



**PLAN COMMISSION AGENDA  
VILLAGE HALL BOARD ROOM  
25 E. STATE STREET  
TUESDAY, SEPTEMBER 3, 2019  
7:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated June 4, 2019.

**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 SB

**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
JUNE 4, 2019**

**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

**STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION  
FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

## 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.



## LINDENGROUP

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



LINDENGROUP

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





ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
INTERIOR ARCHITECTURE  
DESIGN  
CONSULTING  
16 W 34th St, Suite 105  
New York, NY 10018  
www.rwdm.com

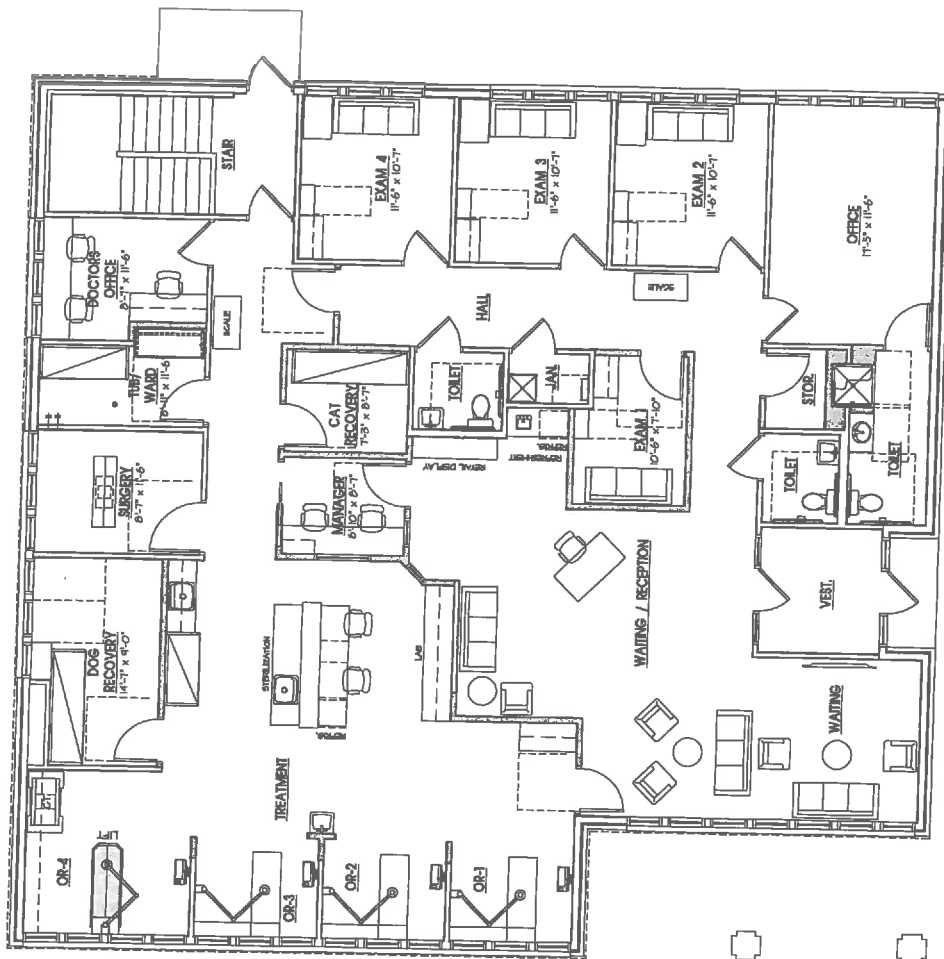
RWD  
MANAGEMENT  
COMPANY  
16 W 34th St, Suite 105  
New York, NY 10018  
www.rwdm.com

VETERINARY  
DENTAL CENTER  
INTERIOR REMODELING  
345 SULLIVAN ROAD  
NORTH AURORA, IL 60059



DATE: 7-16-2019  
PROJECT NAME: VETERINARY DENTAL CENTER  
PROJECT NUMBER: 2019-0000  
DESIGNER: RWD  
DATE: 7-16-2019  
PROJECT NAME: VETERINARY DENTAL CENTER  
PROJECT NUMBER: 2019-0000

