



Village of Hanover Park Administration

Municipal Building
2121 West Lake Street, Hanover Park, IL 60133
630-823-5600 tel 630-823-5786 fax

hpiil.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

Trustees
Yasmeen Bankole
Liza Gutierrez
Syed Hussaini
James Kemper
Herb Porter
Bob Prigge

Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – REGULAR MEETING

Village Hall, Room 214
Hanover Park IL

Thursday, May 12, 2022
7:01 pm

MINUTES

1. CALL TO ORDER: ROLL CALL

Chair Serauskas called the meeting to order at 7:01 pm

PRESENT: Commissioners: Alvarez, Clark, Fortney, Palazzo, Vargas, Watkins, Chair
Serauskas

ABSENT: Commissioners: Neil, Pazon

ALSO PRESENT: Director Govind (via conference call), Planner Rasmussen, Trustee Hussaini,
Admin. Sjodin

Quorum established

2. PLEDGE OF ALLEGIANCE

Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Commissioner Alvarez and second by Vice Chair Watkins to accept the Agenda.

Roll Call:

AYES: Alvarez, Clark, Fortney, Palazzo, Vargas, Watkins, Chair
Serauskas

NAYS: None

ABSENT: Neil, Pazon

Motion carried.

4. PRESENTATIONS/REPORTS: None

5. APPROVAL OF MINUTES

5-a. Minutes of April 14, 2022 Regular Meeting with corrections – Motion by Commissioner Clark and second by Commissioner Alvarez to approve the minutes

Roll Call:

AYES: Alvarez, Clark, Fortney, Palazzo, Vargas, Watkins,
Chair Serauskas

NAYS: None

ABSENT: Neil, Pazon

ABSTENTION: None

Motion carried.

6. DISCUSSION ITEM:

6-a. Re-evaluation of zoning regulations pertaining to cannabis retailers

Planner Rasmussen reviewed the background of the topic. The Village Board requested that the Development Commission reconsider zoning regulations pertaining to dispensaries. The Village Board held a workshop on May 5, 2022 requested staff prepare a list of issues for discussion to determine which topics if any, the Village Board would like re-evaluated. Staff researched 39 communities in the Chicagoland area where dispensaries are allowed. As a result, a list of potential issues was presented to the Village Board. Village Board provided feedback on each item and their feedback was summarized for the Development Commission. The Development Commission reviewed the Village Board's feedback and provided the following additional comments:

• ***Should they be allowed in retail districts?***

- Commissioner Vargas stated that in Schaumburg, St. Charles and Wicker Park there is not an issue with crime. Commissioner Vargas commented that there is a cannabis retailer next to the PetSmart he shops at and he never smells anything, never sees any loitering and there is plenty of security. A landlord can decide if they wish to allow a cannabis retailer. He indicated that he had no issue allowing these in retail districts.
- Commissioner Palazzo said she believes they will increase revenue, and that the only issue could be parking/traffic. She also commented that strip mall lessees have the option to request certain types of businesses to not be allowed in the same strip mall as themselves. The landlord can also prohibit certain types of retailers. She indicated that she had no concerns allowing these uses in retail districts as long as there is enough parking to accommodate the use.
- Commissioner Fortney does not believe they should be allowed in strip malls since kids shop in strip malls and go from store to store. He indicated that it would be ok if they were allowed in a standalone building. Commissioner Vargas commented that there is security at the door checking ID's to ensure juveniles cannot enter the dispensary.
- Commissioner Alvarez commented that they should be allowed in B1 and B2.
- Commissioner Clark stated he is not in favor of allowing them in retail districts. They do not add to the family-oriented image of Hanover Park. Also, people will not be making an impulse stop as they pass a dispensary, they are a destination, and most people know where they want to go. It's not necessary for them to be in plain view in strip malls, people can find these types of stores online, and juveniles could get access. Commissioner Clark asked if there is any other purpose in allowing them other than revenue. Planner Rasmussen noted that they were looking at them through an equity lens as well. Trustee Hussaini added that it was in part for additional revenue, and we have more information now on how these uses are operating in other communities.
- Vice Chair Watkins commented that he feels that commercial districts are the right locations for dispensaries.
- Chair Serauskas commented that although they will be a good source of revenue for the Village, he feels stand-alone buildings would be better since they would not affect the neighboring businesses. If they are not good enough to be allowed in the Village Center area, then they should not be allowed in other retail areas either. He also asked that each Commissioner's comments include their names in the Minutes.

- Trustee Hussaini commented that other towns seem to be having a good experience with them; revenue is a big reason. Back in 2020 there was so much “red tape” to open one, no applications were received. After two years, the novelty has worn off and they seem to be more acceptable.
- ***Should cannabis retailers be allowed as permitted, special or conditional uses? (Currently they are allowed as a Special Use only)***
 - All Development Commission members agreed to keep them as Special Use only
- ***Should there be specific criteria developed to evaluate potential locations?***
 - *Currently, the ordinance requires a buffer of 1,250 feet. State law requires a buffer from sensitive uses of 1,000 feet. Does the commission prefer to keep the existing requirement or revise to the code to be consistent with State law?*

Chair Serauskas, Commissioners Alvarez, Fortney, Palazzo, Vargas and Vice Chair Watkins agreed that the buffer requirement should be consistent with the state requirement of 1000 feet. Commissioner Clark wants the buffer requirement to stay at 1250 feet.

