannabis

Adults 21 and over will be allowed consume and smoke cannabis

Permitted Locations

➢ Private residences
  ○ (Any person, business or landlord can prohibit use on private property)

➢ On premise of a licensed cannabis business
  ▪ Subject to local permission and regulation
  ▪ Smoking cannabis not allowed at locations where smoking is prohibited
    ○ Hospitals, restaurants, retail stores, office, commercial establishments, etc.

Prohibited Locations

➢ Any public place, such as streets, buildings or parks
➢ In any motor vehicle (by driver or passenger)
➢ On school grounds, with the exception of medical users
➢ In proximity of someone under the age of 21
➢ Near an on-duty police officer, firefighter, corrections officer, school bus driver or CDL commercial driver
➢ At any residence that serves as a child care facility
Police Enforcement

➢ DUI Enforcement
  ○ Driving under the influence of cannabis is prohibited
  ○ Currently there is no standard test for roadside detection of marijuana use

➢ Expungement of Criminal Records
  ○ Police Clerks will be responsible for expunging any local marijuana-related criminal records that fall under 30 grams and is a non-violent arrest
    ▪ Require an order from a circuit court before a local law enforcement agency is required to expunge its records
  ○ Will have significant time to automatically expunge decade’s worth of qualifying records

Taxes on Recreational Cannabis

➢ State Tax (Cultivation Privilege Tax) – 7% of the gross receipts from the sale of cannabis by a cultivator or a craft grower to a dispensing organization

➢ State Tax (Cannabis Purchaser Excise Tax)
  ○ 10% of the purchase price – Cannabis with a THC level at or below 35%
  ○ 20% of the purchase price – All cannabis infused products
  ○ 25% of the purchase price – Cannabis with a THC level above 35%

➢ County Taxes (Retailers Occupation Tax)
  ○ May not exceed 3.00% of the gross sales receipts made in a municipality located in a home rule county
  ○ May not exceed 3.75% of the gross receipts of sales made in unincorporated areas of the county

➢ Municipal Taxes (Retailers Occupation Tax)
  ○ The tax may not exceed 3% on gross receipts of the sale of cannabis

➢ Earnarks 8% of state taxes collected on cannabis sales to the Local Government Distributive Fund
Current Medical Marijuana Dispensaries in Illinois

➤ 55 medical cannabis dispensaries and 20 cannabis cultivation centers in Illinois
  ○ Serves the state’s 46,000 medical cannabis patients

➤ Existing medical marijuana dispensary can apply for an early dispensing license
  ○ Within sixty (60) days of January 1st, 2020
  ○ Can apply for a secondary site outside of 1,500 feet from a current location

➤ Only Illinois’ twenty (20) existing licensed medical marijuana cultivation facilities
  ○ Will be the first licensed to grow recreational marijuana

Current Medical Cannabis - North Aurora

July 21, 2014 – the Village Board approved Ordinance #14-07-21-01 allowing medical cannabis dispensaries in all business, office and industrial districts as a permitted use

➤ Compassionate Use of Medical Cannabis Pilot Program Act
  ○ A medical cannabis dispensing organization may not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility
  ○ A registered dispensing organization may not be located in a house, apartment, condominium, or an area zoned for residential use
State Licensing for Recreational Cannabis

- Licensing of cannabis businesses will be exclusive to the State
  - Department of Agriculture – cultivation centers, craft growers, infusers, processors, and transporting organizations
  - Department of Financial and Professional Regulation - dispensaries

- Noncompliance with local zoning rules can be a reason for denial of a license
  - Must be properly zoned in the municipality it is seeking to operate within
  - Must be in compliance with local zoning rules and distance limitations

Recreational Cannabis State Operational Requirements

A dispensing organization shall not:

- Be located within 1,500 feet of the property line of a pre-existing dispensary organization
- Advertise cannabis or a cannabis-infused product in any form or through any medium within 1,000 feet of the perimeter of school grounds, a playground, a recreation center or facility, a child care center, a public park or public library, or a game arcade to which admission is not restricted to persons 21 years of age or older
- Operate drive-through windows
- Allow for the dispensing of cannabis or cannabis-infused products in vending machines
- Transport cannabis to residences or other locations (delivery)
- Have fewer than two people working at the dispensary at any time while the dispensary is open
- Operate a dispensary if the video surveillance equipment is inoperative
- Operate a dispensary if Point-of-sale equipment is inoperative
- Operate a dispensary if the State's cannabis electronic verification system is inoperative
Recreational Cannabis
State Operational Requirements

A dispensing organization:

➢ May operate between 6 a.m. and 10 p.m. local time (Village may make reasonably stricter)

➢ Shall only accept cannabis deliveries into a restricted area

➢ Must make sure all lighting outside and inside the dispensary is in good working order and wattage sufficient for security cameras

Recreational Cannabis
State Security Requirements

General Security Measures
Dispensing organizations shall implement security measures including:

➢ Establishing a locked door or barrier between the facility’s entrance and the limited access area

➢ Preventing individuals from remaining on the premise if they are not engaging in activity permitted by the Act or Rules

➢ Developing a policy that address the maximum capacity, purchaser flow in the waiting rooms and limited access areas

➢ Dispose of cannabis accordance with this Act and Rules

➢ During hours of operation cannabis should be stored and dispensed in a restricted access area
Recreational Cannabis
State Security Requirements

Security and Alarm

➢ Dispensing organization shall have an adequate operational security plan and maintain an alarm system at all times
➢ Keep all locks and security equipment in good working order
➢ Ensure that the dispensary interior and exterior premises are sufficiently lit to facilitate surveillance
➢ Ensure that trees, bushes, and other foliage outside of the dispensary premises do not allow for a person or persons to conceal themselves from sight
➢ A perimeter alarm on all entry points and glass break protection on perimeter windows
➢ Security shatterproof tinted film on exterior windows
➢ When a dispensary is closed, all cannabis and currency should be in a reinforced vault room in a restricted access area and in a manner as to prevent diversion, theft, or loss

Video Surveillance

➢ All monitors must be 19 inches or greater
➢ Unobstructed video surveillance of all enclosed dispensary areas, including all points of entry and exit that shall be appropriate for the normal lighting conditions of the area under surveillance
➢ The cameras shall be directed so all areas are captured, including but not limited to safes, vaults, sales areas, and areas where cannabis is stored, handled dispensed, or destroyed
➢ Cameras shall be angled to allow for facial recognition:
  ○ The capture is clear and certain identification of any person entering or exiting the dispensary area and in lighting sufficient during all times of night and day
  ○ Clear and certain identification of any person entering or exiting the dispensary and the immediate surrounding area and license plates of vehicles in the parking lot
➢ 24-hour recordings from all video cameras available for immediate viewing by the Department upon request
Local Control - Zoning

The Cannabis Regulation and Tax Act provides local authority to:

- Opt out of allowing cannabis businesses
  - Can allow recreational cannabis of certain businesses while prohibiting others
- Enact zoning ordinances and regulations designating the time, place, and manner; examples include:
  - Predefining the number of establishments
  - Limiting the location of cannabis businesses by:
    - Zoning district
    - Adopting setbacks (i.e. buffers) from schools, parks, day cares, etc.
    - Requiring a minimum distance between establishments
    - Classifying use as permitted or special use in various zoning districts
    - Reasonably limiting hours of operation
    - Prohibiting on-site consumption

Out of State – Municipal Feedback

**Englewood, CO (34,407)**
- 4 Cannabis dispensary locations
  - Medicinal, Recreational, M & R, and medicinal/craft grower location
- No parking or traffic issues
- No robberies or major issues to date
- Crime has gone down in the areas due to state and local authorities increased presence
- No upticks in DUls
- Recreational dispensary
  - Storefront beautified
  - Local area cleaned up since opening

**Wareham, MA (22,640)**
- 1 Cannabis dispensary location
  - Opened in December 2018
  - Located near local hospital emergency room entrance
- Officers needed for traffic/parking
  - For first week only
  - Only 13 parking spaces
- Counterfeit bill and unwanted guest only real issues so far
- No upticks in DUls

