



**Economic Development Committee Meeting
Wednesday, January 8th 2020 at 9:00 AM
Approved Minutes**

- 1. Call to Order:** At 9:00 A.M. by Chairman Harold Barry

- 2. Present:** Mayor Ron Gunter, Village Clerk Virginia Szymiski, Village Manager Steve May, Chairman Harold Barry, Business/Resident Representative Bill Kalafut, MSD 60 Representative Sean Nugent, Planning and Zoning Chair Doug Carmichael, Westmont Park District Representative Bob Fleck, Citizen Representative Jill Rahn, Citizen Representative Kim Heller, Community Development Director Bruce Sylvester, Village Planner Nalini Johnson, Building Commissioner Jason Vitell, Economic Development Partnership Director Larry Forssberg, Deputy Liquor Commissioner Tom Mulhearn, Director of Fire Prevention Larry Kaufman, Trustee Jim Addington, Trustee Linda Liddle, Administrative Assistant Jaime Hofmann, and Resident Mary Gabriel

Guests : Founder, Owner, and CEO of Windy City Cannabis Steve Weisman, Attorney John Kamis, and Real Estate Agents Dan Tausk and Peter Scale

3. Pledge of Allegiance

4. Public Comment - None

- 5. Approval of Minutes:** Motion by Virginia Szymiski, Second by Bill Kalefut to approve the minutes of the December 4th, 2019 meeting. The motion passed on a voice vote.

6. New Business

- A. Windy City Cannabis Presentation** - Proposed development of a cannabis sales business operation at 11 East Ogden Avenue.

Community Development Director Bruce Sylvester began with a brief overview of the various Village requirements for cannabis sales in Westmont as well as other zoning requirements and entitlements the proposed business would need to meet in order to operate at the proposed location.

Steve Weisman, founder and CEO of Windy City Cannabis began by giving the Committee his business background, and tremendous success within the cannabis business in Illinois as well as nationally. Weisman discussed the business values and mission, including specific goals and transformations for the proposed location.

Weisman went on to discuss the suitability for the proposed location including the site meeting distance requirements, parking requirements, and falls within the appropriate zoning district. Weisman described the location floor plan, security precautions, and facade improvements.

Clarendon Hills resident and real estate agent Dan Tausk gave the committee some personal background information including his involvement with the industry and how medical cannabis has helped his autistic son in many ways. Tausk expressed his current hardships in terms of driving far distances to the nearest medical cannabis facility and how convenience would be beneficial for patients in need and all demographics.

Committee Discussion:

Mayor Gunter asked the presenter if they were renting or purchasing the site to which Weisman replied they would be purchasing. Gunter also asked the presenter what their experiences have been since the legalization of recreational cannabis. Weisman replied that they have sold out and have had lines as long as five hours. Due to the high demand, security precautions have been taken including police officers directing traffic, security, porta potties, cameras etc.

Trustee Barry asked if the recreational business would be able to sell medical cannabis. Weisman replied that at this time, they would not be permitted to do so. It would not prevent medical patients from purchasing the product, but the taxes would be higher than if they were to purchase from a medical facility. Tausk added that the convenience in location for medical use would outway the cost of higher taxes. Barry asked for hours of operation, Weisman stated they were less than the maximum which is 10am-8pm and 11am-5pm on Sunday. Barry asked the petitioner about employment opportunities and where the employees would park. Weisman replied that there would be employment opportunities and that they average 20-25 employees per location. The employees would park off-site so it would not impede on the parking space requirement.

Business and resident representative Bill Kalefut asked for clarification on State licensing and if there was a difference between medical and recreational licenses. Weisman replied that they are two separate licenses, however the businesses that already had a medical license were able to apply for recreational if their town had opted in. Weisman added that the four towns they were operating their medical facilities out of all opted in. Weisman commented that they have

great working relationships and partnerships within the communities they do business. Kalafut asked the presenter for more information relating to the production activity and whether they will be able to supply enough for all of Windy City Cannabis's locations including the new site. Weisman replied that the production and sales for cannabis are separate businesses, and the production facilities supply many other companies other than Windy City Cannabis. Weisman went on to explain that the production facility is capped at how much they can grow, but they are undergoing an expansion. Kalefut asked about the tax ramifications, Weisman replied that the municipalities can tax up to 3 % which could make their business potentially one of the largest taxpayers.

Westmont Park District Representative Bob Fleck asked if there was a time gap requirement between purchases. Weisman stated they are not allowed to require customer information however, there are State laws that limit the quantity you can buy at one time. Fleck asked about the potential for a drive thru, similar to prescriptions drive thrus at Walgreens. Weisman replied that it is not legal in Illinois. Fleck asked about how many other locations there could be, Barry replied that it is limited and they would also need to apply for a special use permit.

Deputy Liquor Commissioner Tom Mulhearn asked if there was a peak time for their other businesses. Mulhearn had concerns relating to customers parking in nearby businesses such as Jewel or Walgreens leading to pedestrians walking across Ogden Avenue. Weisman was not certain on current peak times, but commented that he thinks it varies by State. Weisman added that the amount of customers at one time is limited by occupancy however online pre-orders are available. Mulhearn asked about paraphernalia sales, Wiesman replied that they do offer some as a convenience but it is not a significant part of their sales.

Sylvester commented on parking requirements and asked the petitioner to address parking concerns with the adjacent properties. Weisman said they would work with staff to direct traffic.