PROPOSED PLAN  
SHEET NAME: PD-1.0  
SHEET: 01



PROPOSED FLOOR PLAN

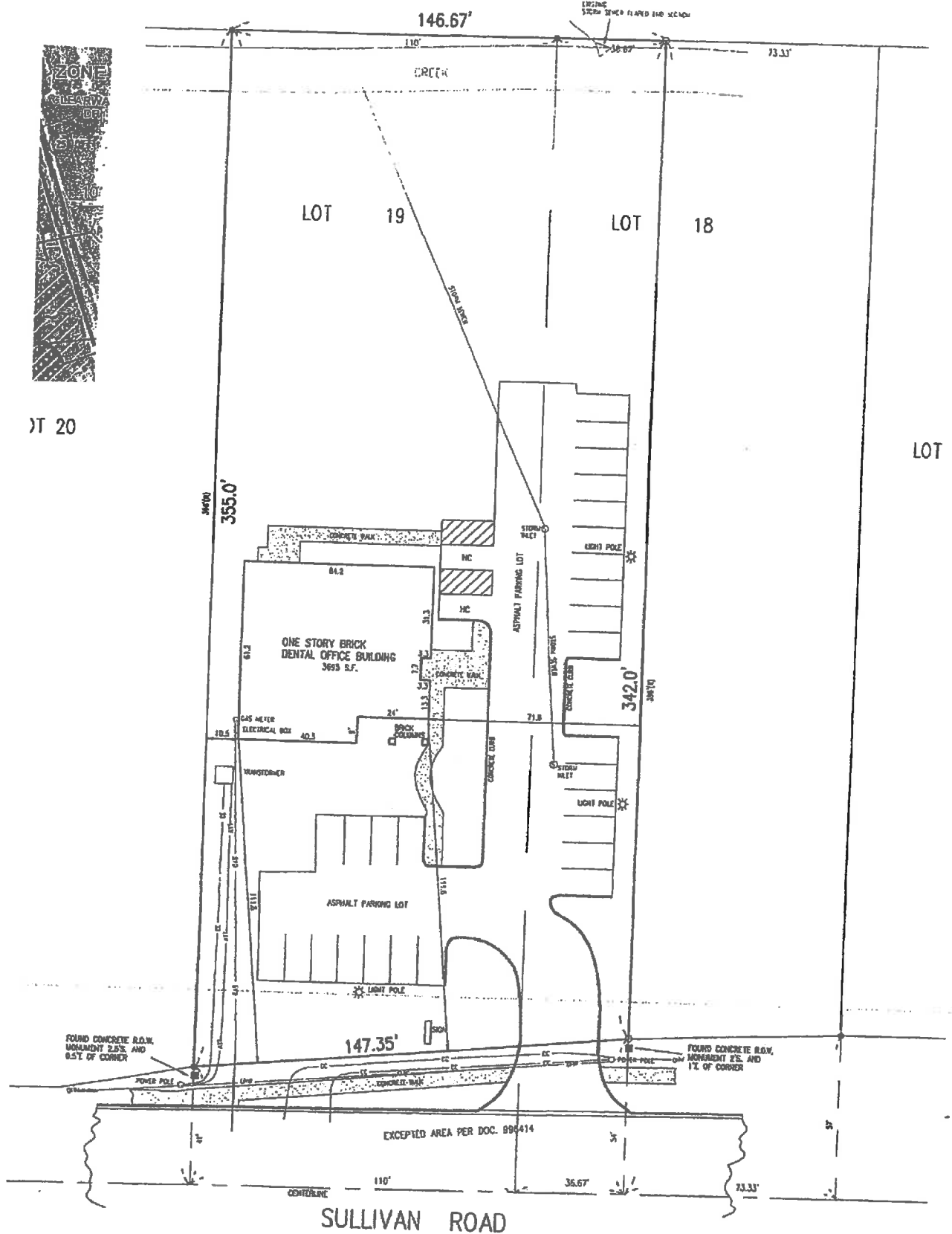


EXISTING WALL  
PROPOSED WALL

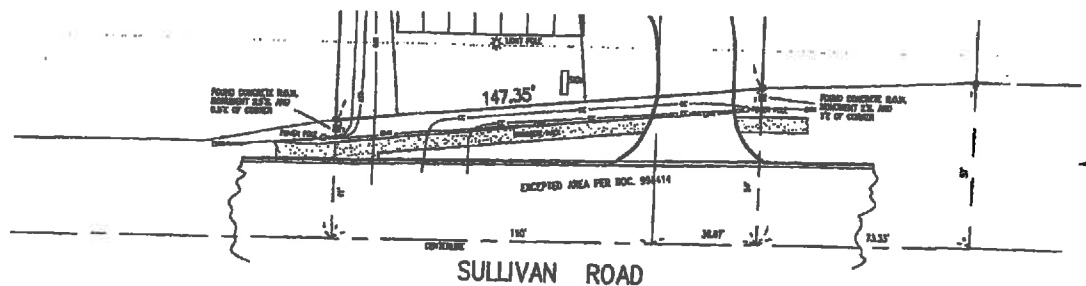
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## N 4

LOT 17



COMMITMENT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY,  
ND EFFECTIVE DATE OF OCTOBER 31, 2014.  
1 ACRES  
29 (2 HANDICAPPED)



#### NOTES:

1. SURVEY WAS BASED ON TITLE COMMITMENT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 5481522 AND EFFECTIVE DATE OF OCTOBER 31, 2014.
2. AREA OF SURVEYED LAND: 1.04 ACRES
3. NUMBER OF STRIPED SPACES: 29 (2 HANDICAPPED)
4. UTILITY LOCATIONS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE AND MARKINGS PROVIDED BY JILLIE.