**Sedro-Woolley, WA (11,838)**
- 1 Cannabis dispensary location
  - Located in downtown area
- No parking or traffic issues
- No major issues to date
- Drug dogs have smelled weed on kids at school do to parents smoking
- No upticks in DUls
  - Use blood draw method, but takes a few days/weeks before actual DUI charging
July 31, 2019

VIA ELECTRONIC MAIL

Michael S. Toth
Community and Economic Development Director
Village of North Aurora
25 East State Street
North Aurora, IL 60542

Re: Regulation of Adult-Use Cannabis - PharmaCann LLC

Dear Mr. Toth:

I write as a follow-up to our discussion regarding the intention of our company, PharmaCann LLC, to pursue adult-use or “recreational” cannabis sales in North Aurora, and the process that could be expected should the Village Board direct the staff to move forward with preparing the zoning ordinances to allow adult-use cannabis sales within the municipality.

Since then, I understand that the Village Board plans to solicit feedback on the Village’s options at an upcoming August 5 Committee of the Whole. I wanted to provide you with some perspective in advance of that meeting.

As you know, PharmaCann LLC proudly serves patients at the sole medical cannabis dispensary in the Village, located at 161 South Lincolnway. There, our dispensary was established as a permitted use in the B-2 General Business District.

Since its establishment in late-2015, PharmaCann has operated its dispensary in full compliance with the Illinois state rules and regulations; consistent with all Village codes and ordinances. To date, there has not been a material security incident of any sort arising in or out of our facility. This is no accident. Our security is state-of-the-art; including three dozen security cameras, a vault, and secured access control in every space within the facility.

In the last 12 months alone, we have completed more than 23,000 medical cannabis transactions for just over 1770 unique patients. We have dispensed nearly 96,000 units of medical cannabis, and have generated $56,000 in tax revenues.
At the same time, our comparable adult-use dispensary in Wareham, Massachusetts, services nearly 100 customers every hour without any security or safety incidents to-date. During the first six months of 2019, we have remitted approximately $300K in adult-use sales tax to the municipality of Wareham. Like Illinois, Massachusetts authorizes municipalities to levy a 3% excise tax on adult-use cannabis sales. Enclosed herein are two reference letters from the Town of Wareham Planning and Zoning department as well as the Wareham Police Department attesting to our good citizenship (called Group Exhibit A).

In North Aurora, PharmaCann is seeking permission from the State under the Early Approval adult-use (EAAU) provisions of the new Cannabis Regulation and Tax Act ("CRTA") to relocate our current dispensary to establish a co-located medical and adult-use cannabis dispensary at a site in Clock Tower Plaza, at 19-75 S. Randall Road. Similar to our current location, the relocated site is also zoned B-2, with a medical cannabis dispensary being a permitted use in that district.

Consistent with the standards set forth in the CRTA, and with the express authorization of the Village, PharmaCann intends to sell retail cannabis products to both medical patients and adult-use patrons. We do not intend any sort of on-site consumption or social use. We would simply begin to sell the same products to persons over the age of 21 with valid identification that we sell today to medical patients at our dispensary.

Early Approval Adult-Use:

In its passage of the CRTA, the Illinois General Assembly has given priority to existing medical cannabis dispensaries, like ours, to co-locate an adult-use dispensary with an existing medical dispensary. A separate and expedited approval of such EAAU licenses is provided for in the CRTA, with the State committing to approve completed applications within 14 days in order to ensure that as many adult-use dispensaries are operating by January 1, 2020 as possible. The "co-location" of current medical dispensaries is known as the "existing site" authorization.

At the same time, the CRTA authorizes existing dispensary owners to open a wholly-separate second adult-use dispensary anywhere within the same Bureau of Labor Statistics ("BLS") region in which the operator's existing medical dispensary is located. There are 35 existing medical dispensaries in the nine-county BLS region covering North Aurora, all of which will be eligible to open a secondary adult-use dispensary within that region. This is known as the "secondary site" dispensary.