- *Should dispensaries be allowed in stand-alone buildings only or are shopping centers acceptable?*

Commissioners Alvarez, Palazzo, Vargas and Vice Chair Watkins agree that they should be allowed in shopping centers. Commissioners Clark, Fortney and Chair Serauskas would like them restricted to stand-alone buildings.

- *Should the dispensary be a sole use in the building, or would it be acceptable for it to be combined with another use (for instance, gas stations cannot sell recreational cannabis)?*

All Development Commission members agree to sole use only.

- *Hours of operation in the Zoning Code are consistent with state requirements. Does the Commission feel that any changes are necessary?*

All Development Commission members agree to keep the hours consistent with State restrictions of 6am to 10pm.

- *Drive-throughs are currently prohibited. Does the Commission feel that any changes are necessary?*

All Development Commission members agree that drive-throughs should not be allowed.

- *On-site consumption is currently prohibited. Does the Commission feel that any changes are necessary?*

Development Commission members agree that on-site consumption should not be allowed.

- Regarding parking requirements: All Development Commission members agree to keep them the same as retail parking requirements.
- Regarding special filtration systems: Commissioner Alvarez commented that it should be required under some circumstances like if a dispensary will be located in a shopping center, otherwise it should be optional.
- *Currently, cannabis dispensaries are prohibited in the Village Center area. Does the Commission feel that any changes are necessary?*

All Commissioners agree they should not be allowed in the Village Center. Chair Serauskas mentioned that if they are good for a shopping center then why not the Village Center. He indicated that he is against allowing these uses in Village Center.

Director Govind noted that since they are a Special Use, they would have to go through the Special Use process to ensure they meet other required locational criteria.

- *Should there be a limit on the number of licenses issued?*

Commissioner Fortney questioned if limiting the number of licenses will cause a monopoly situation. Planner Rasmussen commented that this would be similar to the recent amendments for vape and smoke shops that were limited to a certain number in DuPage and Cook Counties.

Chair Serauskas commented that he has been in the Village a long time and there used to be so many taverns in the Village that it used to be referred to as “Hangover Park.” He would like the limit to be one per county.

Commissioner Alvarez noted that he feels any licenses should be given to applicants in disproportionately impacted areas (DIA) to ensure social equity. The Illinois Department of Commerce & Economic Opportunity identified an area within Hanover Park as a Disproportionate Impacted Area, and the Commission should recommend zoning language that promotes Minority Business Enterprises and Women Business Enterprises (MBE/WBEs) to coming to our Village. Director Govind noted that the identified DIA is in DuPage County. <https://www2.illinois.gov/dceo/CannabisEquity/Pages/DisproportionateImpactedAreaMap.aspx>

Vice Chair Watkins agreed that preference for licenses should be given to DIA areas

Commissioner Palazzo had no comment

Commissioner Vargas agreed about the DIA areas, and said that as long as they are distant enough from sensitive uses, he does not have an issue

Commissioner Fortney commented that there are a lot of schools in the areas being considered

Commissioner Clark agreed about the DIA areas

- *Should there be a distance requirement between dispensaries?*

All Development Commission members agreed that the state’s requirement of 1500 feet is acceptable

7. TOWNHALL SESSION: None

8. OLD BUSINESS (NON-ACTION ITEMS): None

9. NEW BUSINESS (NON-ACTION ITEMS): None

Village Updates from Director Govind:

There is a Class 6B tax incentive program for the 1700 Tower Road purchase; 25 jobs will be created

Revised site plans should be coming soon for the project at Lake Street & Church Street

There will be a Public Hearing on June 9, 2022 regarding Village Center zoning – the Village will notify all affected properties via certified mail, the Notice will be in the newspaper in about 10 days, and a draft of the document will be online next week

10. ADJOURNMENT:

Motion by Commissioner Alvarez and seconded by Commissioner Vargas to adjourn the meeting.

Roll Call:

AYES: Alvarez, Clark, Fortney, Palazzo, Vargas, Watkins,
Chair Serauskas

NAYS: None

ABSENT: Neil, Pazon

ABSTENTION: None

Motion carried: Meeting adjourned at 7:49 pm

Transcribed by:

Kathy Sjin

Kathy Sjin
Administrative Assistant
May 12, 2022

Pat Watkins

Pat Watkins
Chair Pro Tem

Disproportionately Impacted Area Map: (Source: IL DCEO)

<https://www2.illinois.gov/dceo/CannabisEquity/Pages/DisproportionatelyImpactedAreaMap.aspx>