#### LEGAL DESCRIPTION:

LOT 18 (EXCEPT THE EASTERLY 75 1/3 FEET) AND LOT 19 (EXCEPT FROM SAID LOTS 18 AND 19 THAT PART CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED DATED DECEMBER 1, 1962, AND RECORDED MARCH 1, 1963, AS DOCUMENT 886414) IN WOLF'S SUBDIVISION OF ANDELL ACRES, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, LAKE COUNTY, ILLINOIS.

CERTIFY TO: CHICAGO TITLE INSURANCE COMPANY; AMU PROPERTY, LLC; U.S. BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(A), 7(B), 8, 9, AND 11(H) OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 30, 2014.

DATED: JANUARY 7, 2015.

*Ted Berenson*  
TED BERENSON  
ILLINOIS REG. PROFESSIONAL LAND SURVEYOR 0035-001077



### CONSULTING ENGINEERING SERVICES

CIVIL ENGINEERS - LAND SURVEYORS

724 McArthur Avenue - Aurora, IL - 60506  
630-605-0437; Email: ted@berenson25@aol.com

SCALE: 1" = 30'

ADDRESS: 345 SULLIVAN ROAD  
NORTH AURORA, IL

CLIENT: GERALD HODGE, ATTORNEY

3 INCH PIPE OR BAY  
IRON PIPE  
PIPE HORIZONTAL  
PIPE DISTANCE OR ANGLE  
NO DISTANCE OR ANGLE

CH - CHURCH WALK  
CC - CONCRETE CURB  
CS - CONCRETE SIDEWALK  
AT - DRIVE/POWERSHAFT WALK

IS ARE IN FEET AND DECIMAL FRACTION THEREOF.

## 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

**RECEIVED**

**JUL 16 2019**

**VILLAGE OF  
NORTH AURORA**

### 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

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 alexandraejuriga@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 from 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 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 questions for which the special use being is being requested.

TAX PARCEL NO.	NAME	MAILING ADDRESS
15-09-276-016	Robert Boer	23 N Lincolnway North Aurora, IL 60542
15-09-276-014	Baber, Freeda R Trust, Trustee	415 E North Water St #2605 Chicago, IL 60611-5827
15-09-276-013 & 15-09-276-012	Mark & Vickie Ruprecht	OS124 Surrey Dr Elburn, IL 60119
15-09-276-029	Extra Space of North Aurora, LLC Paradigm Tax-Ess #1242	PO Box 800729 Dallas, TX 75380-0729
15-09-276-028	HZ Props RE Ltd	4415 Highway 6 Sugar Land, TX 75380-4476
15-09-276-023	Thornton Oil Corp-Joy Criss	2600 James Thornton Way Louisville, KY 40245-5329

I, Stephen Jung, being first duly sworn on oath certifies that all to 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

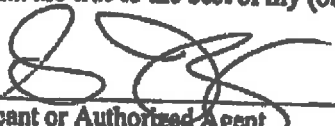


The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.


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.

  
Applicant or Authorized Agent

7/9/19  
Date

  
Owner

07.09.19  
Date



**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](mailto:stephenjuriga@yahoo.com) [alexandraejuriga@gmail.com](mailto: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 to 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 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 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. 19-06

FILE NAME 345 Sullivan Road Vot. Clinic

DATE STAMP

**RECEIVED**

### I. APPLICANT AND OWNER DATA

**JUL 16 2019**

**VILLAGE OF  
NORTH AURORA**

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

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 \_\_\_\_\_

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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: WOOLDS 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 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 from 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 from 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](http://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](http://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

7-9-19  
Date

  
Owner

07.09.19  
Date

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

TAX PARCEL NO.	NAME	MAILING ADDRESS
15-09-276-016	Robert Boer	23 N Lincolnway North Aurora, IL 60542
15-09-276-014	Babar, Freeda R Trust, Trustee	415 E North Water St #2605 Chicago, IL 60611-5827
15-09-276-013 & 15-09-276-012	Mark & Vickie Ruprecht	05124 Surrey Dr Elburn, IL 60119
15-09-276-029	Extra Space of North Aurora, LLC Paradigm Tax-Ess #1242	PO Box 800729 Dallas, TX 75380-0729
15-09-276-028	HZ Props RE Ltd	4415 Highway 6 Sugar Land, TX 75380-4476
15-09-276-023	Thornton Oil Corp-Joy Criss	2600 James Thornton Way Louisville, KY 40245-5329

I, Stephen Juriga, being first duly sworn on oath certifies that all fo 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.