Citizen Representative Jill Rahn suggested only allowing right turns for a period of time. Rahn asked how long they plan on owning. Weisman did not plan on franchising, they take on investors and mergers however the licences are not transferable.

Trustee Addington commented on banking, cash distribution and transport. Weisman explained the complex banking process for transactions including how they pay employees and why they can only accept cash at this time. They do offer another transaction option called can-pay which involves preloading a gift card.

Building Commissioner Vitell asked if the health department is involved with this type of business. Weisman commented that the edibles are exempt from the States health regulations. Attorney John Kamis said they would look into it and get back to staff regarding those

questions. Weisman touched on the topic of on site consumption and commented that it is up to the Village if they would allow that or not.

Trustee Liddle asked the presenter how the product would be delivered and where they would be getting their product. Weisman replied that they have one primary manufacturing facility located in Litchfield. The manufacturing facility is responsible for delivering the product and the type of delivery truck can vary. Weisman stated they would designate a space for deliveries at the proposed location.

Village Clerk Jinny Szynski had concerns related to parking, specifically with Las Palmas moving to the adjacent property. Jinny stated she does not want smoking on the street, Weisman replied that it is illegal to use on the street or outside your property.

Sylvester discussed signage requirements including the sites pylon sign which may not be permitted.

Motion to recommend the concept of Windy City Cannabis proposal as presented.

Motion by : Jinny Szynski

Second : Bill Kalafut

Motion passed on a voice vote. All in favor.

7. Old Business

A. Project Updates - Please see attachment.

8. Miscellaneous - Sylvester commented on the upcoming Planning and Zoning case for a luxury apartment complex proposal on 6rd Street and Ridge.

9. Adjourn: Moved by Bob Fleck seconded by Kim Heller to adjourn. The motion passed on a voice vote at 10:30 a.m.

Westmont Economic Development Update

January 2020

There are many important development projects in Westmont at this time, the following provides an update on key Westmont's current economic development projects:

FMC NATATORIUM AT TY WARNER PARK

Construction on the Natatorium project at Ty Warner Park is on schedule and will continue through the winter. The project developers plan for the facility to be completed in the Spring of 2020 and the first formal swimming competition is slated for next Summer.

MEDICAL OFFICE ON OGDEN

A new multi-story medical building has been approved for the 300 block of West Ogden Avenue, west of Park Street. The development will include the corner property and the adjoining strip mall. The project is planning to begin demo in the early spring. The Village is working with current businesses to relocate within Westmont.

NORTH CASS AVENUE TOWNHOMES

The new townhomes development at 414 North Cass Avenue, just south of the Westmont Public Library, is well underway and are now available for purchase. This residential project is comprised of 22 luxury townhomes. The development is expected to be completed within the first half of 2020.

OAKMONT POINT

The Oakmont Point project, located on Oakmont Lane off Pasquinelli Drive, initially consists of redeveloping an existing structure, which was previously owned by the Sirva Company. The structure has been divided into two separate buildings, and as of November, the business Jones Lang LaSalle (JLL) has taken occupancy. Future plans include utilizing a portion of the current parking lot to build a third building. The multi-building project is expected to provide 275,000 sq. ft. of office space.

ONE NORTH CASS

Village staff is working closely with a developer regarding the property at the northeast corner of Cass and Burlington. The preliminary plans for this proposed development include a mixed-use building with first-floor commercial space, structured parking, and several floors of apartments. Development details will become available once the project is formally submitted to the Village.

QUINCY STATION AT CASS & QUINCY

This development recently held a ground-breaking ceremony, and demolition of existing structures has now been completed. Quincy Station will be a 5-story, 94-unit luxury apartment building that will bring more residents and footsteps to downtown Westmont. The project is expected to be completed and ready for residential occupancy by the fall of 2021.

NEW WESTMONT PUBLIC WORKS FACILITY

The Village of Westmont Public Works Department will have their new facility constructed at 55 East Burlington Avenue. The new Public Works facility will include a new fueling center, a vehicle storage garage, offices, weather command center, and a landscaped corridor along the train tracks. The new Westmont Public Works building is scheduled to be in operation by the fall of 2020.

MARKET CENTRE AT 63rd & CASS

Both L.A. Fitness and Raising Cans restaurant will be completed and occupied in 2020. Included a 35,000 square-foot space intended for retail use instead of the originally-proposed movie theater. Also, a newly approved lease for a Starbucks Coffee has been finalized. Raising Cans' will open on January 14, 2020.

MARIANO'S EXPANSION

Westmont Mariano's at 150 West 63rd Street has received approval from the Village of Westmont to construct and operate a fueling station on their existing property. The fueling station will be built along the 63rd street side of the property. The construction and completion of this new business is scheduled for 2020.

WESTVIEW SOUTH & NORTH PLAZA RESIDENTIAL PROJECT PROPOSAL

The Village is reviewing a proposal to construct a residential project on the west side of Cass Avenue, both north and south of 61st Street. The proposal calls for the removal of existing buildings and the construction of new residential buildings.

NEW AND RELOCATED WESTMONT BUSINESSES

In recent months, several new businesses have opened in Westmont. Please give a warm Westmont welcome to:

- Apple Valley Natural Foods - relocated to 27 E. Chicago Avenue
- Clique Sports Bar & Grill - now open at 6010 S. Cass Avenue
- CrossFit Salire - now open at 263 W. 61st Street
- Taste Greek Street Food - now open at 645 N. Cass Avenue