Significantly, no proof of local zoning approval is required to be submitted to the State for existing site EAAU licenses. However, proof of local zoning is required for secondary sites. This approval is either an ordinance authorizing adult-use sales within the municipality, or a site-specific zoning authorization. Under Section 15-15(g) "A registered medical cannabis

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1 In this context, "colocation" simply means dual-use; serving both medical patients and adult-use patrons in the same dispensary.
dispensing organization that obtains an EAAU Dispensing Organization License may begin
selling cannabis … to purchasers under the rules of this Act no sooner than January 1, 2020.”

Considerations for the Village of North Aurora:

As noted above, the CRTA empowers a municipality to impose a tax of up to 3% on the gross
receipts from adult-use cannabis sales. Here, the Village should consider a unique opportunity
to optimize its revenue from the enactment of this state law.

- Top-tier locations will average $15-$20 million/year in sales over the next five
years (in a mature environment, some may see double that estimate).

- Other locations in the Chicagoland area will average ~$10 million/year over the
next five years.

- Associated California stores are currently averaging between $10-$15 million per
year (annualized).

- Long term, in a “steady state” market (e.g., with the maturity of Colorado or
Washington) as additional stores come online and prices decline, the average
store will realize $5-7 million in sales across the state (assuming a $1.5-2 billion
market with 300 dispensary locations). It may take ten years for the market to
balance.

- Other municipalities have indicated an interest in hosting adult-use cannabis
dispensaries. The 35 experienced operators (including PharmaCann) that are
eligible to locate a "secondary site" dispensary in the 9-county Bureau of Labor
statistics area (including McHenry, Will, DuPage, Cook, Lake, DeKalb, Grundy,
Kendall, and Kane counties), are pressed to locate these storefronts swiftly, in
time for the January 1, 2020 “first sale” spelled out in the CRTA.

- Municipalities must appreciate that dispensary operators beyond the original 55
may be new to Illinois, without the knowledge and experience that existing
operators have demonstrated over the past five years. Our commitment to
social equity, security, consumer protection, and harm reduction makes
PharmaCann an ideal partner to optimize the impact of this new law.

Options for Regulating adult-use Cannabis Dispensaries:

In light of the State's expedited review and approval under the EAAU provisions, we ask the
Village to consider allowing PharmaCann to establish a co-located medical/adult-use cannabis
dispensary as a permitted use. In order to achieve this, North Aurora could consider a
straightforward text amendment that allows a co-located adult-use dispensary as a permitted
use in the B-2 district. If the Village chooses to limit the number of dispensaries in its
jurisdiction, it may do so. We are happy to be a resource to the Village and will make ourselves available to come discuss these matters as you see fit.

With only a single medical cannabis dispensary in the Village, allowing such co-location will permit the Village to limit and control the number and location of adult-use dispensaries significantly while availing itself of the revenue benefits of the adult-use cannabis program. In the future, a special use process could allow the Village to fully consider any new applicants as well as the proposed location to ensure alignment with the standards of North Aurora before approval.

Very truly yours,
PHARMACANN

By:
Jeremy Unruh
Director of Public and Regulatory Affairs

Enclosures
Group Exhibit A
June 10, 2019

Ms. Shelley Stormo
Verilife
112 Main Street
Wareham, MA 02571

RE: Reference for Verilife Medical/Recreational Retail Marijuana Establishment, 112 Main Street, Wareham

Dear Ms. Stormo:

Thank you for siting your business in the Town of Wareham. While Town Meeting overwhelmingly endorsed the option for marijuana establishments in Wareham, the manner in which you have developed your business, your attention to requests from the Town and your cooperative approach has created a very productive ‘partnership’ that could really be used as a model for others in future business development.

Sincerely,

Kenneth J. Buckland
June 10, 2019

To Whom it May Concern:

Please be advised that our police department has worked collaboratively with Shelley Stormo and Verilife to mitigate any potential issues. Shelley has been very cooperative in addressing concerns we have brought forward and as a result there have been virtually no problems with the facility.

I would anticipate that this cooperation will continue as Shelley and I communicate frequently. If you have any questions or concerns feel free to contact me.

[Signature]

John A. Walcek, Acting Police Chief
Wareham Police Department
johan_walcek@warehampolice.com
(508) 295-3180