[Signature]  
Notary Public



**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](mailto:stephenjuriga@yahoo.com) alexandraejuriga@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 out patient. 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 loose 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.

Public Hearings  
& NoticesPublic Hearings  
& NoticesSTATE OF ILLINOIS  
COUNTY OF DUPAGE  
VILLAGE OF BLOOMINGDALE

**TAKE NOTICE** that on the 3rd day of September, 2019, at the hour of 6:00 p.m., or as soon thereafter as the matter may be heard, the Planning and Zoning Commission of the Village of Bloomingdale will conduct a public hearing at the Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, upon the application for a permit; and

the contract submitted by Noah Properties, LLC, the contract purchaser of the property legally described herein, for the purpose of establishing a Planned Development on Knollwood Drive in Bloomingdale, IL for the approval of certain requests associated with the construction of a 90-unit, multi-family development, with three (3) buildings consisting of 24 units and one (1) building consisting of 18 units, as well as a surface parking lot for 180 vehicles, on the subject property.

Without limiting the generality of the foregoing, the Applicant requests approval of the following:

1. Amend or Repeal Ordinance 2005-06, which amended ordinance No. 2000-45 and approved preliminary subdivision and site plan, including exceptions, for Gettysburg Development;
2. Amend or Repeal Ordinance 2006-005, which amended ordinance No. 2000-45 and approved final subdivision and site plan, including exceptions, for Toll III, LLC;
3. Amend or Repeal Ordinance 2007-005, which amended ordinance No. 2005-06 and ordinance 2006-05, which amended the Plan of Development and Site Plan for the Bloomingdale Walk Condominiums to permit an increase in the number of units and modifications to off-street parking, building elevations, building footprint and landscape plan;
4. A special use permit for a Planned Development;
5. Preliminary Site Plan Approval;
6. Preliminary Subdivision Approval;
7. Exceptions from the Zoning Ordinance related, but not limited to:

- a. Tree preservation, landscaping and/or screening;
- b. Reductions in minimum required building setbacks;
- c. Building materials;
- d. Building height;
- e. Lot/building coverage;
- f. Floor Area Ratio;
- g. Reductions in minimum required pavement setbacks;
- h. Reductions in the required landscaping setbacks;
- i. Such other zoning permission or relief related to said application as identified during the public hearing process.

The subject property, which is zoned Stratford PUD, is located within the corporate limits of the Village of Bloomingdale and is legally described as follows:

**LOT 1 IN BLOOMINGDALE WALK CONDOMINIUM COLLECTION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.**

Common Address: Knollwood Drive, Bloomingdale, IL 60108

Property Index Number: 02-20-06-037-0000

A copy of the application for Planned Unit Development is on file with the Village Clerk of the Village of Bloomingdale and is available for public inspection at the Bloomingdale Village Hall during normal business hours. Member of the public are invited to attend the public hearing, at which time an opportunity will be given to address the member of the plan commission.

This Notice is given pursuant to the Village of Bloomingdale Zoning Ordinance.

Persons requiring auxiliary aids and services should contact the Community and Economic Development Director, 201 South Bloomingdale Road, Bloomingdale, Illinois 60108, or call 630-471-5694, five (5) days prior to the meeting in inform of their anticipated attendance. Text telephone (TDD) users may call 630-893-7175.

By order of the Planning and Zoning Commission, Bloomingdale.

Date: August 13, 2019

/s/ Leonard Jaster, Chairman, Bloomingdale Planning and Zoning Commission

PUBLISHED: August 15, 2019, Daily Herald (4530539)

**PUBLIC HEARING NOTICE**  
**MAP AMENDMENT TO REZONE THE PROPERTY LOCATED AT 345 SULLIVAN ROAD FROM THE O-R OFFICE RESEARCH DISTRICT TO THE B-2 GENERAL BUSINESS DISTRICT AND SPECIAL USE TO ALLOW AN ANIMAL HOSPITAL AND VETERINARY CLINIC ON THE SUBJECT PROPERTY LOCATED IN THE VILLAGE OF NORTH AURORA, ILLINOIS**

**PLEASE BE NOTIFIED** of a hearing before the North Aurora Plan Commission on Tuesday, September 3, 2019 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illinois. The applicant requests the following:

1. Map amendment to rezone the subject property from the O-R Office Research District to the B-2 General Business District; and
  2. Special Use to allow an Animal Hospital and Veterinary Clinic on the subject property, pursuant to Section 17.8.2 of the North Aurora Zoning Ordinance; and
- The property is commonly known as 345 Sullivan Road, North Aurora, Illinois.
- The Subject Property is legally described as follows:
- LOT 18 (EXCEPT THE EASTERLY 7 1/3) AND LOT 19 (EXCEPT FROM SAID LOTS 18 AND 19 THAT PART CONVEYED TO THE STATE OF ILLINOIS BY WARRANT DEED DATED DECEMBER 1, 1962, AND RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE CLERK OF THE COUNTY OF DUPAGE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.**

Permanent Index Number: 15-09-276-015

An application has been filed by the property owner and is known as petition number #19-06. The applications for map amendment and special use are on file at the office of the North Aurora Community Development Department and is available for public inspection. Public comments will be taken at the public hearing. Further information is available by contacting the Community Development Department at 630-897-8228.

Dated this 13th day of August, 2019

/s/ Mike Tath  
Community and Economic Development Director  
Published in Daily Herald August 15, 2019 (4530497)

## Probate

LEGAL NOTICE  
STATE OF ILLINOIS  
IN THE CIRCUIT COURT  
OF COOK COUNTY, ILLINOIS

County Dept. Probate Division  
In the Matter of the Estate of  
**EDWARD A. TRABENDA, Deceased**  
Case No. 2019 P 3529  
Claim Notice

Notice is given of the death of Edward A. Trabenda (aka Edward A. Trebenda) whose address was 9214 S. University Avenue, Chicago, Illinois. Letters of Office were issued on August 1, 2019 to **ROBERT TREBENDA** of 412 Michael C., Des Plaines, Illinois as **INDEPENDENT ADMINISTRATOR**, whose attorney is **MICHELLE BUGAJSKY, O'FLAHERTY LAW P.C.**, 5002 Main St. Ste 201, Downers Grove, Illinois.

Notice is hereby given to all persons who are heirs or legatees of the above proceeding to probate a will and whose names and address is not stated in the petition to admit the will to probate, that an order was entered by the Court on August 1, 2019 denying admission of the will to probate. You have the right under section 8-2 of the Probate Act of 1975 (755 ILCS 5/8-2) to contest the denial of admission by filing a petition with the Court within six (6) months after the entry of the order of denial.

The estate will be administered without Court Supervision unless under section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by filing a petition to terminate with the Circuit Court Clerk.

Notice is hereby given to creditors. Claims against the estate may be filed within six months from the date of first publication. Any claim not filed within six (6) months from the date of first publication or claims not filed within three months from the date of mailing or delivery of Notice to Creditors, whichever is later, shall be barred. Claims may be filed with the office of the Clerk of Court of COOK County - Probate Division, 50 W. Washington, Chicago, IL 60602, or with the representative or both. Copies of claims filed with the Clerk must be mailed or delivered to the representative(s) and to the attorney within ten days after it has been filed.

/s/ Dorothy Brown  
Clerk of the Circuit Court  
Published in Daily Herald  
Aug 15, 22, 29, 2019 (4530502)

## WHY IS IT

A man wakes up after sleeping under an ADVERTISED blanket, and pulls off ADVERTISED pajamas, bathes in an ADVERTISED shower, washes with an ADVERTISED razor,

brushes his teeth with an ADVERTISED toothpaste, washes with ADVERTISED soap, puts on ADVERTISED clothes, drinks an ADVERTISED cup of coffee, drives to work in an ADVERTISED car and then

refuses to ADVERTISE believing it doesn't pay. Later if business is poor, he ADVERTISES it for sale.

## WHY IS IT?

Public Hearings  
& Notices

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, LAKE COUNTY, ILLINOIS  
THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS,  
Plaintiff,

KEVIN KACHIGIAN AND RACHEL KACHIGIAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY  
VILLAGE OF LONG GROVE, MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. ("MERS"), AS NOMINEE FOR EVERETT FINANCIAL INC.; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, generally.  
Defendants.

## Probate

LEGAL NOTICE  
UNITED STATES OF AMERICA  
STATE OF ILLINOIS  
COUNTY OF DUPAGE  
IN THE CIRCUIT COURT  
OF THE EIGHTEENTH  
JUDICIAL CIRCUIT

Estate of William H. Dickey deceased  
Case No. 2019P000253  
Notice is given of the death of William H. Dickey, whose address was 4512 A Cummins Ave., Lisle, IL 60532. Letters of Office were issued on July 11, 2019, to Jason Dickey, 1615 Burlington Ave., Lisle, IL 60532, as Independent Administrator whose attorney is Judith Glaser

Notice to Heirs & Legatees  
Notice is hereby given to all persons who are heirs or legatees of the above proceeding to probate a will and whose names and address is not stated in the petition to admit the will to probate, that an order was entered by the Court on August 1, 2019 denying admission of the will to probate. You have the right under section 8-2 of the Probate Act of 1975 (755 ILCS 5/8-2) to contest the denial of admission by filing a petition with the Court within six (6) months after the entry of the order of denial.

The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by filing a petition to terminate with the Circuit Court Clerk.

Notice is hereby given to all persons who are heirs or legatees of the above proceeding to probate a will and whose names and address is not stated in the petition to admit the will to probate, that an order was entered by the Court on August 1, 2019 denying admission of the will to probate. You have the right under section 8-2 of the Probate Act of 1975 (755 ILCS 5/8-2) to contest the denial of admission by filing a petition with the Court within six (6) months after the entry of the order of denial.

The estate will be administered without Court Supervision unless under section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by filing a petition to terminate with the Circuit Court Clerk.

Published in Daily Herald  
Aug 15, 22, 29, 2019 4530112

Public Hearings  
& Notices

## PUBLIC NOTICE

Notice is hereby given that the tentative Budget and Appropriation Ordinance for the Indian Trails Public Library District for the fiscal year 2019-2020 has been placed on file for public inspection at the library located at 355 Schoenbeck Road, Wheeling, Illinois. Interested persons may inspect copies of the Ordinance at the above address between the hours of 9 a.m. and 5 p.m. during weekdays. A public hearing on the Ordinance will be held on Wednesday, September 18, 2019 at 7:00 p.m. at the library, 355 Schoenbeck Road, Wheeling, Illinois.

Janie Bulger, Secretary  
Board of Library Trustees  
Indian Trails Public Library District  
Published in Daily Herald  
August 15, 2019 (4530448)

## TIREDD??

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Public Hearings  
& NoticesLOST YOUR  
PET?

Get the whole Northwest Suburban area looking for you. Place an ad in the DAILY HERALD Classified.

STATE OF ILLINOIS  
COUNTY OF DUPAGE  
VILLAGE OF BLOOMINGDALE

**PLEASE TAKE NOTICE** that on the 4th day of September, 2019, at the hour of 6:00 p.m., or as soon thereafter as the matter may be heard, the Planning and Zoning Commission of the Village of Bloomingdale will conduct a public hearing at the Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, upon the application for a permit; and

the contract submitted by K. Hovnanian P.C. Homes at Illinois L.L.C., an Illinois limited liability company 1804 N. Naperville Blvd., Suite 200, Naperville, Illinois 60563 (the "Applicant") as the contract purchaser of the property legally described herein (the "Subject Property"), for the purpose of approving certain requests associated with the proposed construction of a 535-unit, acre-restricted single-family development; that consists of approximately two hundred twenty three (223) acres located south of Bloomingdale, Illinois.

- Without limiting the generality of the foregoing, the Applicant requests approval of the following:
1. An amendment to Ordinance No. 25-7 to exclude a portion of the Subject Property from the th identified in said Ordinance and approve a tentative development plan and uses for a portion
  2. Preliminary Subdivision Approval;
  3. Preliminary Site Plan Approval;
  4. Rezoning of a portion of the Subject Property from RR PUD to R-2C Single-Family Reside
  5. A Special Use for a preliminary Planned Development;
  6. An exception to the Village's Comprehensive Plan;
  7. Exceptions from the Zoning Ordinances to allow:

- a. An exception to reduce the minimum lot width from sixty feet (60') to fifty two feet (52');
- b. An exception from the subdivision requirements to reduce the required right-of-way for n feet (66') to fifty feet (50');
- c. An exception to reduce the minimum dwelling unit size;
- d. An exception to allow construction materials that are not compatible with the surrounding
- e. Exceptions to the Village's Covenants and conditions as may be necessary to develop
6. Approve such other variances, departures or deviations as may be necessary to develop

The subject property, which is zoned RR PUD and is located within the corporate limits of t and is legally described pursuant to Exhibit "A" attached hereto and made a part hereof. A copy of the application for K. Hovnanian P.C. Homes at Illinois L.L.C. is on file with the V Bloomingdale and is available for public inspection at the Bloomingdale Village Hall during normal business hours. Member of the public are invited to attend the public hearing, at which time an opportunity will be given to address the member of the plan commission.

This Notice is given pursuant to the Village of Bloomingdale Zoning Ordinance. Persons requiring auxiliary aids and services should contact the Director of Community a 201 South Bloomingdale Road, Bloomingdale, Illinois 60108, or call 630-471-5694, five (5) days in inform of their anticipated attendance. Text telephone (TDD) users may call 630-893-7175.

Date: August 13, 2019

/s/ Leonard Jaster, Chairman, Bloomingdale Planning and Zoning Commission

EXHIBIT A  
LEGAL DESCRIPTION

**PARCEL 1:**  
THAT PART OF SECTIONS 16, 21 AND 22, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE RIAN, DESCRIBED BY COMMENCEMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4, 2670.35 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 10 DEGREES WEST 877.17 FEET (MEASURED 877.29 FEET) TO A POINT OF CURVATURE; T TO THE RIGHT HAVING A RADIUS OF 118.38 FEET, AN ARC DISTANCE OF 132.05 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG A TANGENT, THENCE NORTH 19.93 DEGREES 18 MINUTES 27 SECONDS WEST (MEASURED 223.93 FEET) TO A POINT OF TANGENCY; THENCE NORTH 19.93 DEGREES 18 MINUTES 27 SECONDS WEST (MEASURED 223.93 FEET) TO A POINT OF TANGENCY; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 109.70 FEET, AN ARC DISTANCE OF 229.74 FEET (MEASURED 229.42 FEET) TO A TANGENCY; THENCE SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST ALONG SAID TANGENT; T TO THE RIGHT HAVING A RADIUS OF 223.93 FEET, AN ARC DISTANCE OF 104.5 FEET, AN ARC DISTANCE OF 104.5 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 109.70 FEET, AN ARC DISTANCE OF 229.74 FEET (MEASURED 229.42 FEET) TO A TANGENCY; 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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

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## 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

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PLAN COMMISSION WORKSHOP

SEPTEMBER 3, 2019

## Cannabis and Recreational Dispensary Definitions

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- **"Cannabis"** – marijuana, hashish or other substances that include parts of the plant Cannabis Sativa
  - 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
  - **"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 1<sup>st</sup>, 2020
- Before May 1<sup>st</sup>, 2020 - 75 conditional adult use recreational dispensary organization licenses granted
  - Anticipated 47 licenses for Chicago – Naperville - Elgin region
- After May 1<sup>st</sup>, 2020 –additional 40 licenses for infusers and 40 licenses for craft growers will be granted
- After July 1<sup>st</sup>, 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 1<sup>st</sup>, 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

- *Earmarks 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 1<sup>st</sup>, 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

## Recreational Cannabis State Security Requirements

### 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)

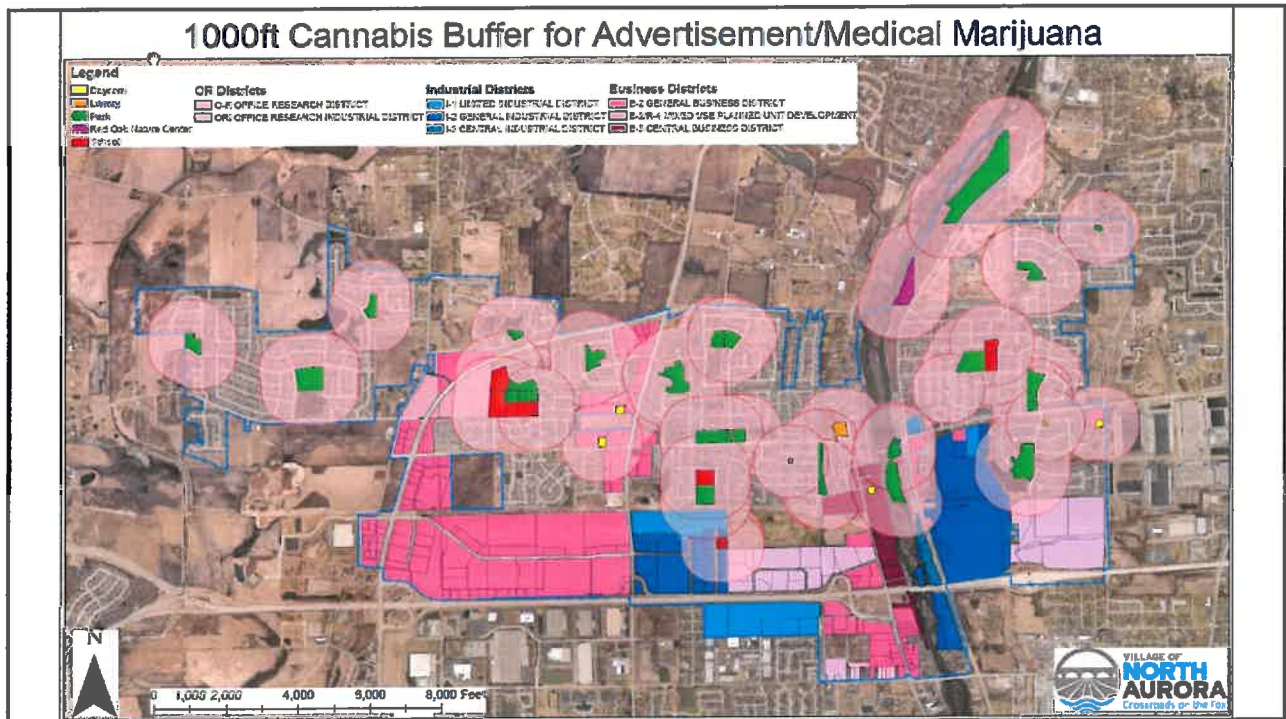
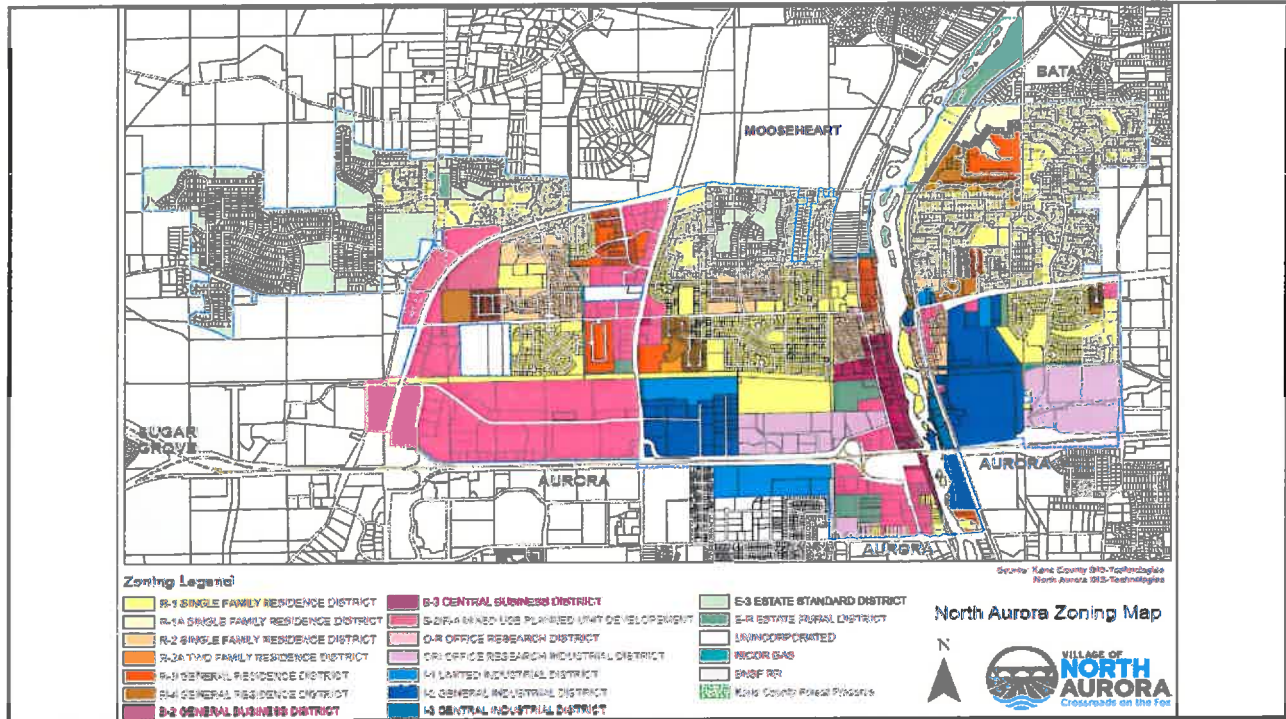
- 4 Cannabis dispensary locations
  - Medicinal, Recreational, M & R, and medicinal/craft grower location
- No parking or traffic issues
- No robberies or major issues to date
- Crime has gone down in the areas due to state and local authorities increased presence
- No upticks in DUIs
- Recreational 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 DUIs

### 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 DUIs
  - Use blood draw method, but takes a few days/weeks before actual DUI charging



**Changing  
the way  
people  
view  
cannabis.**

190 SOUTH LASALLE STREET  
SUITE 2950  
CHICAGO, IL 60603  
312.667.6260  
pharmacann.com

**PHARMACANN**

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<sup>1</sup> 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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<sup>1</sup> 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:

Jeramy Unruh  
Director of Public and Regulatory Affairs

Enclosures

# Group Exhibit A



**Town of Wareham  
Planning and Community Development**

54 Marion Road  
Wareham, MA 02571-1428

Phone: (508) 291-3100 x6501  
Email: kbuckland@wareham.ma.us

Kenneth Buckland, Director of Planning  
Jasmin Farinacci, Dept. Assistant

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,

A handwritten signature in black ink, appearing to read "KBuckland", is written over the printed name.

Kenneth J. Buckland



John A. Walcek  
Interim Chief of Police

# Wareham Police Department

2515 Cranberry Highway  
Wareham, Massachusetts 02571  
[www.warehampolice.com](http://www.warehampolice.com)



Phone: (508) 295-3180  
Fax: (508) 291-8652

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.

John A. Walcek, Acting Police Chief  
Wareham Police Department  
[john\\_walcek@warehampolice.com](mailto:john_walcek@warehampolice.com)  
(508) 295-3180